

EAST ELEVATION

GROUND LEVEL

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

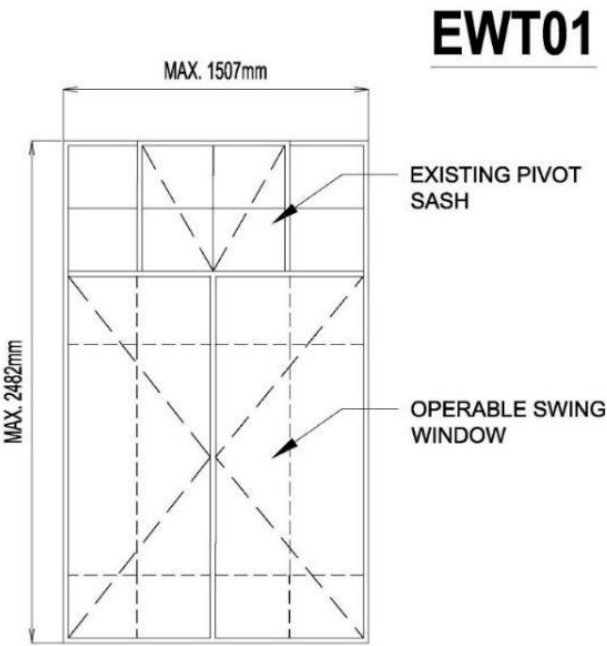
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W082



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Locked	Locked		
	Opens			
	Does not open			
	Deformity	S		
	Level of rust			
	Glazing		Allow 1.5 Lineal Meters Putty	
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	Non Operable	n/a	Ease Missing left operator arm
	Lower fastener	Non Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

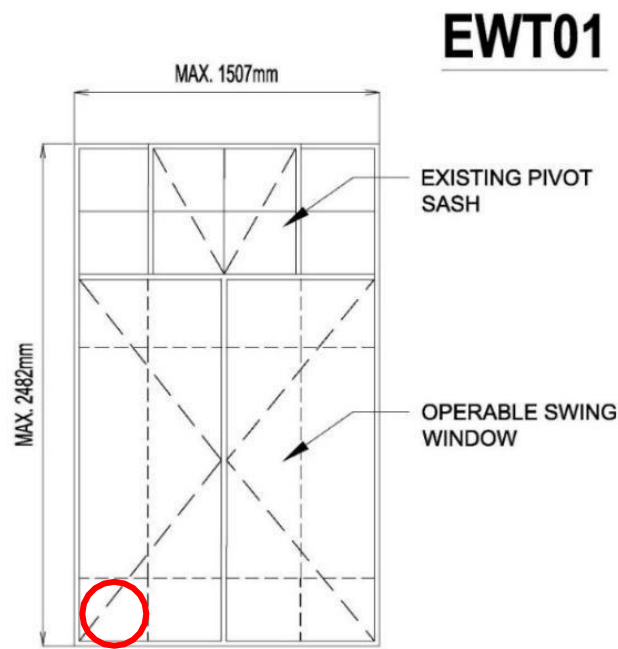
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W083



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing	broken glass		
Glazing putty condition			Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Operable	Operable	Ease R/H needs tightening	
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

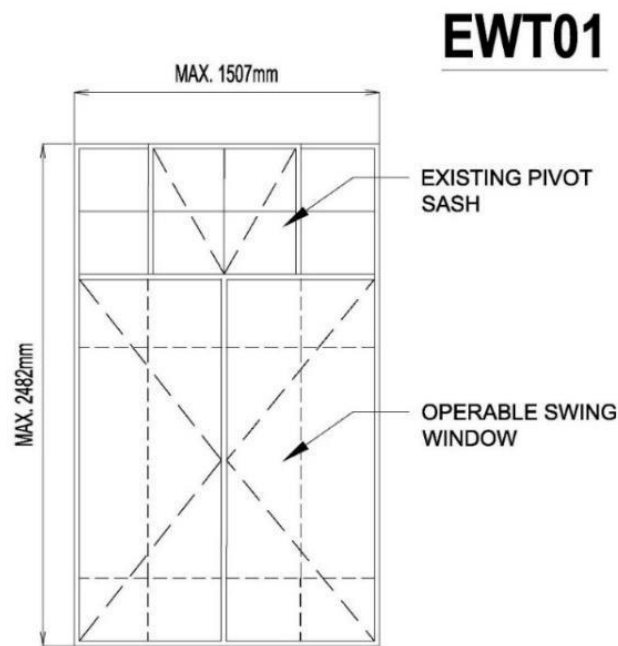
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W084



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Rh stiff needs Ease	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L	L	
	Glazing			
Glazing putty condition			Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Operable	Operable	Ease	
	Operable	Operable	Ease	
	Operable	Operable	Ease	
	Operable	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

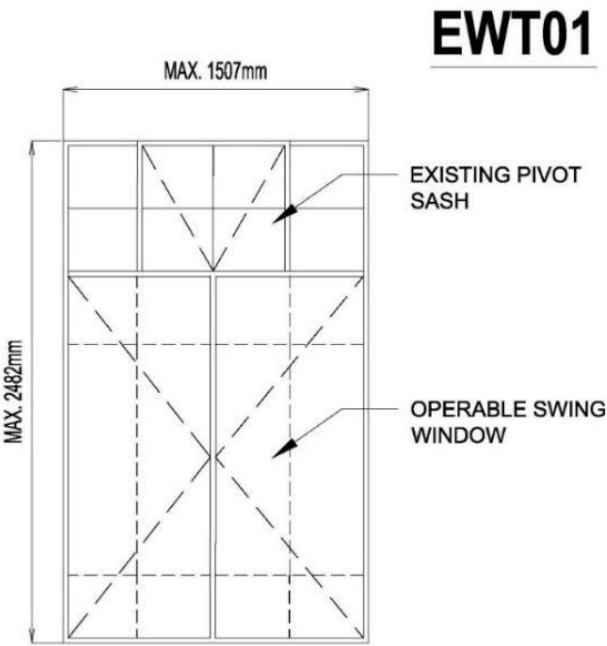
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W085



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	L/H doesn't close completely, Stiff in frame.	
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition			Allow 2 Lineal Meters Putty	
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	L			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity	Note: above remark			
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	Operable	Operable	Ease	
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease L (L/H hinge stiff)	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

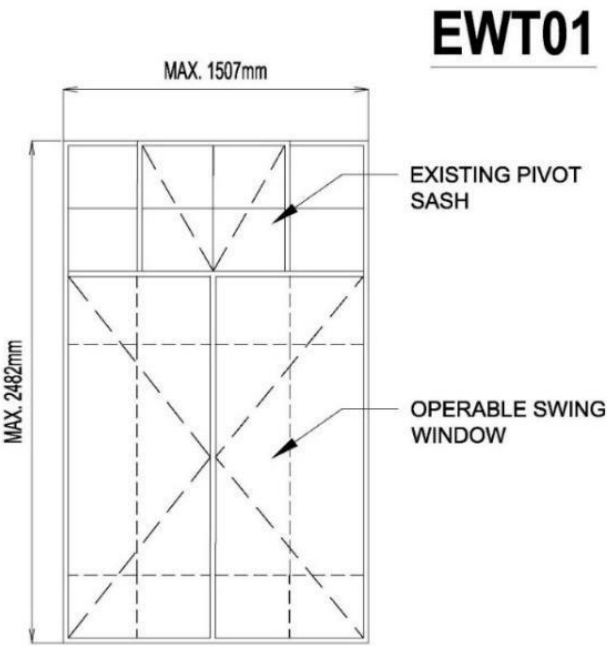
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W086



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	No	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
Glazing putty condition			Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S to L		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	Not Operable	Operable	Ease
	Lower fastener	Operable	Operable	Ease L/H is disconnected - reconnect.
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

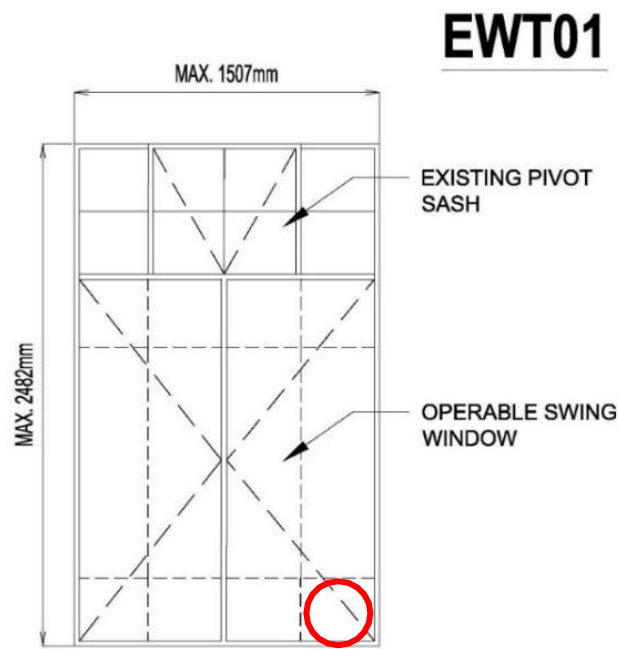
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W087



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
Opens				
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing	Broken			
Glazing putty condition			Allow 2 Lineal Meters Putty	
Pivot sash				
	?			
Opens				
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	Operable	Operable	Ease	
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

