

SPECIFIC DEFECTS REPORT

Relating to the condition of
all external windows and doors at:-

XXXX

Poulton-le-Fylde Lancashire FY6 XXX



FOR

Mr X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

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INSTRUCTION

We have been instructed by Mr X to prepare a report on the condition of the external windows and doors at XXXX Poulton-Le-Fylde FY6 XXX

We have carried out a visual inspection of the subjects of this report on 7th January 2012.

The weather at the time of the inspection was dry with a gusting wind, following a period of rain on the two preceding days.

We are Independent Chartered Surveyors and XXXX is registered with the Royal Institution of Chartered Surveyors.

The principal's qualifications are BSc MRICS and he has practiced as a Chartered Surveyor since 1984.

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

SYNOPSIS

XXX Poulton-Le-Fylde FY6 XXX is a detached bungalow which it is believed was originally constructed in the late 1980's.

The footprint of the property is 'L' shaped and it is situated on a slightly elevated plot. The front door of the property faces towards the west, the River Wyre, Cleveleys and the Irish Sea beyond. As such much of the property is exposed to prevailing winds and associated adverse weather. The bungalow is protected by fencing to the left hand elevation, a double garage to the left at the front, but the remainder of the front, right side and rear elevations are open to the elements.

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CONSTRUCTION SUMMARY

External

Chimneys:	A single brick chimney
Main Roof:	A double pitched roof in the shape of an 'L'.
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	None recorded
Walls:	Brick and block-work (assumed) with the upper portion being rough cement rendered. The client informed that the property is constructed utilising a timber frame.
External Joinery:	UPVC windows and doors
Foundations:	Not inspected

Internal

Ceilings:	Plaster boarding (assumed)
Walls:	Plaster boarding (assumed)
Floors: Ground Floor:	Concrete (assumed)

We have used the term 'assumed' as we have not opened up the structure.

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INTRODUCTION

We understand that the client commissioned XXXX to supply and install new external windows and doors. The client informed the Surveyor that the original installation took place in XXX; however there have been a series of subsequent return visits by workmen on behalf of XXXX since then. The client informed the Surveyor that he complained of water ingress in numerous places and excessive draughts in several locations, and that XXXX has made several different attempts to rectify these. Remedial works have included new windows, additional sealant, replacement and different rubber seals (assumed) and re-fixing existing units. We also understand that the client has commissioned other contractors to carry out repairs and improvements to the render in the vicinity of some of the windows but no precise details in this regard have been provided.

The client did not provide a catalogue of the return visits made but reported that they have been 'numerous'. No technical information was available from the client and any information in this regard has been sourced from XXXX

No design drawings or specifications were provided by the client except for sheets detailing the measurements of the window and door openings. We have no verified the accuracy of these.

As the weather was dry at the time of the survey it was not possible to verify that windows and doors are not water tight in their own construction, or in the manner in which they have been installed in relation to the type of building construction used in the structure surrounding the opening. However the report highlights some evidence to support the fact that water ingress is occurring both due to defects within the window and doors and their installation, and due to other construction design shortcomings.

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EXECUTIVE SUMMARY

Executive summaries are “not ideal” as they try and encapsulate relatively complex problems in a few precise and succinct words. Having said that here is our executive summary, highlighting three main areas of concern.

1. Condition of the materials used –
 - Removal of colouring from extrusions.
 - Apparent and reported failure of rubber seals.
 - Bowing of casements and doors.
 - One handle that was barely operable.
 - Extensive evidence of additional sealant used.
2. The inappropriateness of ‘standard design’ window units to the bespoke requirements of the particular window and door openings of this type of property.
3. The poor standard of workmanship exhibited in seeking to rectify problems.

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INSPECTION

Our inspection has been specifically related to issues relating to the external windows and doors detailed below:-

Visual Inspection

Our inspection has taken the format of a visual inspection.

Each external window and door opening has been visually inspected from the inside, and from the outside. A number of photographs have been taken. Observation notes against each photograph are contained in Appendix 2.

We have had the benefit of a x 16 x16 zoom lens on a digital camera.

Appendix 1 provides the key to the location of each window.

SURVEY FINDINGS

In each case the initial comments relate to the view from the inside, the latter comments being from the outside. We have used the term 'Window' to cover both external window and door openings.

