GOLDEN RATIO SASH
WINDOWS AND DOORS

WINDOW CONDITION SURVEY REPORT

Address withheld for privacy

SAMPLE REPORT

A real report on a London period home. The client's name, the address and the photograph of the house have been removed to protect their privacy.

PREPARED FOR
Name withheld

SURVEY DATE
16 October 2026

SURVEY CARRIED OUT BY
Gentian Dikaj

PREPARED BY
Golden Ratio Joinery
Specialists in Wooden Windows and Doors

GOLDEN RATIO SASH
WINDOWS AND DOORS

FRONT ENTRANCE DOOR AND FRAME

Address withheld for privacy | Reference: D01 | Front elevation

DESCRIPTION AND SURVEY FINDING

The entrance comprises a painted timber door and surrounding frame, with a red external finish, white internal finish and existing locks and bolts. The surveyor reports that the door has moved, resulting in a large gap between the door and frame. **Replacement of both the front door and frame is required.**

CONDITION AND PHOTOGRAPHIC OBSERVATIONS

Door alignment and closing gap. A visible line of daylight is apparent along the closing edge in Pictures 2 and 4, consistent with the reported loss of fit. Picture 1 shows the lower door and threshold area. The gap may allow draughts and reduce weather resistance; its effect on locking and security requires assessment.

Frame and finishes. Pictures 4 and 5 show cracked, worn and uneven paint around the closing jamb and lock areas. Picture 6 shows pronounced cracking and deterioration of the finish at the lower frame/surround beside the threshold. The photographs alone do not establish the depth of these defects or confirm concealed timber decay.

Ironmongery. Existing locks, keep plates and a lower bolt are visible. Their condition, fixings and engagement should be checked when specifying the replacement assembly. Picture 3 shows the open door and frame.

STAINED GLASS AND PROPOSED PROTECTIVE GLAZING

The existing stained glass can be reused in the replacement door. Carefully remove and protect it during the works, and confirm its condition and dimensions before manufacture. Any necessary repairs to the glass or leadwork should be agreed before reinstatement.

Allow for a **6 mm toughened glass pane on the outside** of the stained glass, as proposed for added protection and security. Confirm the final glazing arrangement, rebate depth, beading, seals and secure retention as part of the replacement door design. Toughened glass alone does not establish the security performance of the complete door assembly.

RECOMMENDED WORKS

1. Replace the existing front door and frame with a new timber assembly designed to suit the opening and agreed appearance.

2. Carefully salvage and reuse the existing stained glass, subject to its condition on removal.

3. Allow for the proposed 6 mm toughened outer pane and confirm the complete glazing specification before manufacture.

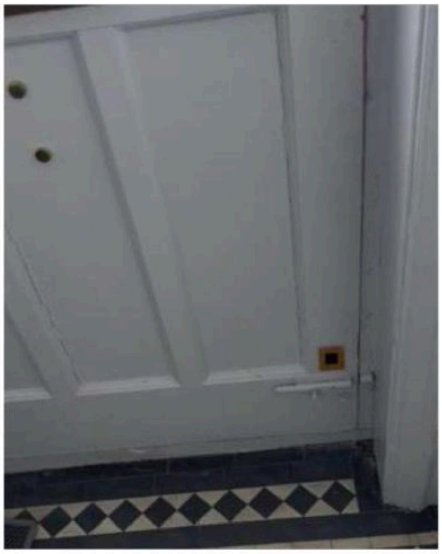
4. Provide suitable hinges, locks, keeps, draught seals and threshold detailing; make good disturbed surrounding finishes.