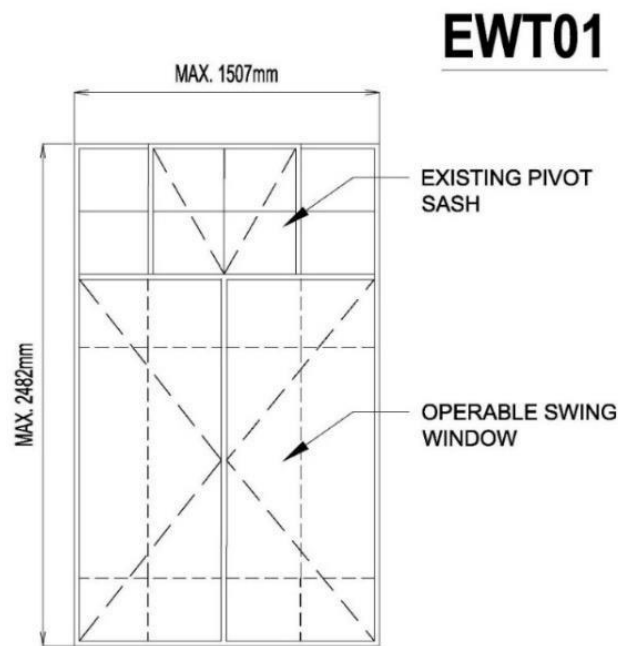
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W088



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Note: Both sides are stiff.	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
Glazing putty condition			Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a	n/a	
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease (Both are stiff)
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

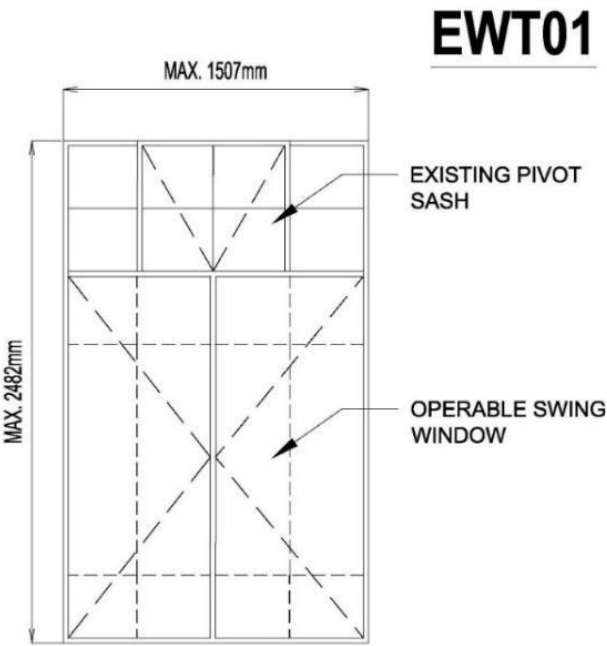
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W089



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
Glazing putty condition			Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	Operable	Ease	
	Lower fastener	Operable	Ease L/H loose	
	Stay	Operable	Ease	
	Hinges	Operable	Ease - L rust	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

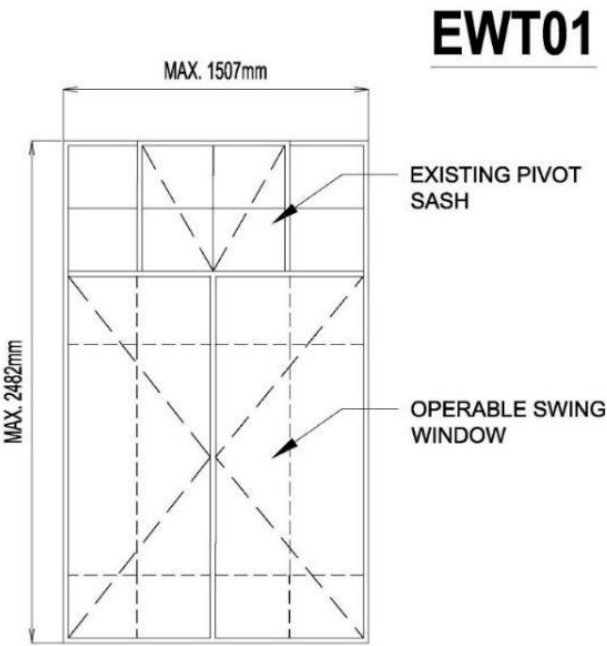
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W090



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
Opens				
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition			Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
Opens				
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity	Nil			
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	Operable	Operable	Ease	
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease L/H stiff to shut	
Hinges	Operable	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

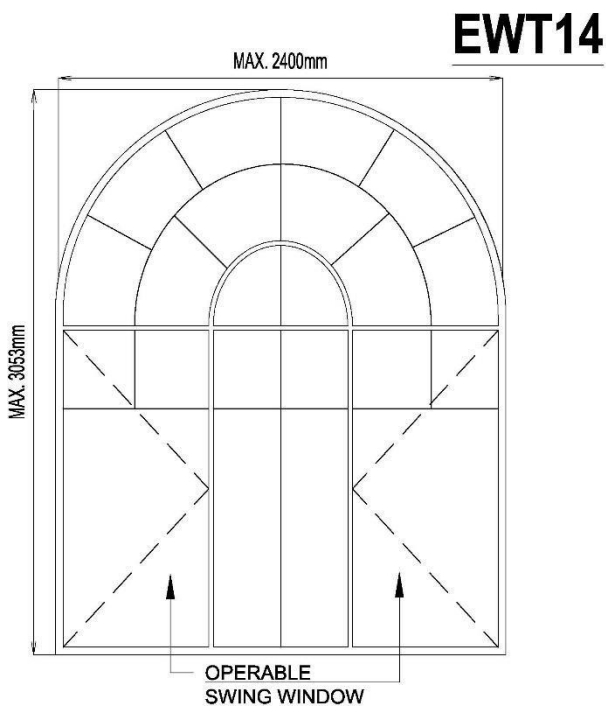
EAST ELEVATION

WINDOW TYPE: EWT14

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W091



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Unknown	Unknown	Ok condition overall	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition		Allow 6 Lineal meters putty.	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Operable	Operable	Ease	
	Operable	Operable	Ease	
	Operable	Operable	Ease	
	Operable	Operable	Ease	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

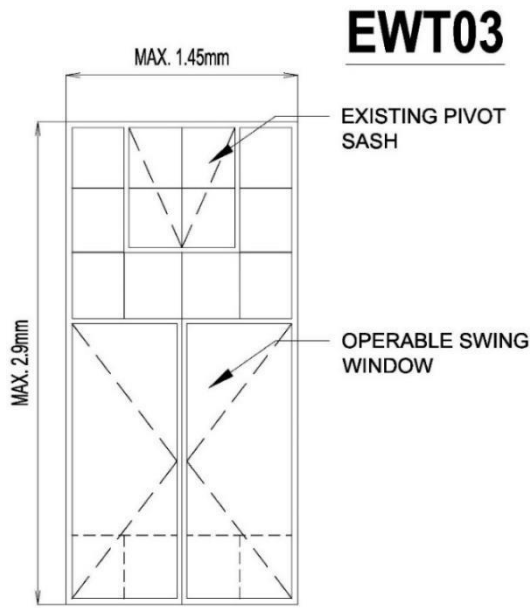
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W092



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition		Allow 3 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Operable	Operable	Ease	
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

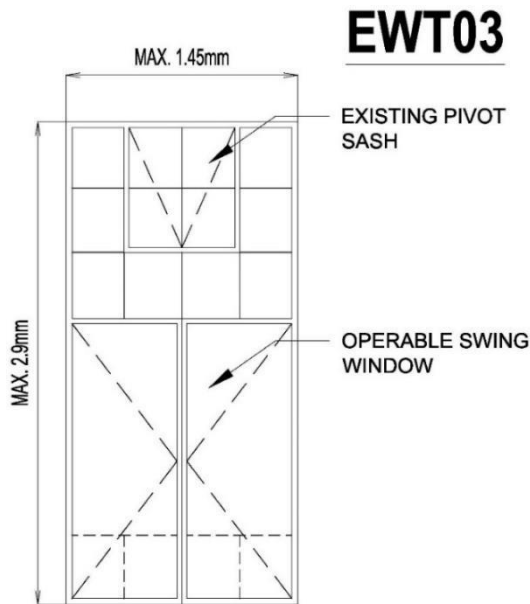
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W093



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition		Allow 3 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	Operable	Ease	
	Lower fastener	Operable	Ease L/H strikes frame bar on close.	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
	Operable	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

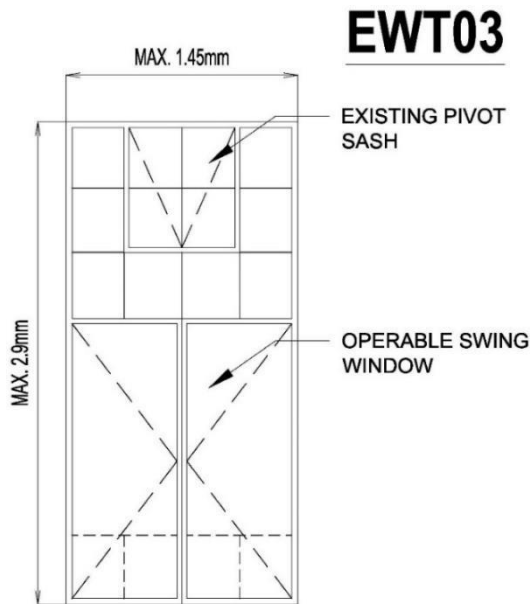
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W094



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	Non Operable	Operable	Ease L/H top fastener strikes frame bar on close.	
Lower fastener				
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
	Operable	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

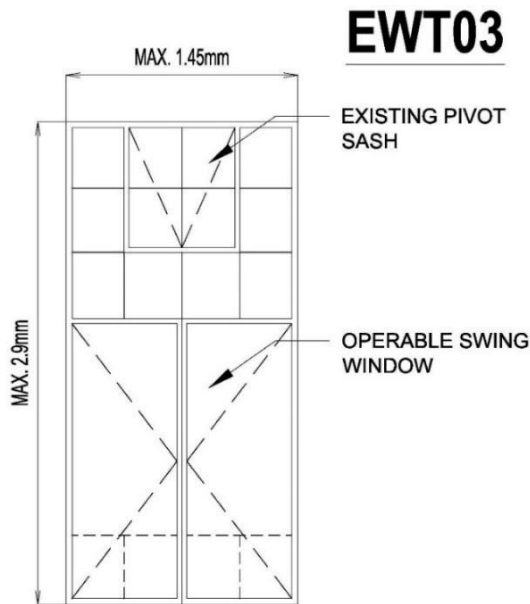
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W095