- 1.0) Window 1- Lounge. There is evidence of re-sealing with silicone. There are small gaps in the seal. The sealant finish is untidy. The rubber seal around the inner face of the casement appeared in-tact but the frame appeared to bow along its sides, the casement being top hinged. There is a vertical crack in the wall running from the left hand corner of the cill.

Outside. Additional render appears to have been applied surrounding the frame. The tiles forming the lower cill require re-setting and there appears to be a gap between the cill being part of the window frame and the lower tile cill. There is a gap (of perhaps 1mm) down one side edge of the opening casement.

- 2.0) Window 2 – Lounge. There is evidence of re-sealing, at the joint of the base of the window, the left hand side reveal and the inner cill. The rubber seal around the inner face of the casement appeared in-tact but the frame appeared to bow along its sides, the casement being top hinged.

The handle was difficult to operate and may have failed if the force required to operate it had been maintained.

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Outside. Additional render appears to have been applied surrounding the frame. The tiles forming the lower cill require re-setting and there appears to be a gap between the cill being part of the window frame and the lower tile cill. There is a gap down one side edge of the opening casement.

- 3.0) Window 3 – Lounge. Being on the side elevation and therefore in a more exposed position. There is evidence of re-sealing with silicone. There are small gaps and cracks in the sealant. The finish of the sealant is untidy. There are gaps around the reveal and beneath the cill. The rubber seal around the inner faces of the casements appeared in-tact but the frame appeared to bow along its sides, the casement being top hinged. It was possible to slot a 10p coin without force into the gap between the right hand opening casement and frame and the gap on the left hand opening casement and frame was equally visible.

Outside. There is a bow in the side of the right hand opening casement and it was possible to easily insert a coin in the gap. Additional sealant has been applied between the cill being part of the frame and the tile cill. The steel (assumed) lintel has been covered with render material.

- 4.0) Window 4 –Lounge. Being patio doors facing the rear of the property. There is a gap between the timber reveal and the wall behind, and beneath the cill, above the wall. The right hand opening door has a different construction to the left hand opening door, with an inner rubber seal surrounding the lower glazed panel in one but not the other. The side opening casements again appeared to bow along their side edges. There was evidence of water ingress due to staining on the timber threshold. The top hinge stays to the opening patio doors 'grate' on the doors and are not adjusted correctly.

Outside. There are gaps between the frame and brickwork. Additional sealant has been applied to the frame. Sealant has been applied between the cill and the tiled cill. There is a gap at the end of the cill attached to the frame where the end piece does not match the profile required. There is evidence of water standing on the threshold of the door. Damaged brickwork has been repaired with mortar beneath the tiled cill

- 5.0) Window 5 – Dining Room. Being patio doors facing the rear of the property. Showed similar faults to the patio door in the lounge. Additional sealant has been applied. Some water was noted in the base of the door frame, the lock keep and 'V' section of the top rubber seal also contained water. There was no sign of water ingress on the inside floor surface.

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Outside. The brickwork at the right-hand base of the door is cracked. The concrete threshold is cracked in the middle. There are gaps between the frame and brickwork. Additional sealant has been applied to the frame. Sealant has been applied between the cill and the tiled cill. There is a gap at the end of the cill attached to the frame where the end piece does not match the hole profile. There is evidence of water standing on the threshold of the door. Damaged brickwork has been repaired with mortar beneath the tiled cill.

- 6.0) Window 6 – Being the front entrance door. There is evidence of extensive re-sealing around the frame and side casement joints. The door is visibly bowed at its top and along the sides. A different and thicker rubber seal has been applied to the door. There is evidence of water ingress at the threshold of the door.

Outside. The front step is built up so that the outside level is consistent with that on the inside. Additional sealant has been applied to the threshold and around the frame. There is a gap between the frame and the render on the right hand side of the right side window. Thicker replacement rubber seal has been used around the door. The door frame appears miss-shaped.

- 7.0) Window 7 – Bathroom. Appeared in reasonable condition with no significant faults apparent. The blind brackets have been fastened to the frame.

Outside. Additional sealant has been applied around and to the frame. Some of the surrounding render has cracked. There is a gap between the cill to the frame and the tile cill. Some of the tiles are loose.