5. Check alignment, closing clearances, locking engagement and smooth operation on completion.

GOLDEN RATIO SASH
WINDOWS AND DOORS

FRONT DOOR - PHOTOGRAPHIC RECORD

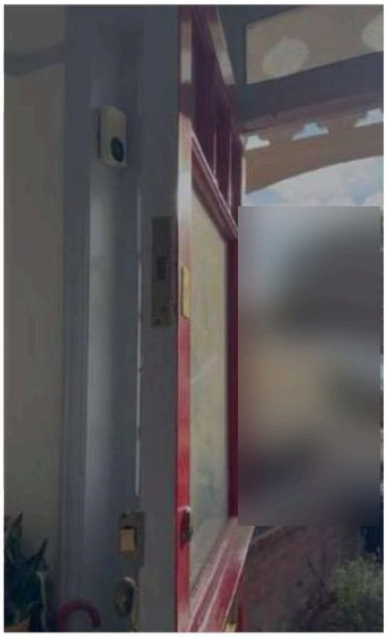
Address withheld for privacy | D01 | Supplied survey photographs



Picture 1. Lower door panels, bolt and threshold.



Picture 2. Visible closing-edge gap.



Picture 3. Open door, frame and existing fittings.



Picture 4. Daylight at closing edge beside lock.



Picture 5. Cracked and worn frame finish.



Picture 6. Cracking at lower frame/surround.

GOLDEN RATIO SASH
WINDOWS AND DOORS

GROUND-FLOOR FRONT ELEVATION WINDOWS

Address withheld for privacy | Reference: W02 | Supplied photographs

DESCRIPTION AND BASIS OF ASSESSMENT

The painted timber bay-window assembly comprises **five clear-glazed lower casements: three operable and two fixed**. There are **five upper casements: three operable and two fixed**, each with a three-over-three glazing pattern and 15 mm bars between the panes. Internal secondary glazing has been installed on all the windows. The surveyor advises that the principal defects are the same as those recorded for the first-floor front elevation.

CONDITION AND DEFECTS

Timber and joints. The surveyor reports deep corner cracking associated with timber decay and movement, rather than minor cracking confined to paint. Pictures 1 and 3 show cracking at lower casement corners and worn, uneven finishes around the lower rails and joints.

External window sill. In accordance with the reported matching defects, the window sill is rotten and requires replacement. Refurbishment of the sill would only be a temporary repair.

Operation and ironmongery. Operable lower casements are reported to be stiff due to dropping and timber expansion; upper operable casements are reported to be painted shut and currently unusable. Realignment, release of paint seals and checks to handles and stays are required. Existing fittings show worn paint finishes in the photographs.

Mould and glazing. Mould and condensation concerns are reported as consistent with the first-floor findings. Dark marking is visible around some lower glazing and frame edges. Existing glazing is reported as 4 mm non-toughened glass; an upgrade specification should be agreed before works.

SECONDARY GLAZING - DRAUGHTS AND NOISE

Secondary glazing has been installed on all the windows, suggesting that noise as well as draughts is an issue. This should be considered when specifying repairs or replacement windows. Secondary glazing does not remedy decay or poor fit in the original timber windows.

RECOMMENDED WORKS

1. Repair or replace decayed timber at the affected corners and joints; replace the window sill.
2. Realign lower operable casements, release painted-shut upper casements and fit suitable draught seals.
3. Tighten and secure retained ironmongery and replace defective fittings as required; check opening, closing and locking.
4. treat mould, investigate moisture conditions and redecorate repaired timber.

FUTURE DOUBLE-GLAZING UPGRADE

The surveyor reports the same rebate limitation as upstairs: the existing windows cannot accommodate the proposed 12 mm slimline double glazing (4 mm glass / 4 mm cavity / 4 mm glass). A future upgrade to this glazing would require replacement window assemblies, rather than reglazing the existing windows.

GROUND-FLOOR WINDOWS - PHOTOGRAPHS

Address withheld for privacy | W02 | Front elevation



Picture 1. Lower casement, stay and sill; worn finishes and corner marking.



Picture 2. Window overview showing divided upper light and internal glazing arrangement.



Picture 3. Lower rail and corner joints; visible cracking and uneven paint finish.