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition		Unknown assume 2m lineal meters putty	
Pivot sash				
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	Operable	Operable	Ease
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

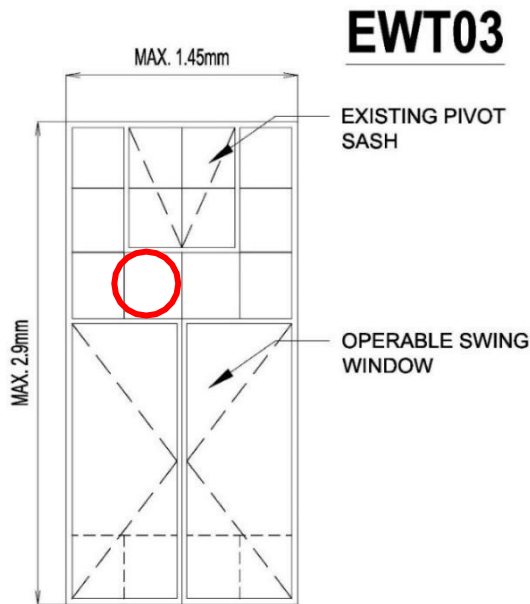
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W096



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing	Broken		
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	Operable	Ease	
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

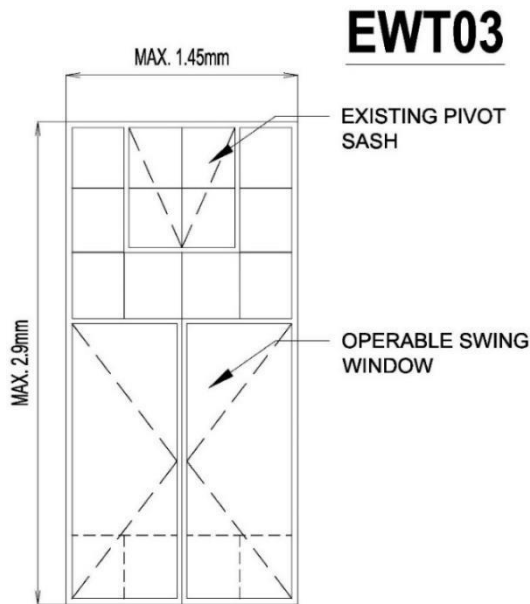
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W097



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	Operable	Operable	Ease	
Lower fastener	Operable	Operable	Ease R/H fastener needs tightening	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

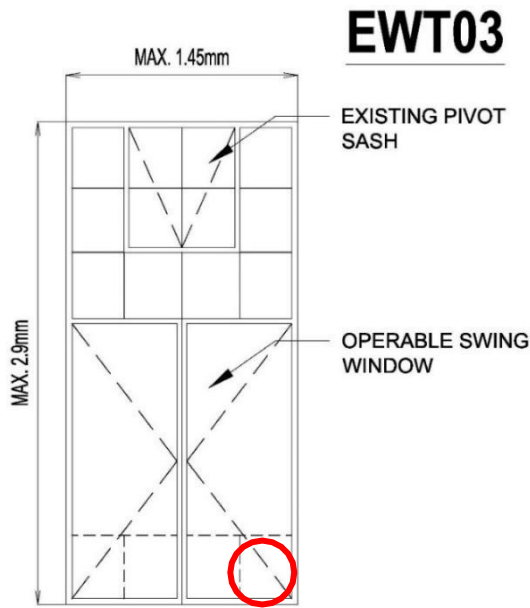
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W098



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing	Broken		
	Glazing putty condition		Allow 2 Lineal Meters Putty	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity	Yes	Erosion evident located near R/H fastener position.	
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	Operable	Ease	
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

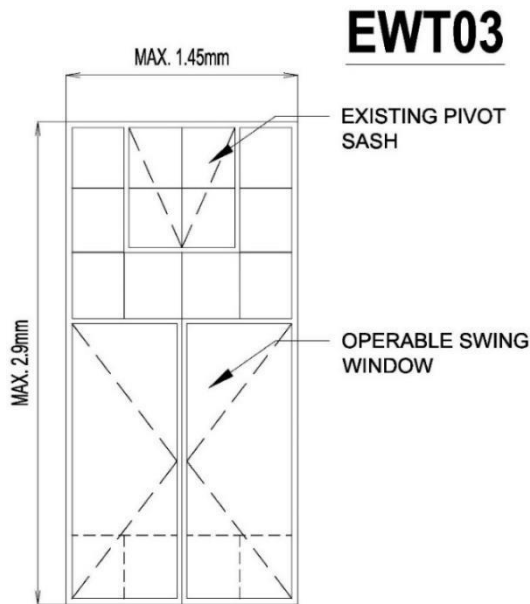
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W099



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	M	M	
	Glazing			
	Glazing putty condition		Unknown assume 2m lineal meters putty	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L	L	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	Operable	Operable	Ease
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

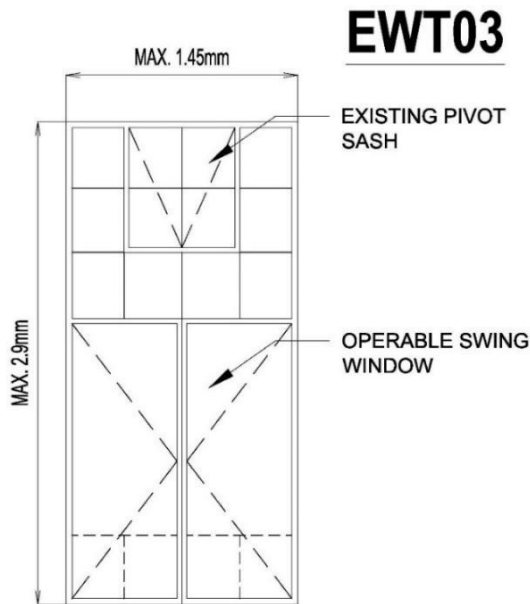
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: G

WINDOW NUMBER: W100



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Unknown	Unknown	Locked – Appears Operable	
	Opens			
	Does not open			
	Deformity			
	Level of rust	M	M	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S to L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	Operable	Operable	Ease
	Lower fastener	Operable	Operable	Ease L/H & R/H tighten
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

LEVEL 1

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

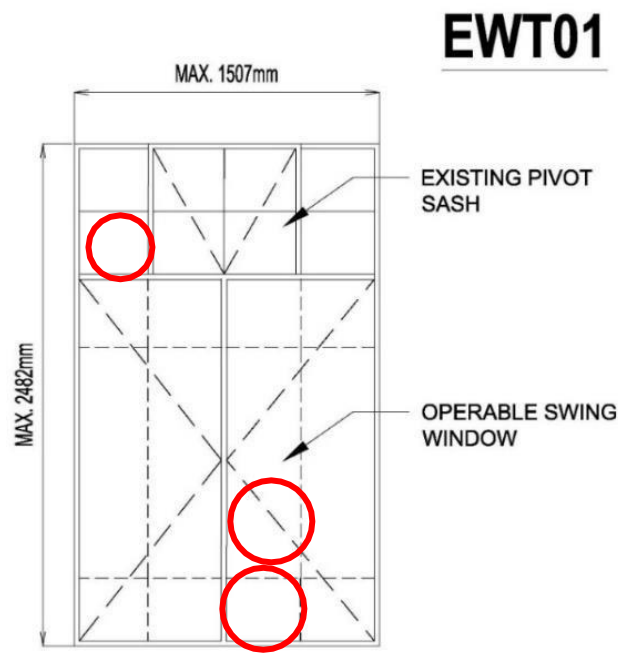
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W172



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open Deformity Level of rust Glazing	X	X	Sashes tied shut
	Glazing putty condition			
		L	L	
		Broken glass		
			Allow 2 Lineal Meters Putty	
Pivot sash				
Opens	?		Operator removed	
Does not open Deformity Level of rust Glazing				
Glazing putty condition				
	M			
	Broken			
Fixed lights Deformity Level of rust Glazing				
Glazing putty condition				
	L			
Frame Deformity Level of rust				
Other				
	L			
Are there glazing bars to be replaced	Nil			
Hardware Upper fastener Lower fastener Stay Hinges	LH	RH		
	n/a	n/a		
	Operable	Operable	Ease	
	Operable	Operable	Ease	
	??	??	Ease	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

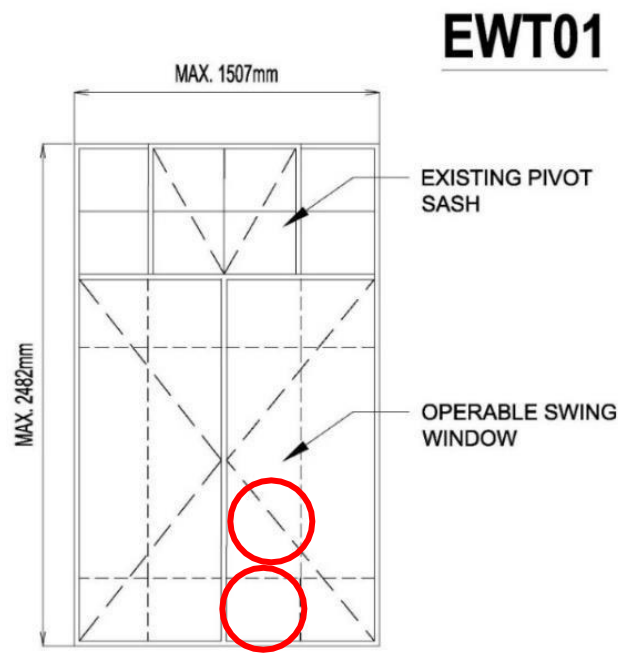
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W173