- 8.0) Window 8 – Bedroom. This window has been re-sealed and the standard of workmanship is poor with an uneven profile resulting. There is a small gap beneath the cill and the wall beneath.

Outside. Additional sealant has been applied around and to the frame. Some of the surrounding render has cracked. There is a gap between the cill to the frame and the tile cill. Some of the tiles are loose.

- 8A) Window 8A – Bedroom. There is a bow from top to bottom apparent in the casement.

Outside. Additional render material has been inserted around the casement. Some of the external colour has been removed from the frame. There

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is a gap beneath the cill. Additional sealant has been applied around and to the frame.

- 9.0) Window 9 – En-suite Bathroom. Additional sealant has been applied extensively, both around the joints of the frame and between the frame and the cill.

Outside. There is a gap beneath the cill. Additional sealant has been applied around and to the frame. There is a gap between the frame and the render.

- 10.0) Window 10 – Bedroom. Additional sealant has been applied around the frame and casements. There is a vertical crack in the wall running down from the cill.

Outside. There is a gap between the cill to the frame and the tile cill. Some of the tiles are loose. Render is cracked around the edge of the frame. There are areas of water remaining on the cill. Additional sealant has been applied around and to the frame. The colour of the frame is beginning to dis-integrate.

- 11.0) Window 11 – Bedroom. Additional sealant has been applied around the frame and casements. The opening casement appeared bowed.

Outside. Render is cracked around the edge of the frame. There are areas of water remaining on the cill. Additional sealant has been applied around and to the frame.

- 12.0) Window 12 – Utility Room. Additional sealant has been applied around the frame and casements. It was possible to easily insert a lock key into the gap between the casement and frame.

Outside. Render is cracked around the edge of the frame. There are areas of water remaining on the cill. Additional sealant has been applied around and to the frame.

- 13.0) Window 13 – Kitchen Door. The door appeared to be bowed at the top. There is evidence of water ingress at the base of the door and on the floor. The frame of the 'tilt and turn' part of the door had water resting in it.

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Outside. The brickwork at the right-hand base of the door is cracked. There is water contained within the threshold frame. The inner floor level is the same as the frame. The outer step is the same level as the base of the door frame. It was easy to insert a 10p coin in the gap at the side of the door.

- 14.0) Window 14 – Kitchen. Additional sealant has been applied around the frame and casements.

Outside. There is a gap beneath the cill. Additional sealant has been applied around and to the frame. There is a gap between the frame and the render.

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GENERAL OBSERVATIONS.

1. The precise construction of the walls of the property is concealed by render on the outside and timber cladding on the inside reveals of the windows, but the design of the new windows (the cill detail) is incompatible with the existence of previously existing (assumed) tile cills, which are not in good condition and which therefore could be allowing moisture and draughts into the wall structure and potentially into the inside of the property. In short, perhaps further thought should have gone into the suitability of the design detail to the type of wall structure of the property.
2. It was not possible to assess the fastenings of the new window frames to the openings of the dwelling, or to what part of the wall structure they were fastened; it was noted that some fastenings were not completely closed down.
3. It was not clear as to whether the installing contractor was responsible for the installation of the timber cladding on the inner window returns, or for the inner timber cills.
4. As the weather was dry at the time of the survey it is not possible to assess the integrity of all welds within window and door structures. Even though welds may have appeared in good order to us, driving rain may be able to percolate through small gaps via capillary action. The owner advised that water penetrates through the front entrance door.
5. The windows contain top ventilation ducts. All appeared to be in reasonable working order.
6. Most opening casements have hinges at the top; a number of windows are bowed in their length as highlighted in the report.
7. No technical data or design details have been seen as to the structure of the frames and casements. It was not possible to ascertain whether the installed windows and doors comply with professional trade association (FENSA self certification scheme) and Building Regulation codes – (L1 Conservation of Fuel and Power, N1 Glazing protection from impact, A1 Structure, F1 Means of ventilation). FENSA should provide a certificate of Building Regulation approval on behalf of contractors registered with it.
8. It was not possible to ascertain the thermal properties of the glazing; some glazing is marked with BS EN1250 indicating a Kitemark Licence for Thermally toughened soda lime silicate safety glass meeting impact Class A and Class 1.