GOLDEN RATIO SASH
WINDOWS AND DOORS

FIRST-FLOOR FRONT ELEVATION WINDOWS

Address withheld for privacy | Reference: W01

WINDOW DESCRIPTION

The lower assembly comprises five casement sections: **three operable casements and two fixed sections**, with clear glazing. Three upper casements are designed to be operable; the remaining upper sections are fixed. The upper windows have a three-over-three glazing pattern with reported 15 mm beading between the panes. Existing glazing is recorded as 4 mm non-toughened glass.

CONDITION AND DEFECTS

Timber and corner joints. The surveyor confirmed deep cracking extending into decayed timber, with associated timber movement. These are not minor cracks confined to the paint finish; surface filling and redecoration alone would be inadequate.

External window sill. The external window sill is rotten and needs to be replaced. Refurbishing the sill would only be a temporary repair.

Lower operable casements. The three lower operable casements are stiff and difficult to open because the casements have dropped and the timber has expanded. Realignment and draught proofing are required.

Upper operable casements. The three upper operable casements have been painted shut. They currently cannot be opened and are unusable as opening windows.

Ironmongery. Casement stays and window handles have been allowed for the lower operable casements. The upper operable casements have casement stays. Retained ironmongery requires tightening, securing and operational checks.

Mould and glazing. Black mould is present around all window sections, suggesting condensation. The contributing moisture conditions require investigation. The existing 4 mm non-toughened glazing requires upgrading to an agreed specification.

RECOMMENDED REMEDIAL WORKS

1. Repair or replace the decayed timber at the affected corners and joints. The surveyor confirmed that the cracks extend into deteriorated timber and are not confined to the paint finish.
2. Replace the rotten external window sill.
3. Realign the three lower operable casements and address binding associated with timber expansion.
4. Carefully release the three upper operable casements from the paint seals, then assess and adjust their fit and operation.
5. Install suitable draught proofing to the operable sections.
6. Upgrade the glazing to a specification agreed before works commence.
7. Provide the ironmongery allowed for the lower casements; tighten and secure retained fittings and check operation.
8. Treat the mould and investigate the contributing moisture conditions.
9. Prepare and redecorate repaired timber, ensuring operable casements remain free to open after painting.

FUTURE DOUBLE-GLAZING UPGRADE

The surveyor confirmed that the existing glazing rebates are insufficient to accommodate double glazing, including the proposed 12 mm slimline unit (4 mm glass / 4 mm cavity / 4 mm glass). If the client chooses to upgrade to this glazing at a later stage, it cannot be fitted into the existing windows; replacement window assemblies would be required. The current refurbishment should therefore not be regarded as preparation for a future double-glazing conversion.

OVERALL ASSESSMENT

The rotten window sill needs to be replaced; refurbishing the sill would only be a temporary repair. The lower operable casements are difficult to open, while the upper operable casements are painted shut and currently unusable. Confirm the repair scope and assess the upper casements after release before finalising costs.

FIRST-FLOOR FRONT BAY WINDOW

Address withheld for privacy | Reference: W03 | Front elevation

WINDOW DESCRIPTION

The bay-window assembly comprises **three clear-glazed lower casements**: the left and right casements are operable and the centre section is fixed. There are **three upper casements**, each with a three-over-three glazing pattern and 15 mm bars. The left and right upper casements are operable and the centre upper section is fixed. Existing glazing is recorded as 4 mm non-toughened glass.

CONDITION AND DEFECTS

Timber and corner joints. The surveyor confirmed deep cracking extending into decayed timber, with associated timber movement. These are not minor cracks confined to the paint finish; surface filling and redecoration alone would be inadequate.

External window sill. The l window sill is rotten and needs to be replaced. Refurbishing the sill would only be a temporary repair.

Lower operable casements. The two lower operable casements are stiff and difficult to open because the casements have dropped and the timber has expanded. Realignment and draught proofing are required.

Upper operable casements. The two upper operable casements have been painted shut. They currently cannot be opened and are unusable as opening windows.