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes tied shut	
Deformity				
Level of rust	L	L		
Glazing				
Glazing putty condition	Broken glass			
			Allow 2.5 Lineal Meters Putty	
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	L to M			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	L to M			
Glazing				
Glazing putty condition	Total replacement			
Frame				
Deformity				
Level of rust	L			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

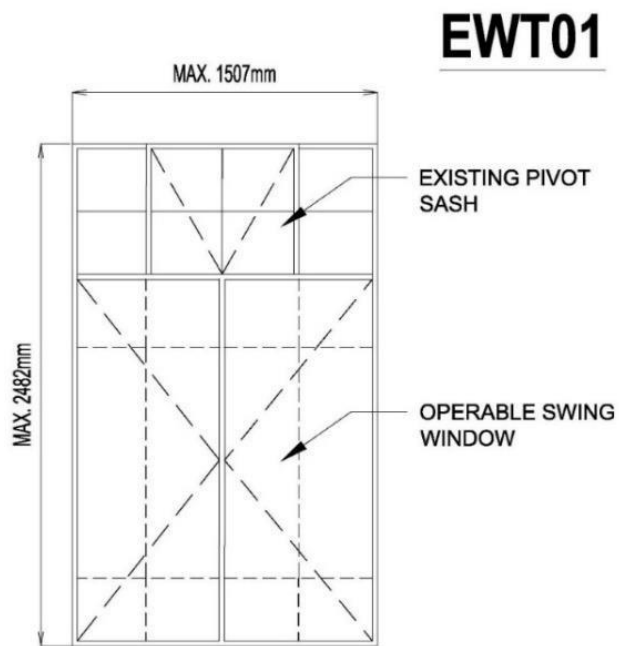
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W174



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open	X	Sashes tied shut	
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	??	Ease	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

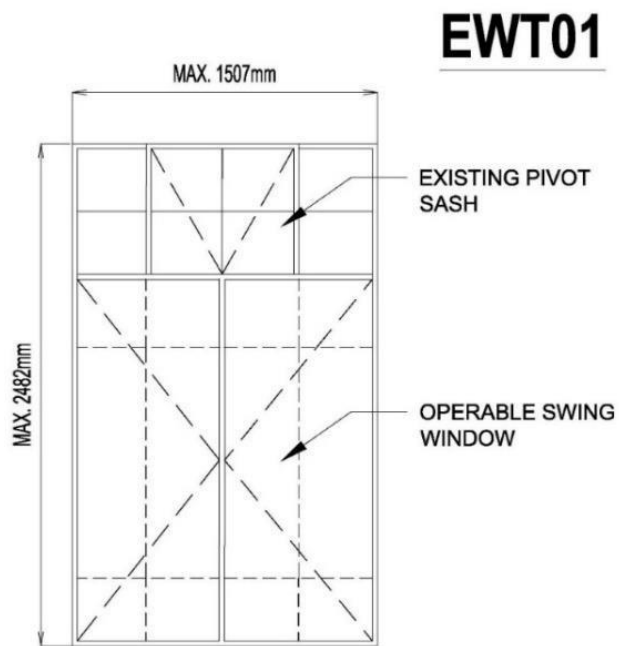
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W175



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Neither sash closes tight due to looseness /deformity of central meeting stile	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M	L to M	
	Glazing			
	Glazing putty condition			
			Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	??	Ease External rust: L	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

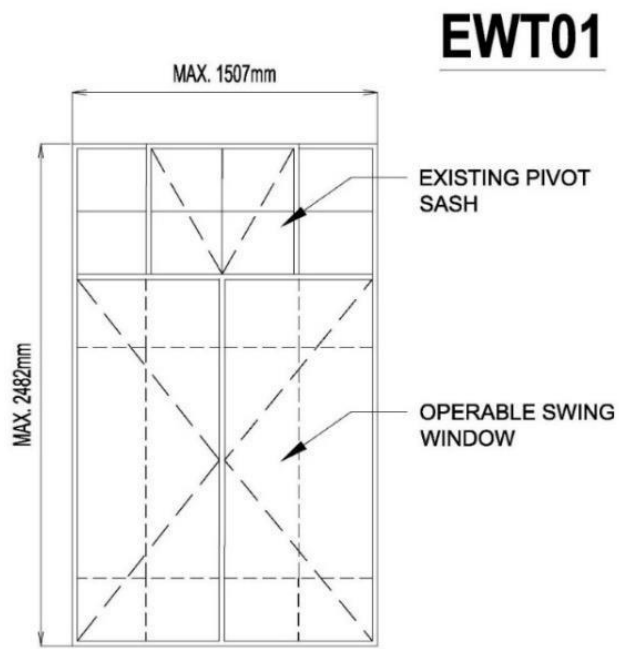
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W176



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Neither sash closes tight due to looseness /deformity of central meeting stile	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M	L to M	
	Glazing			
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L to M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	??	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

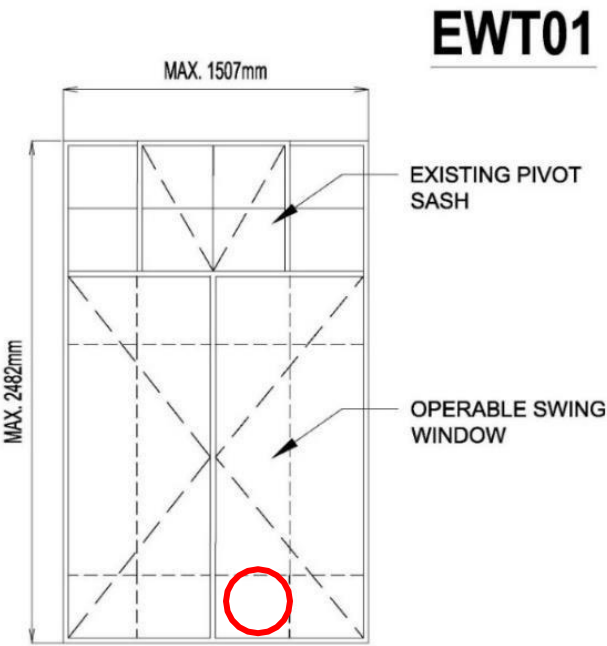
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W177

NO INTERNAL ACCESS COVERED WITH PLYWOOD



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M	L to M	
	Glazing			
	Glazing putty condition	Broken		
			Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	??	Ease	
	Stay	??	Ease	
	Hinges	??	Ease External rust: L	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

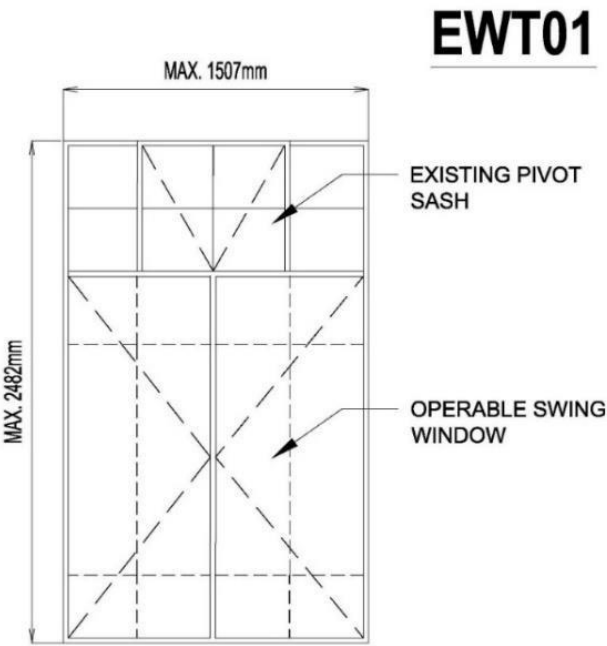
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W178

NO INTERNAL ACCESS COVERED WITH PLYWOOD



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M	L to M	
	Glazing			
	Glazing putty condition		Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	??	Ease	
	Stay	??	Ease	
	Hinges	??	Ease External rust: L	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

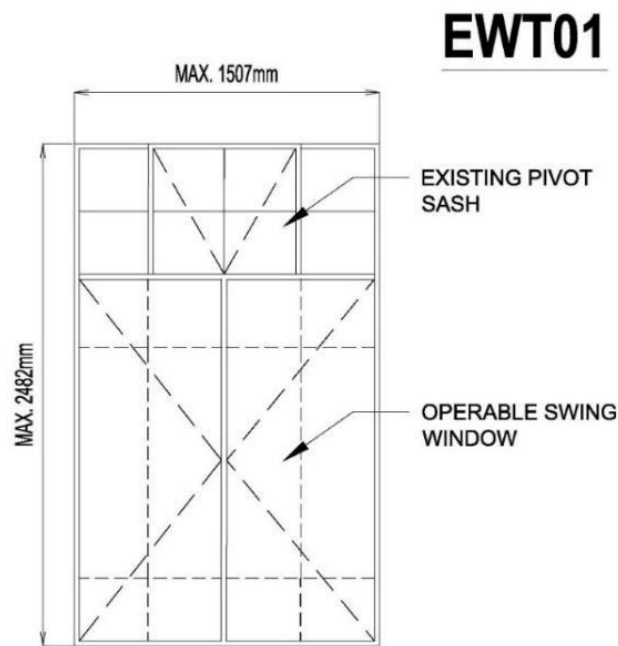
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W179



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close tight	
	Opens			
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing			
Glazing putty condition			Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S to L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