References:

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If you would like any further advice on any of the issues discussed or indeed any that have not been discussed, please do not hesitate to contact us on

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LIMITATIONS

Specific Defects Report

1. Conditions of Engagement

Please note: references to the masculine include, where appropriate, the feminine.

Subject to express agreement to the contrary (which in this particular case has been none) and any agreed amendments/additions (of which in this particular case there have been none), the terms on which the Surveyor will undertake the Specific Defects Report are set out below.

Based upon a visual inspection as defined below the Surveyor will advise the Client by means of a written report as to his opinion of the visible condition and state of repair of the specific problem or problems only. In this instance the Surveyor was asked to comment on the condition of the external windows and doors at the subject property.

2. The Inspection

a) Accessibility and Voids

The Surveyor will base this report on a visual inspection and accordingly its scope is limited. It does not include an inspection of those areas, which are covered, unexposed or inaccessible. Our visual inspection will relate to the specific defects shown to us only.

b) Floors

We have not opened up the floor structure. We have only carried out a visual inspection and any conclusions will be based upon our best assumptions. We can open up the floor if so required at an extra fee.

c) Roofs

The Surveyor will not inspect the roofs, eaves or soffits in this instance.

d) Boundaries, Grounds and Outbuildings

The inspection will not include boundaries, grounds and outbuildings unless specifically stated (none stated).

e) Services

No services were inspected.

f) Areas not inspected

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The Surveyor will have only inspected those areas identified within the report. His report will be based upon possible or probable defects based upon what he has seen together with his knowledge of that type of structure. If you feel that any further areas need inspection then please advise us immediately.

g) **Specific Defects Report**

As this is a report upon a Specific Defect we do not offer any comment or guidance upon reactive maintenance and/or planned or routine maintenance items.

- h) Whilst we have used reasonable skill and care in preparing this report, it should be appreciated that the Chartered Surveyors cannot offer any guarantee that the property will be free from future defects or that existing defects will not suffer from further deterioration;

3. Deleterious and Hazardous materials

- a) Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However the Surveyor will advise in the report if in his view there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that in such cases specific enquiries should be made or tests carried out by a specialist.

4. Contamination

- a) The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

5. Consents, Approvals and Searches

- a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.
- b) The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the case of new buildings and alterations and extensions, which require statutory consents or approval the Surveyor will not verify whether, such consents have been obtained. Any enquiries should be made by the Client or his legal advisers.

Drawings and specifications will not be inspected by the Surveyor. It is the Clients responsibility to forward any drawings and specifications that he has or knows the whereabouts of to us to include information in our report. If these are not

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forthcoming we will make our best assumptions based upon the information available.

- c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries or by a Statutory Notice and that neither the property nor its condition its use or intended use is or will be unlawful.

6. Fees and Expenses

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition.

7. Restrictions on Disclosures

- a) This report is for the sole use of the named Client and is confidential to the Client, and is limited to the current brief to provide a Specific Defects Report on the external windows and doors at the subject property. Its contents should not be divulged to third parties without the authors consent. No responsibility is accepted by the Chartered Surveyors if the Report is used outside these terms.
- b) Should any disputes arise they will be dealt with and settled under English law;
- c) This report does not fall under the Third Parties Rights Act.

8. Safe Working Practices

The Surveyor will follow the guidance given in Surveying Safely issued by the Royal Institution of Chartered Surveyors (RICS).