Ironmongery. Casement stays and window handles have been allowed for the lower operable casements. The upper operable casements have casement stays. Retained ironmongery requires tightening, securing and operational checks.

Mould and glazing. Black mould is present around all window sections, suggesting condensation. The contributing moisture conditions require investigation. The existing 4 mm non-toughened glazing requires upgrading to an agreed specification.

RECOMMENDED REMEDIAL WORKS

1. Repair or replace the decayed timber at the affected corners and joints. The surveyor confirmed that the cracks extend into deteriorated timber and are not confined to the paint finish.
2. Replace the window sill.
3. Realign the two lower operable casements and address binding associated with timber expansion.
4. Carefully release the two upper operable casements from the paint seals, then assess and adjust their fit and operation.
5. Install suitable draught proofing to the operable sections.
6. Upgrade the glazing to a specification agreed before works commence.
7. Provide the ironmongery allowed for the lower casements; tighten and secure retained fittings and check operation.
8. Treat the mould and investigate the contributing moisture conditions.
9. Prepare and redecorate repaired timber, ensuring operable casements remain free to open after painting.

FUTURE DOUBLE-GLAZING UPGRADE

The surveyor confirmed that the existing glazing rebates are insufficient to accommodate double glazing, including the proposed 12 mm slimline unit (4 mm glass / 4 mm cavity / 4 mm glass). If the client chooses to upgrade to this glazing at a later stage, it cannot be fitted into the existing windows; replacement window assemblies would be required. The current refurbishment should therefore not be regarded as preparation for a future double-glazing conversion.

OVERALL ASSESSMENT

The window sill needs to be replaced; refurbishing the sill would only be a temporary repair. The lower operable casements are difficult to open, while the upper operable casements are painted shut and currently unusable. Confirm the repair scope and assess the upper casements after release before finalising costs.

GROUND FLOOR REAR ELEVATION DOORS

Address withheld for privacy | Reference: D02

DESCRIPTION

The ground-floor rear elevation comprises a French-door arrangement with a fixed side panel and paired French doors incorporating stained glass. The exterior footage shows white-painted timber, divided glazed sections, solid lower panels and existing door fittings.

CONDITION AND DEFECTS

Stained glass and leadwork. Some sections of the leadwork are reported to be loose and require repair. The affected sections should be secured to restore support to the glass and preserve the decorative panels. The video shows the leaded glazing but does not demonstrate movement in the leadwork.

Timber and deep cracking. The surveyor confirms major, deep cracks in the door associated with significant timber rot. These defects extend beyond the paint finish and require timber repairs. Decayed sections must be cut out and replaced with sound timber; suitable timber-repair resin should be used where appropriate as part of the refurbishment, after unsound material has been removed.

Operation and fittings. Handles and other fittings are visible. Alignment, closing clearances, hinge fixings, locking engagement and weather seals require operational checks; satisfactory performance cannot be confirmed from the external views.

RECOMMENDED WORKS AND CHECKS

1. Repair the loose leadwork to the stained-glass panels. adjoining lead joints and arrange specialist leaded-glass repairs where required.
2. Door requires realignment and; adjust hinges and fittings as required.
3. significant timber decay and deep cracks. Cut out and replace decayed timber sections, including affected rails or frame areas as required, and use a suitable timber-repair resin system. Resin must not be used to conceal or fill over unsound timber.
4. perimeter seals are rotted needs to replaced and draught proofing is required.
5. Full decoration is required.

OVERALL ASSESSMENT

The doors require refurbishment to address major deep cracks and significant timber rot, including replacement of affected timber sections and suitable resin repairs. Loose stained-glass leadwork also requires repair. Establish the full extent of decay during preparation and agree any additional timber replacement before redecoration.