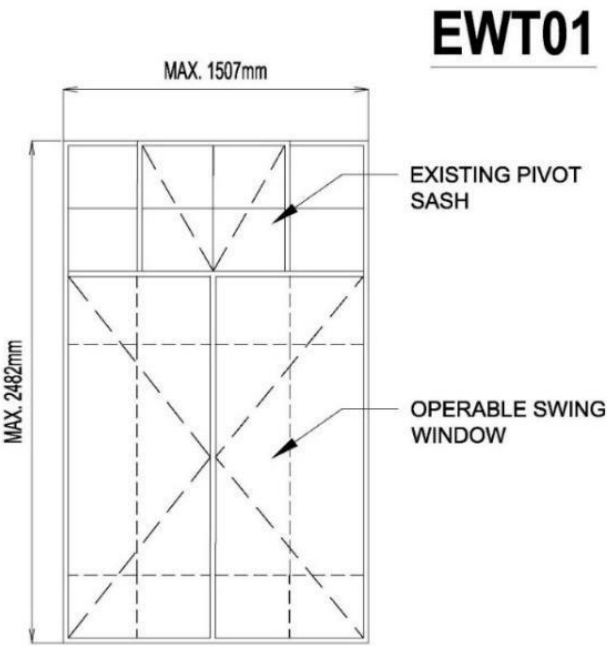
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W180



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Sashes does not close tight	
	Opens			
	Does not open			
	Deformity			
	Level of rust	M	M	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease External rust: L	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

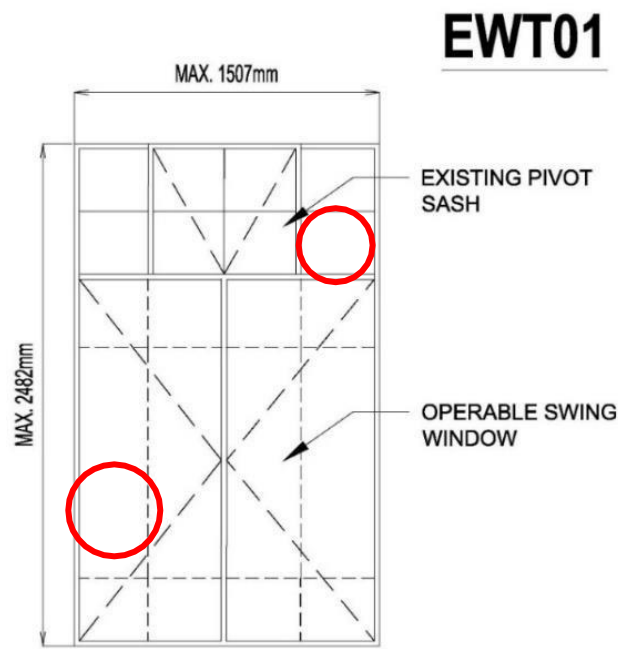
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W181



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing	Broken glass		
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing			
	Glazing putty condition	Total replacement		
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition	Broken glass		
Frame				
	Deformity	Nil		
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

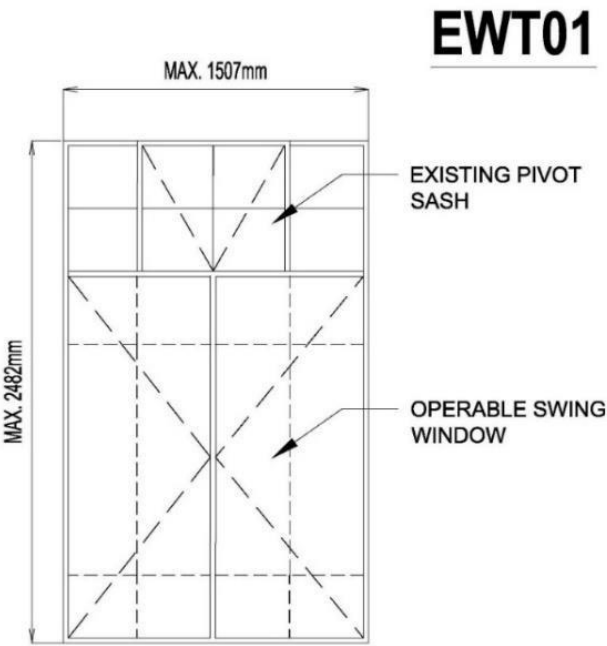
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W182



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	M		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

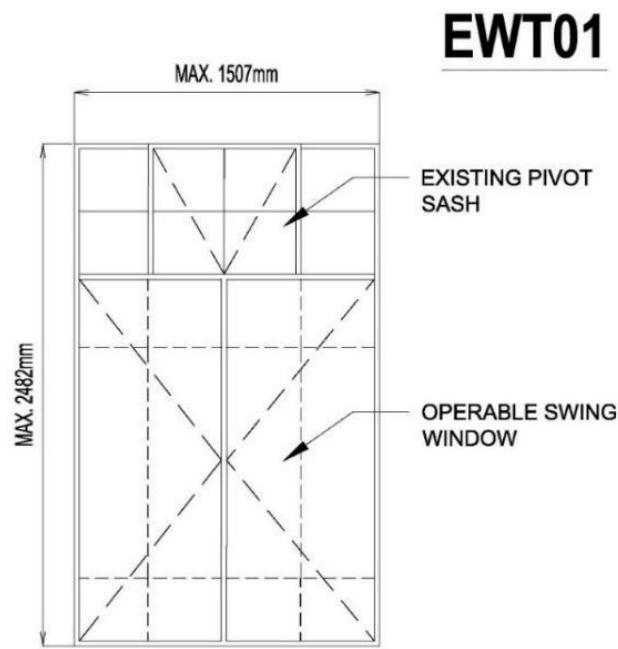
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W183



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close tight	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition		Allow 1.5 Lineal Meters Putty	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

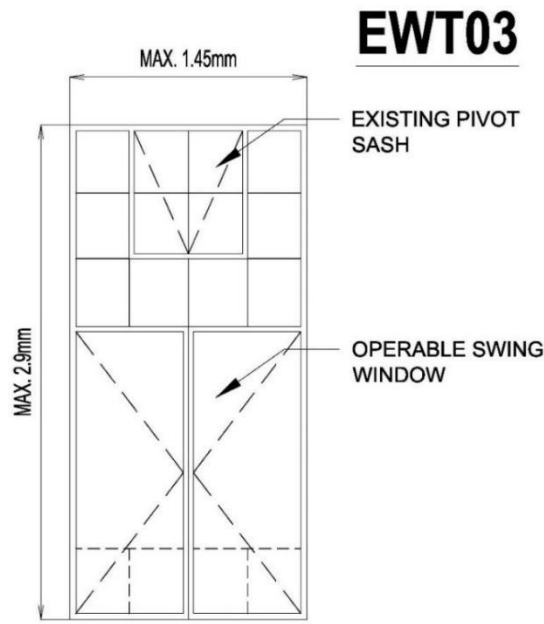
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W184



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity	yes	External: Frame between case sashes & Pivot Sash bent	
	Level of rust	L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

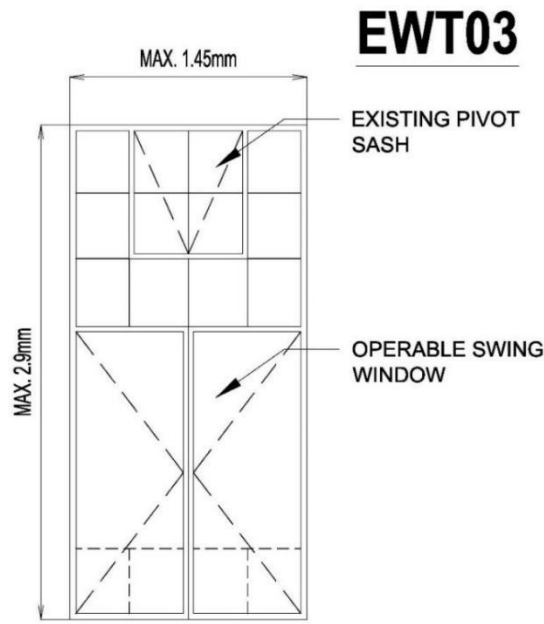
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W185



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition		Allow 3 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

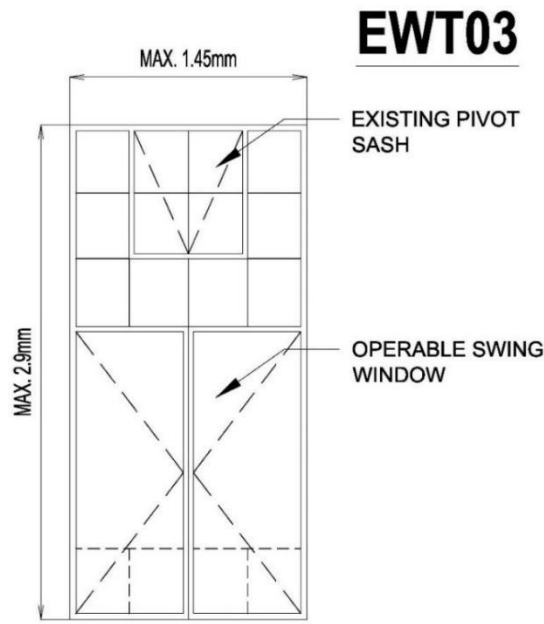
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W186



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition		Allow 3 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
Fixed lights	Glazing putty condition			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L to M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

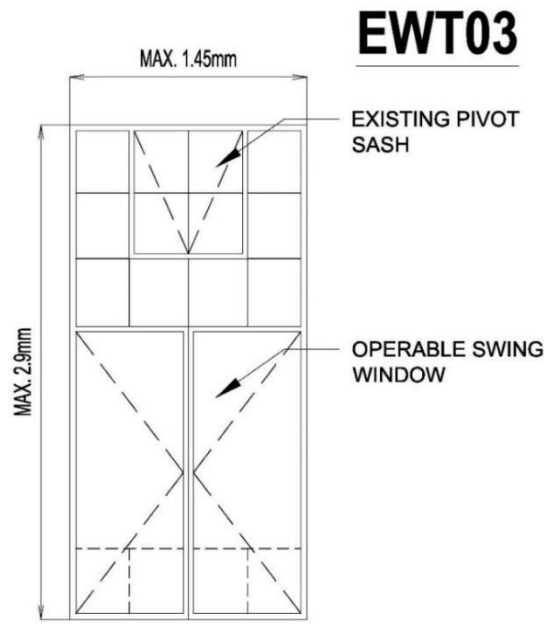
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W187