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APPENDIX 1

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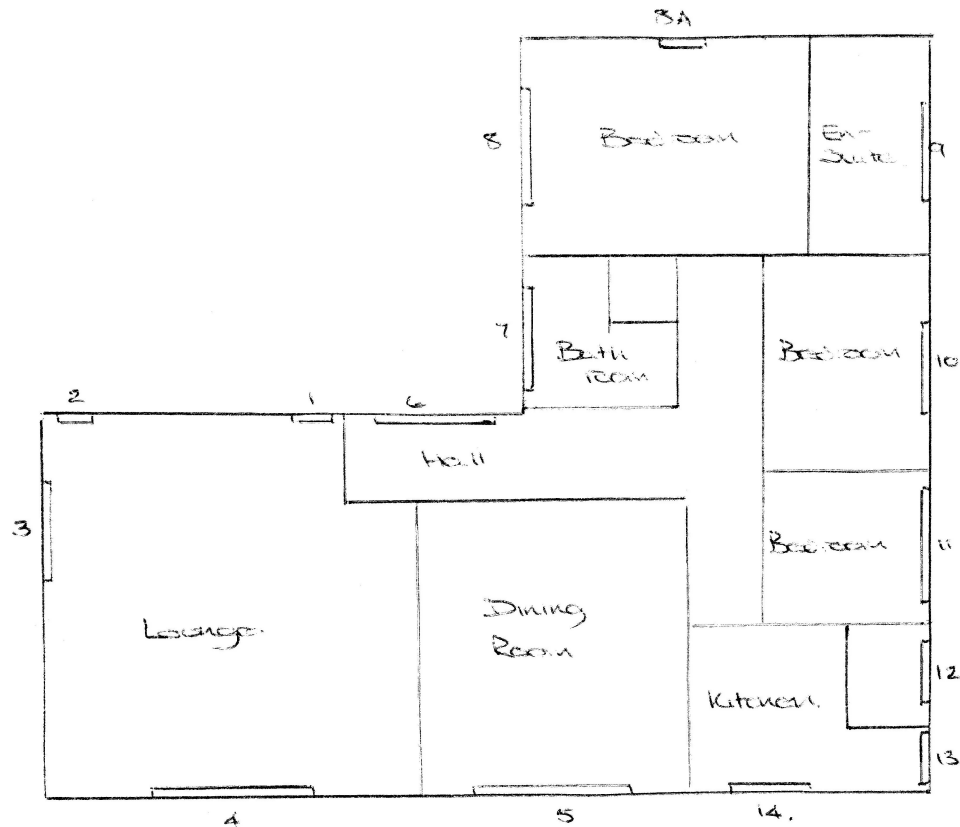
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Floor plan with key to Windows



SKETCH PLAN - NOT TO SCALE

INCLENCEK, INCOL LANE, HAMBLETON

KEY TO WINDOWS AND DOORS

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Photographic record with observations

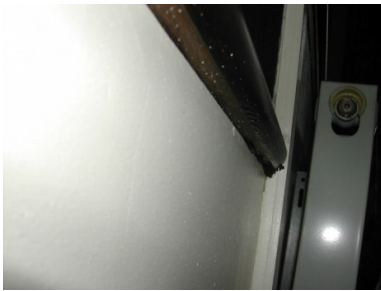

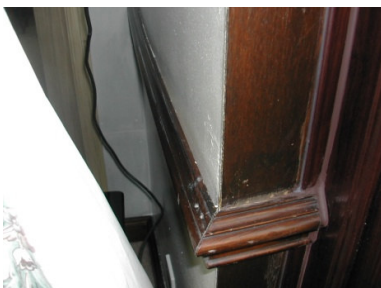
Photo Number	Photo	Observations
9405		Window 2. Hole within sealant used at joint of cill and timber reveal.
9408		Window 2. Handle; proved difficult to operate.
9409		Window 2. Additional sealant and vent detail.

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Photo Number	Photo	Observations
9411		Window 3. Detail beneath cill.
9412		Window 3. Additional sealant applied.
9413		Window 3. 10p coin between casement and frame. Additional sealant.
9415		Window 3. Additional sealant and timber reveal detail.

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Photo Number	Photo	Observations
9417		Window 3. General view.
9418		Window 2. General view.
9419		Window 1. General view.
9420		Window 4. General view.

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Photo Number	Photo	Observations
9421		Window 3.
9422		Window 4. Additional sealant.
9423		Window 4. Weld detail and rubber seal.
9424		Window 4. Additional sealant and timber reveal.

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Photo Number	Photo	Observations
9425		Window 4. Additional sealant.
9426		Window 4. Additional sealant.
9427		Window 4. Glazing and weld detail to right hand patio door.
9429		Window 4. Additional sealant.

Photo Number	Photo	Observations
9430		Window 4. Additional sealant and timber window reveal.
9431		Window 4. Additional sealant.
9432		Window 4. Timber reveal and additional sealant.
9433		Window 4. Water staining to floor timber.

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Photo Number	Photo	Observations
9434		Window 4. Underside of carpet.
9435		Window 4. Additional sealant.
9436		Window 4. Hinge stay.
9437		Window 4. Hinge stay.