REAR DOOR

Address withheld for privacy | D02 | Ground floor rear elevation



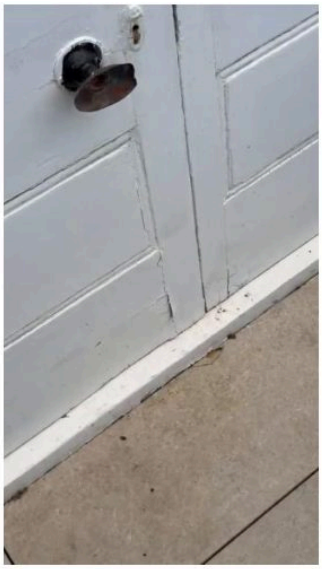
. Door arrangement and lower sections.



Glazed elevation and upper frame detail.



Lower glazing, door panel and threshold.



Handle, meeting edges and lower panels.

REAR DOORS

Address withheld for privacy | D02 | Ground floor rear elevation



Lower panel and fitting detail.



Lower door edge and threshold area.



Close view of painted edge and joint.



Decorative leaded glazing detail.

FIRST FLOOR REAR ELEVATION BAY WINDOW

Address withheld for privacy | Reference: W04

WINDOW DESCRIPTION

The first-floor rear elevation comprises a painted timber sash bay-window assembly, described by the surveyor as a combination of eight window sections. The external sash horns are described as dolphin shaped. The lower sashes have clear, undivided glazing; the upper sashes incorporate timber glazing bars. The section count, horn profile and bar dimensions are recorded from the supplied description rather than measurements taken from the video.

VISIBLE CONDITION

Meeting rails
The timber meeting rails between the upper and lower sashes have bowed, affecting their alignment and fit when closed.

Condensation
Condensation is present on the glass. The contributing moisture and ventilation conditions should be investigated alongside the window repairs.

Timber decay and cracking
Deep cracks are present in the window timber and sill, indicating significant underlying decay rather than minor cracking confined to the paint finish. Surface filling alone would not adequately address these defects.

Operation and ironmongery
The sashes are stiff and require realignment. The sash weights require adjustment to restore balance and smooth operation. The existing locks also require replacement.

Recommended Remedial Works

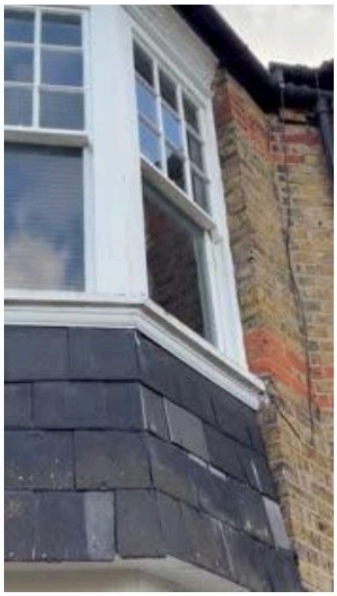
1. Assess the bowed meeting rails and repair or replace affected timber as necessary to restore alignment and a satisfactory closing fit.
2. Remove decayed timber from the affected window sections and sill, replacing significantly deteriorated sections with sound timber.
3. Use a specialist timber-repair resin system for suitable local repairs after removing unsound material. Ordinary wood filler should not be used for these repairs.
4. Realign the sashes and adjust the sash weights to achieve balanced, smooth operation.
5. Replace the sash locks and ensure they engage correctly once the windows have been aligned.
6. Investigate the condensation and address contributing moisture and ventilation conditions.
7. Prepare and redecorate the repaired timber following completion of the works.