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L to M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

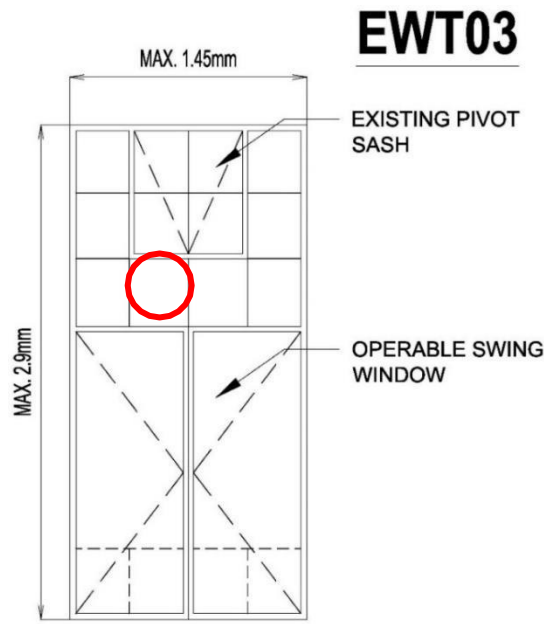
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W188



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing	Broken		
Fixed lights	Glazing putty condition	Total replacement		
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L to M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P especially frame			

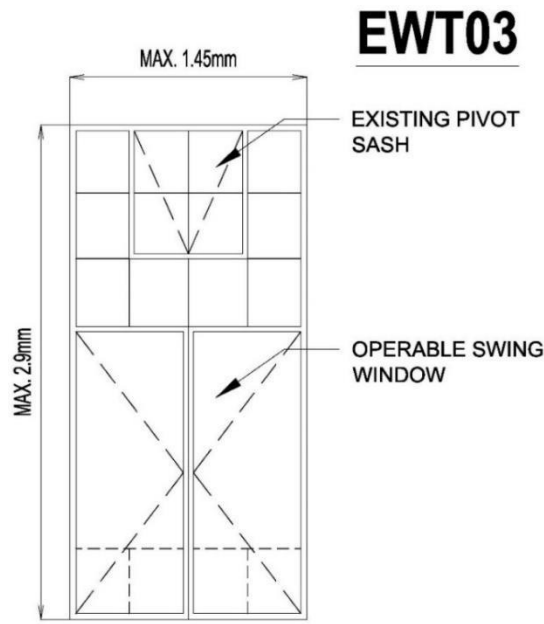
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W189



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M	L to M	
	Glazing			
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

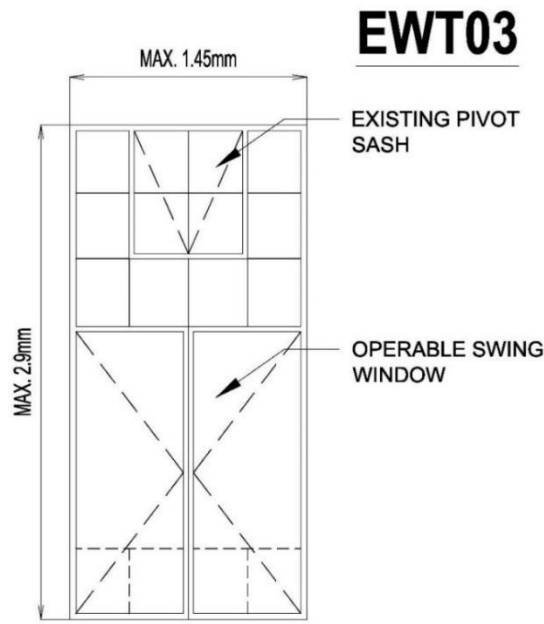
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W190



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition		Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
Fixed lights	Glazing putty condition			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition	Total replacement		
Frame				
	Deformity			
	Level of rust	L to M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Holding screw missing	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

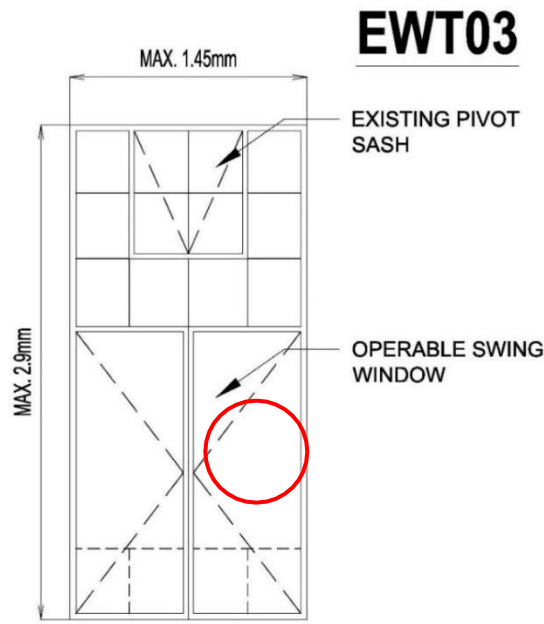
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W191



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing	Broken glass		
	Glazing putty condition		Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

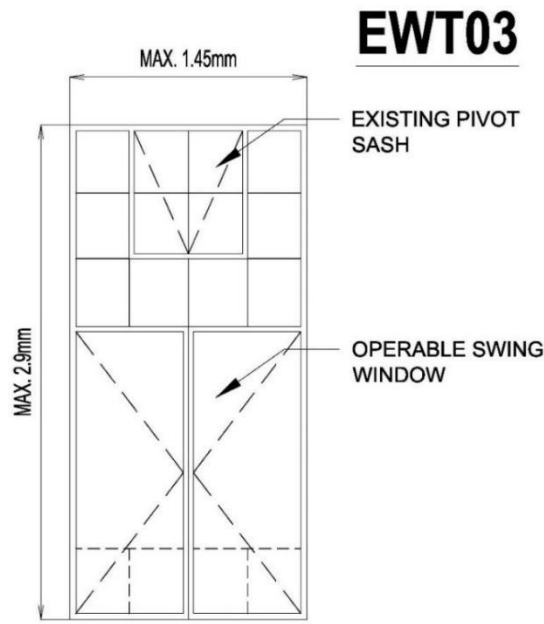
EAST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W192



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition		Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S to L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S to L		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L to M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

LEVEL 2

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

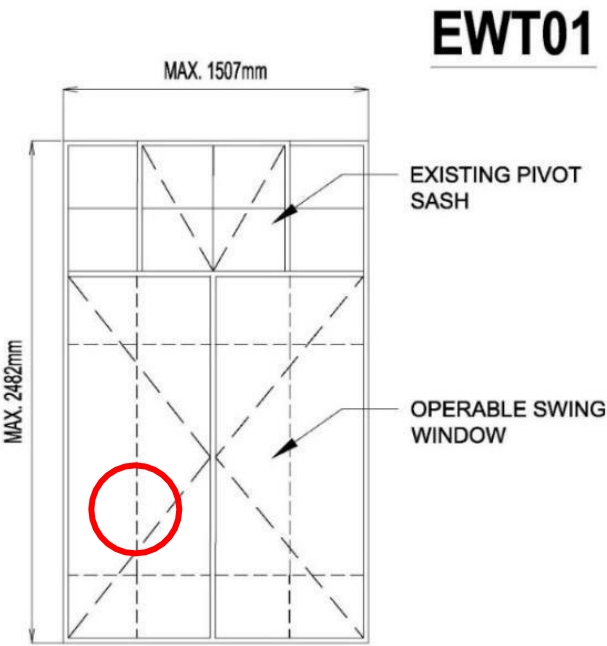
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W267



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens	Does not close tight, some deformity		
	Does not open			
	Deformity			
	Level of rust			
	Rust: M to H	Rust: M to H		
	Glazing	Broken glass		
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Rust: M to H		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	Rust: M to H	Rust: M to H	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M to H		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease External rust: M	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

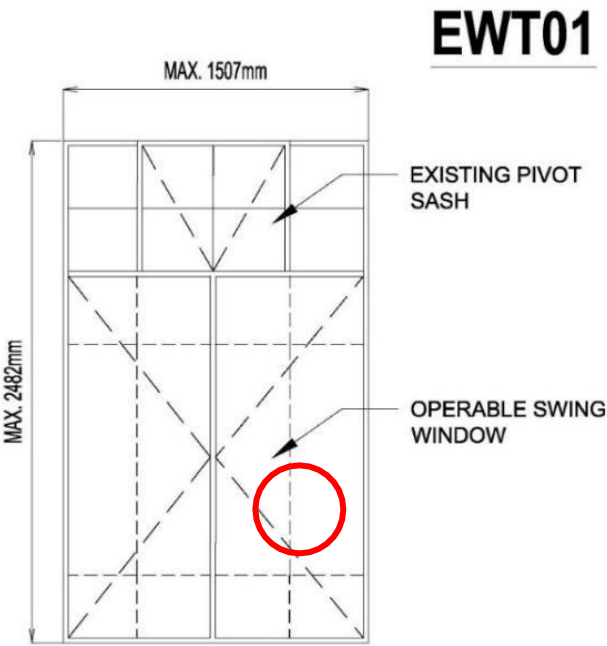
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W268



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close tight, some deformity	
	Opens			
	Does not open			
	Deformity	M		
	Level of rust	S only		
	Glazing	Broken glass		
Pivot sash	Glazing putty condition			
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing			
Fixed lights	Glazing putty condition			
	Deformity			
	Level of rust	M		
	Glazing			
Frame	Glazing putty condition			
	Deformity			
	Level of rust	M		
Are there glazing bars to be replaced	Other			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease External rust: M	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