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Photo Number	Photo	Observations
9438		Window 5. Threshold.
9439		Window 5. Additional sealant.
9440		Window 5. Additional sealant.
9441		Window 5. Glazing detail.

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Photo Number	Photo	Observations
9442		Window 5. Glazing detail.
9444		Window 5. Additional sealant.
9445		Window 5. Additional sealant.
9446		Window 5. Additional sealant.

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Photo Number	Photo	Observations
9448		Window 5. General view.
9449		Window 5. Hinge detail.
9450		Window 5. Water retained threshold.
9451		Window 5. Water retained in lock keep.

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Photo Number	Photo	Observations
9453		Window 5. Floor surface adjacent to doors.
9454		Window 1. Additional sealant.
9455		Window 1. Additional sealant.
9456		Window 1. Gap between wall and timber reveal at side.

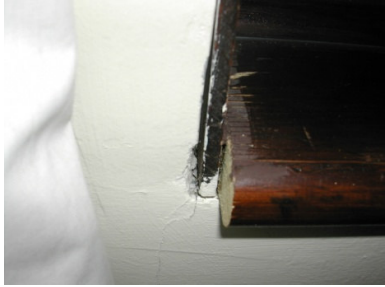
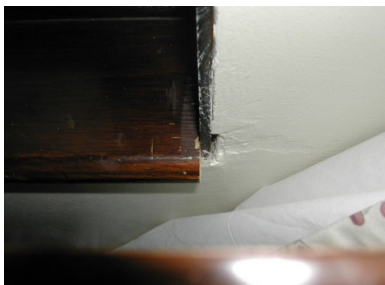


Photo Number	Photo	Observations
9457		Window 1. Cill detail and crack beneath.
9458		Window 1. Cill and timber reveal.
9459		Window 1. Additional sealant.
9460		Window 6. Front Door. Gap beneath threshold.

Photo Number	Photo	Observations
9462		Window 6. Front Door. Damage to carpet.
9463		Window 6. Front Door. Additional sealant.
9464		Window 6. Front Door. Additional sealant.
9465		Window 6. Front Door. Additional sealant.

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Photo Number	Photo	Observations
9466		Window 6. Front Door. Additional sealant.
9470		Window 7. Vent detail.
9471		Window 7. Vent detail.
9472		Window 7. Weld detail.

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Photo Number	Photo	Observations
9473		Window 8. General view.
9474		Window 8. Additional sealant and gap beneath cill.
9475		Window 8. Cill and wall beneath.
9476		Window 8. Additional sealant.

Photo Number	Photo	Observations
9478		Window 8. Additional sealant.
9479		Window 8. Additional sealant.
9481		Window 9. Additional sealant.
9482		Window 9. Weld detail.

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Photo Number	Photo	Observations
9483		Window 9. Weld detail.
9484		Window 10. Additional sealant.
9485		Window 10. Seal detail.
9486		Window 10. Additional sealant.

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Photo Number	Photo	Observations
9487		Window 10. Additional sealant.
9488		Window 10. Crack beneath cill.
9489		Window 10. Additional sealant.
9490		Window 10. Additional sealant.

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Photo Number	Photo	Observations
9492		Window 11. Additional sealant.
9493		Window 11. Additional sealant.
9494		Window 14. General view.
9495		Window 14. Additional sealant.

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Photo Number	Photo	Observations
9496		Window 14. Additional sealant.
9497		Window 14. Weld detail and additional sealant.
9499		Window 12. Gap between casement and frame.
9500		Window 12. Gap between casement and frame.

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Photo Number	Photo	Observations
9501		Window 12. Gap between frame and casement.
9502		Window 12. General view.
9503		Window 13. Rear Kitchen door. General view.
9504		Window 13. Panel joint.

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Photo Number	Photo	Observations
9506		Window 13. Kitchen door. General view.
9507		Window 13. Tilt and turn frame.
9508		Window 13. Water in tilt and turn frame.
9509		Window 13. Water in tilt and turn frame.

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Photo Number	Photo	Observations
9510		Window 13. Water in threshold of door frame.
9511		Window 13. Kitchen Door. Level of outside step.
9512		Window 1. Outside view.

