

# Simon Redman

## Window Restoration

The Piggery  
Marsh Lane  
Henstridge  
Somerset  
BA8 0TG  
07970986510

Kathryn Melhuish

Report Reference: Sash windows October 2025

Friarton  
Semley  
SP7 9AU

### 1. Introduction

This report provides an assessment of the condition and functionality of all sash windows located within the subject property. The inspection was carried out from both the interior and exterior where safe access permitted. No intrusive investigation was conducted unless otherwise stated.

### 2. Window Inventory

| Location     | Material | Glazing Type | Access      | Comments         |
|--------------|----------|--------------|-------------|------------------|
| Upper left   | Timber   | Single       | Full access | Poor condition   |
| Upper Center | Timber   | Single       | Full access | Only box present |
| Upper right  | Timber   | Single       | Full access | Poor condition   |
| Lower left   | Timber   | Single       | Full access | Poor condition   |
| Lower right  | Timber   | Single       | Full access | Poor condition   |

### 3. Observations & Condition Summary

#### 3.1 Frames & Sashes

- The majority of sash frames are original timber, estimated to be over 50 years old. All boxes have been repaired some have multiple scarfing. The majority of casements have rot and deterioration of joints.
- Paintwork is flaking in several areas, exposing bare timber, particularly on upper sashes facing south.
- Signs of rot and minor decay can be seen in all wood work.
- Joints and putty around the glazing show general wear consistent with age.

Condition Rating: ⚠️ Poor

### 3.2 Operation & Balances

- Due to the poor state of the windows I felt it inadvisable to open sashes.

Condition Rating: ⚠️ poor

### 3.3 Glazing & Seals

- Most panes are original single-glazed, of historic interest.
- Putty deteriorating and in need of renewal in several locations.

Condition Rating: ⚠️ poor, all windows need extensive repair/ replacement.

### 3.4 Paint & Surface Finish

- Paint generally aged and weathered, particularly on external faces.
- Multiple layers of historic paint causing some windows to stick.

Condition Rating: ⚠️ Poor

## 4 Overall Assessment

The sash windows are of traditional timber construction and retain much of their original character. Unfortunately, I believe the windows are beyond repair. I would suggest remaking the sashes reusing original glass if possible and to remake the boxes using any of the original wood that is of a suitable condition.

5. Detail of sash window