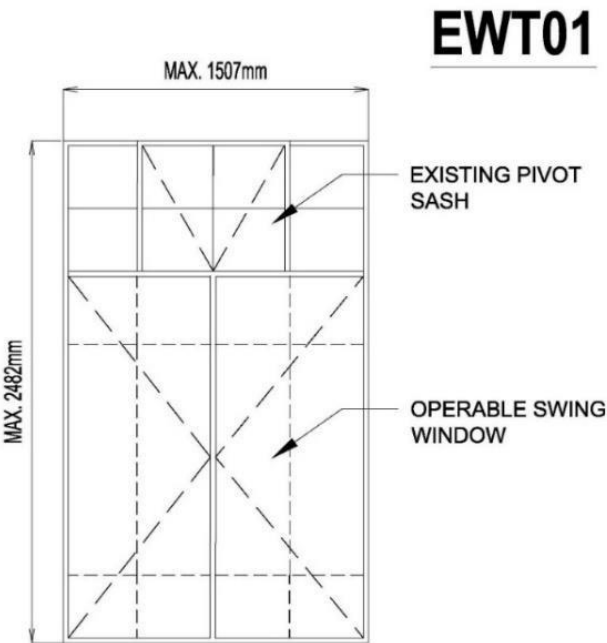
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W269



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity	Nil		
	Level of rust	M	M	
	Glazing			
	Glazing putty condition		Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L	L	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease External rust: L	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

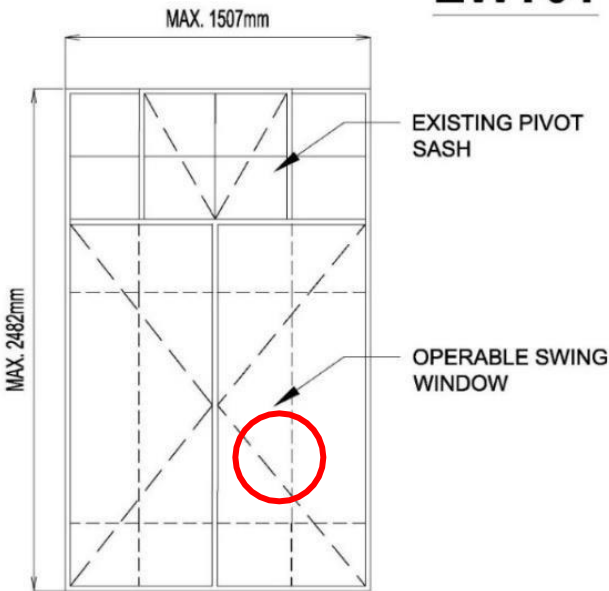
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W270

EWT01



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close tight	
	Opens			
	Does not open			
	Deformity	Deformity?		
	Level of rust	M		
	Glazing	Broken glass		
Pivot sash	Glazing putty condition		Allow 3 Lineal Meters Putty	
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing			
Fixed lights	Glazing putty condition			
	Deformity			
	Level of rust	L		
	Glazing			
Frame	Glazing putty condition			
	Deformity			
	Level of rust	L		
Are there glazing bars to be replaced	Other			
	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease External rust: L	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

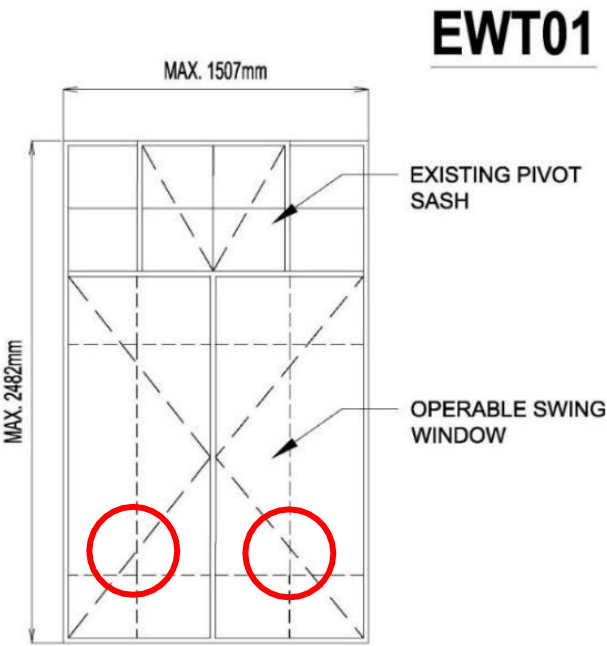
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W271



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close tight, some deformity	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing	L to M	L to M	
Glazing putty condition	Broken glass	Broken glass	Allow 2.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
Fixed lights				
	Deformity			
	Level of rust	L to M	L to M	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L to M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

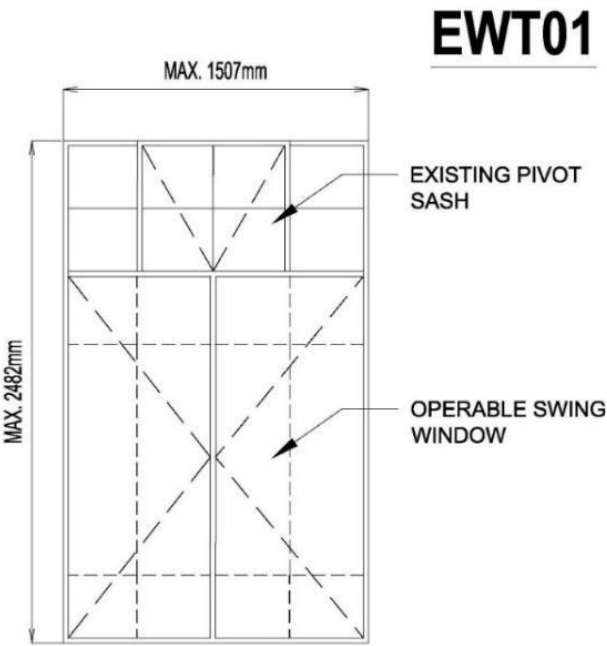
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W272



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity	Nil		
	Level of rust	L to M	L to M	
	Glazing			
	Glazing putty condition		Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L	L	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Broken - replace	
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease External rust: L
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

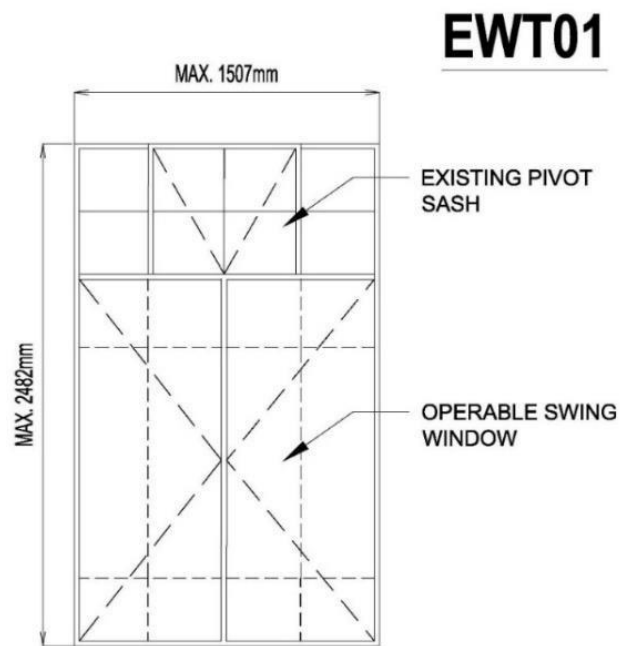
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W273



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X	Does not close tight – some deformity		
Deformity				
Level of rust	M	M		
Glazing			Clean cement off	
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	M			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity	Nil	Nil		
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	M			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Broken - replace		
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease External rust: M	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

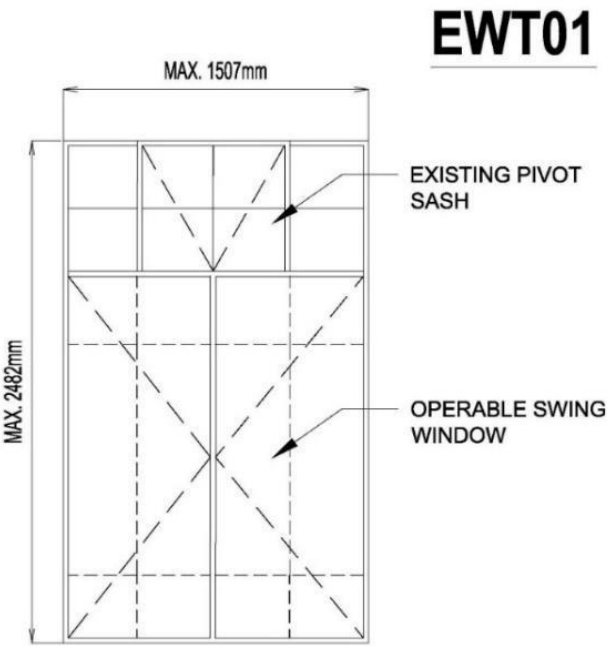
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W274

NOT ACCESSIBLE TIMBER COVER INTERNALLY



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
		Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition		Allow 3 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	M	M	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	-		
	Stay	-		
	Hinges	-	External rust: M	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