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Photo Number	Photo	Observations
9513		Window 2. General view.
9514		Window 2. Render detail.
9515		Window 2. Render detail.
9516		Window 2. Render detail.

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Photo Number	Photo	Observations
9517		Window 2. Render detail.
9518		Window 2. Gap between cill and tile cill.
9519		Window 2. Gap between cill and tile cill.
9520		Window 2. Render detail.

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Photo Number	Photo	Observations
9522		Property - general view.
9524		Right hand side of the property.
9525		Window 3. General view.
9526		Window 3. Additional sealant between window cill and tile cill.

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Photo Number	Photo	Observations
9527		Window 3. Beneath tile cill.
9528		Window 3. Render detail.
9530		Window 3. Render detail over lintel.
9531		Window 3. Gap between casement and frame.

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Photo Number	Photo	Observations
9532		Window 7. Gap between window cill and tile cill. Colour removed from frame.
9533		Window 7. Render detail.
9534		Window 7. Render detail.
9536		Window 8. Render and cill detail.

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Photo Number	Photo	Observations
9537		Window 8. Render detail and additional sealant.
9538		Window 8. Gap between window cill and tile cill.
9540		Window 8. Additional sealant.
9542		Window 8A. General view.

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Photo Number	Photo	Observations
9544		Window 8A. Gap between window cill and tile cill.
9545		Window 8A. Render detail.
9547		Window 8A. Render detail.
9548		Window 9. Gap between frame and render.

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Photo Number	Photo	Observations
9549		General view – side elevation.
9550		Window 10. Gap between frame cill and tile cill.
9551		Window 10. Render detail.
9552		Window 10. Water on cill.

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Photo Number	Photo	Observations
9553		Window 10. Water on cill.
9554		Window 11. Gap between frame cill and tile cill.
9555		Window 11. Render detail.
9558		Window 12. Gap between frame cill and tile cill.

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Photo Number	Photo	Observations
9559		Window 12. Colour removed from frame.
9560		Window 12. Render detail.
9561		Window 12. Render detail.
1148		Passageway and fence at side of property.

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Photo Number	Photo	Observations
1149		Window 10. Additional sealant.
1150		Window 10. Render detail.
1151		Window 10. Water on cill.
1152		Window 11. Render detail.

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Photo Number	Photo	Observations
1153		Window 11. Water on cill and gap between frame cill and tile cill.
1154		Window 12. Gap between frame cill and tile cill.
1156		Window 12. Render detail.
1157		Window 12. Weld detail.

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Photo Number	Photo	Observations
1158		Window 12. Render detail.
1160		Window 5. Damaged brickwork.
1161		Window 5. Cracked threshold and sealant.
1162		Window 5. Additional seal and gap at base of frame.

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Photo Number	Photo	Observations
1163		Window 5. Incomplete end profile.
1164		Window 5. Incomplete end profile.
1165		Window 5. Incomplete profile and additional sealant.
1167		Window 5. Render detail.

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Photo Number	Photo	Observations
1168		Window 5. Render detail.
1169		Window 4. Incomplete profile and additional sealant.
1170		Window 4. Additional sealant.
1171		Window 4. Water on threshold.

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Photo Number	Photo	Observations
1173		Window 4. Incomplete profile and patched brickwork.
1174		Window 4. Additional sealant.
1176		Window 4. Additional sealant.
1177		Window 4. Additional sealant.

Photo Number	Photo	Observations
1179		Window 13. Rear kitchen door. Water in threshold of frame.
1183		Step to rear kitchen door.
1185		Window 13. Gap between tilt and turn and frame.
1187		Window 13. Gap between tilt and turn and frame.

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Photo Number	Photo	Observations
1189		Rear elevation – general view.
1191		Step to front entrance door.
1192		Window 6 – Front entrance door. Additional sealant.
1193		Window 6 – Front entrance door. Additional sealant.

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Photo Number	Photo	Observations
1194		Window 6. Front entrance door. Panel joins.
1195		Window 6. Front entrance door. Thicker rubber seal.
1196		Window 6. Render detail.
1197		Window 6. Front entrance door. Render detail.

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Photo Number	Photo	Observations
1198		Window 6. Front entrance door. Render detail.
1199		Window 6. Front entrance door. Thicker rubber seal.

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