OVERALL ASSESSMENT

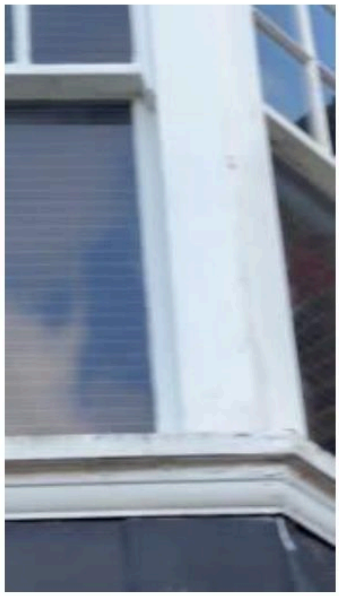
Full replacement of the timber sash windows is recommended due to the extensive repairs and adjustments required, including bowed meeting rails, deep cracking, timber decay, poor alignment, sash balancing and defective locks. The existing sashes do not have sufficient rebate space to accommodate double glazing. Replacement is therefore the preferred approach to address the condition issues and provide upgraded glazing. The new timber sash windows should match the existing design and detailing on a like-for-like basis and incorporate 12 mm heritage double-glazed units with argon gas filling, with the final glazing specification confirmed before manufacture. The replacement installation should include correctly balanced sashes, suitable draught proofing and new locks and ironmongery to provide smooth operation and a secure closing fit.

REAR BAY WINDOW ADDITIONAL STILLS

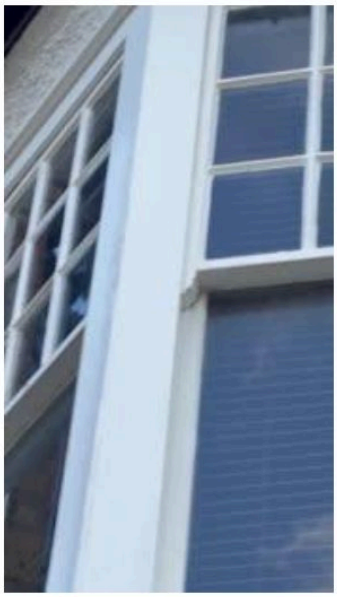
Address withheld for privacy | W04 | First floor rear elevation



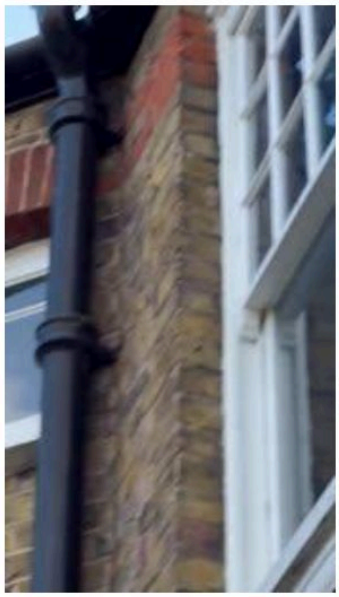
. Bay overview and lower frame



Lower rail, projecting sill and junction. bay corner.



Upper glazing bars and



Oblique view of sash edge adjacent sash framing

FIRST FLOOR REAR BATHROOM SASH WINDOW

Address withheld for privacy | Reference: W05

WINDOW DESCRIPTION

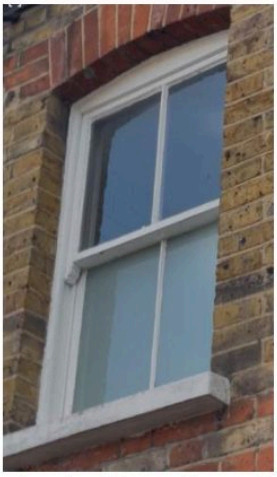
The first-floor bathroom window on the rear elevation is a timber sash window. Both the upper and lower sashes incorporate a central vertical glazing bar. The lower sash has frosted glazing to provide privacy.

CONDITION

The surveyor identifies this window as being in the best condition of the windows assessed at the property. Refurbishment is required, but draught proofing is not required. The proposed scope is refurbishment of the existing window rather than replacement.

OVERALL ASSESSMENT

This is the best-condition window identified in the survey. Refurbishment is recommended to maintain its condition and appearance, retaining the existing sash arrangement and frosted lower glazing. Draught proofing is not included in the recommended works.



Bathroom sash window | Rear elevation | Frosted lower glazing and central vertical bars