



Desbruslais
Chartered Surveyors

www.desbruslais.co.uk

REPORT ON WINDOWS

Property Address: Grove Cottage, 122 College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9AJ

Client: Elizabeth Bee

Inspection Date: 14th March 2023

Report Date: 21st March 2023

Prepared by Robert Desbruslais BSc MRICS

1. INSTRUCTIONS

Our instructions were to inspect and report on the condition and where applicable, the style, suggested age and glazing of timber windows installed at the property in both the original and extended parts of the main house.

2. FORMAT

For reference, this report follows the numbered annotation on the attached elevational drawings. Photographs are inserted where relevant.

3. DESCRIPTION

The property comprises a detached Georgian house constructed around 1800 or slightly thereafter with contemporary side and rear extensions.

4. OVERVIEW

The condition and style of the windows varies. There are a few original windows, and those that have been replaced or installed following 20th and 21st century works are generally of a quite poor quality. There appears to be no original windows that date from between 1800 - 1900 or any original window furniture.

In the bathrooms, the poor quality single glazed windows are contributing to the development of unhealthy mould, which is partly spreading (to) from adjoining rooms despite the installation of effective extractor fans. The provision of double glazed windows in combination with more extraction should overcome such matters.

Although there is significant black mould and condensation in these rooms, there is no apparent dampness affecting other parts of the property. The problem appears related to the inadequate balance of heat and ventilation in the bathrooms. Specifically the difference in temperature between the inside and outside of the building, which is causing condensation on the existing single glazing combined with the nature of high humidity in bathrooms.

5. PHOTOGRAPHIC RECORD OF CONDITION

WINDOW	DESCRIPTION	CONDITION
--------	-------------	-----------

A1	12 panel double hung bedroom sash probably late 20 th century, sealed unit glass.	Joinery adequate, all sealed units have failed. 
A2	Twelve panel single glazed double hung sash, age not known.	Draft sealed, generally adequate condition.

B1	Twelve panel timber single glazed front bathroom window with glazing bars, fixed but with top hung light. Probably 1960s or 70s. 	Poor quality replacement window susceptible to condensation and mould creating potentially unhealthy conditions, despite installation of operational extractor fan, exacerbated by east facing aspect and water vapour rising from other parts of the house all causing decorative damage and softening of joinery on the inside face. There is noticeable water damage to the timber sill and timber frame of the window, which has been caused by the condensation pooling on the sill and frame.  Provision of secondary glazing would hamper ventilation further, increasing risk of mould in other parts of the room.
C1	Timber double glazed four panel double hung sash.	Good.
C2	Timber double glazed four panel double hung sash.	Good.

C3

Four panel single glazed double hung sash.



Poor, rotten sill, ill fitting, upper and lower sash glazing bar thicknesses do not match, which would suggest a replacement.



Top sash poorly formed and putty crudely applied. This top sash is possibly a later 20th century addition as the glazing bar is thicker than the lower sash and the internal moulding around the frame is clearer. There is no moulding or detailing on the external frame. Clumsy secondary glazing hampers operation of this window and was removed for inspection.



D1, D2, D3	New timber double glazed windows in modern north extension.	Good.
E1	Narrow two panel fixed 21st century north facing shower room single glazed window with 21st century obscured glass. 	Poor, rotten frame, window fixed, window providing no natural source of ventilation, susceptible to condensation on this north facing elevation causing unhealthy development of mould. A modern extractor fan is fitted in this bathroom. Black mould caused from this bathroom is visible in the adjoining bedroom to the ceiling area and on the secondary glazing. Provision of secondary glazing in this bathroom would hamper ventilation further, increasing risk of mould to other parts of the room and adjoining bedroom. 
E2	Narrow two panel 21st century north facing single glazed sash.	Adequate.

E3	Narrow two panel fixed 21st century north facing single glazed sash.	Adequate.
E4	Four panel 21st-century single glazed double hung sash. 	Sill/box frame joint rotting, sash cord broken.  
E5	Four panel 21 st -century single glazed double hung sash.	Stuck closed, slight decay at sill/box frame joint. Clumsy secondary glazing hampers operation of windows.

E6	Four panel 21st-century single glazed double hung sash. 	Decay at sill/box frame joint. 
E7	Four panel 21st-century single glazed double hung sash. 	Decay at sill/box frame joint. 

E8	Narrow single glazed two panel 21st-century single glazed double hung sash. 	Decay at sill/box frame joint. Window creates a downdraught in the stairwell. 
E9	Narrow single glazed two panel 21st-century single glazed double hung sash. 	Decay to bottom rail and sill/box frame joint. 

F11	Late 20th century casement in all the subframe, obscured sealed unit double glazed glass. 	Top hung light frame softening, hinges rusted.
F12	Late 20th Century casement in all the subframe, obscured double glazed sealed unit glass. 	Paint stuck, rotten out of subframe. 