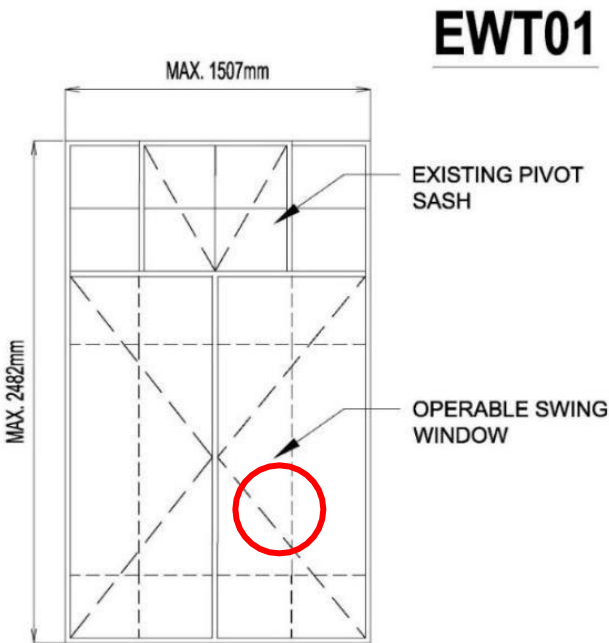
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W275



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes Does not close tight, some deformity		
Does not open				
Deformity				
Level of rust	L	L		
Glazing	Broken glass	Broken glass		
Glazing putty condition			Allow 2.5 Lineal Meters Putty	
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	L to M			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing	L to M	L to M		
Glazing putty condition				
Frame				
Deformity				
Level of rust	L to M			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease External rust: L	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

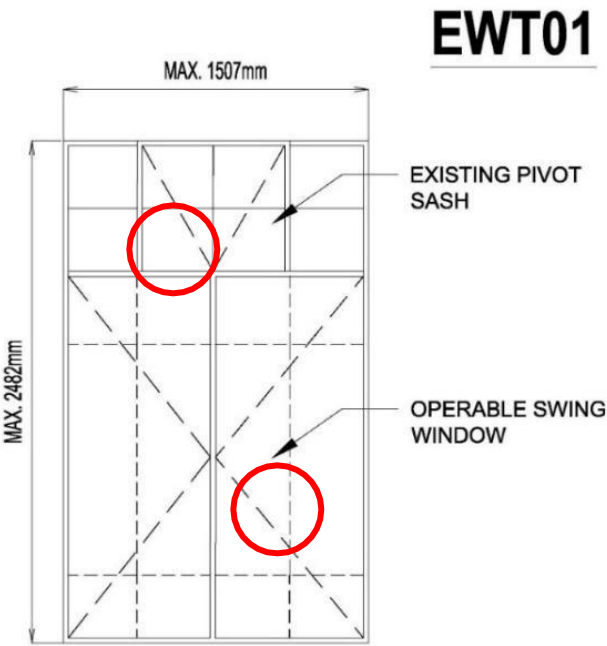
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W276



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes			
	Opens			
	Does not open	X		
	Deformity	Nil		
	Level of rust	L to M	L to M	
	Glazing	Broken glass	Broken glass	
	Glazing putty condition		Replace all putty	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	H	Pivot Sash may need to be replaced due to rust damage.	
	Glazing	Broken glass		
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity	Nil		
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	??	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

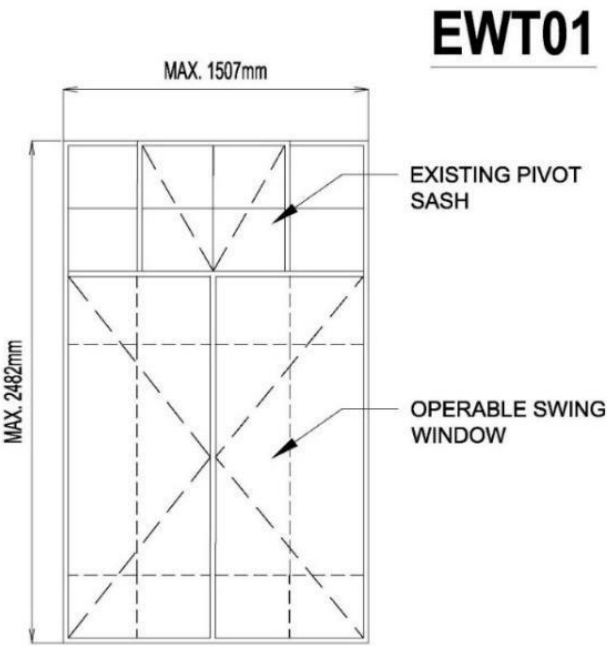
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W277



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	M	M	
	Glazing			
	Glazing putty condition		Allow 3.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing	S	S	
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S to L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S to L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

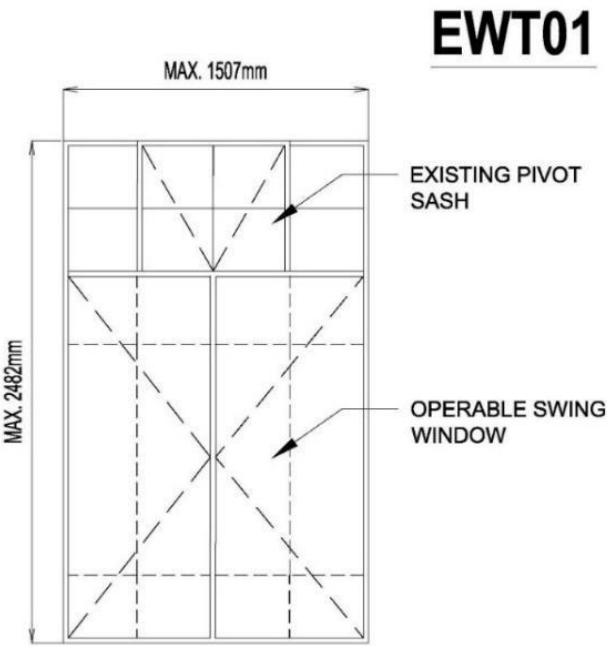
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W278



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition		Allow 1 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S to L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S to L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease External rust: S	
Sub-sill	S to L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

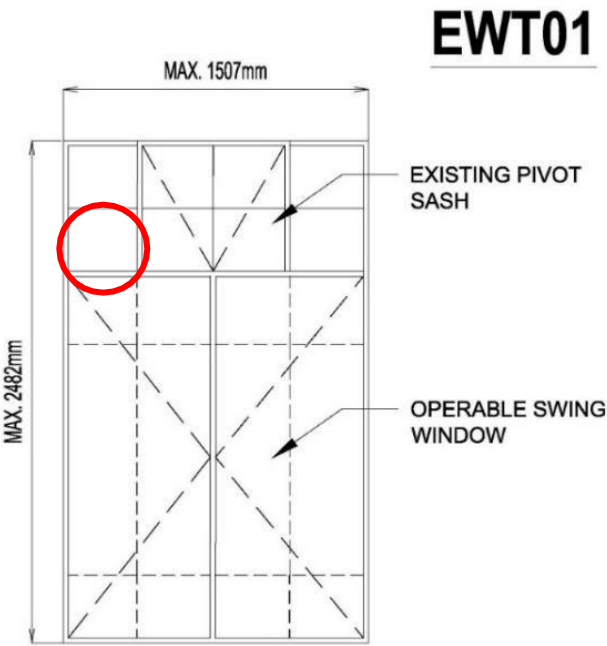
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W279



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	M	M	
	Glazing			
Glazing putty condition			Allow 3 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing	H		
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing		Broken	
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L to M		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

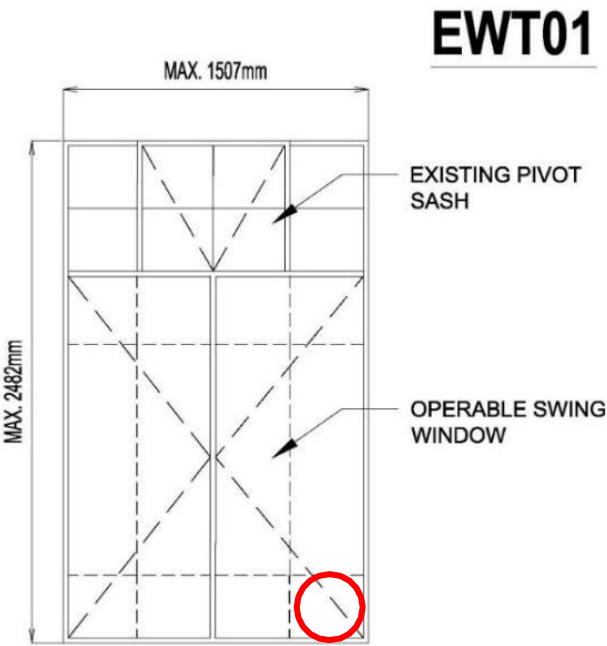
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W280



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity	Nil		
	Level of rust	L		
	Glazing	Broken Pane		
	Glazing putty condition			
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	H		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

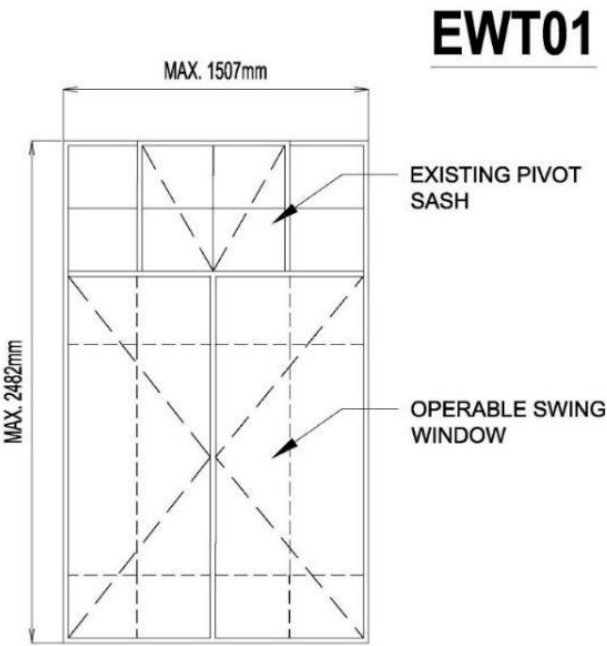
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W281



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition		Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L to M		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	L to M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L to M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

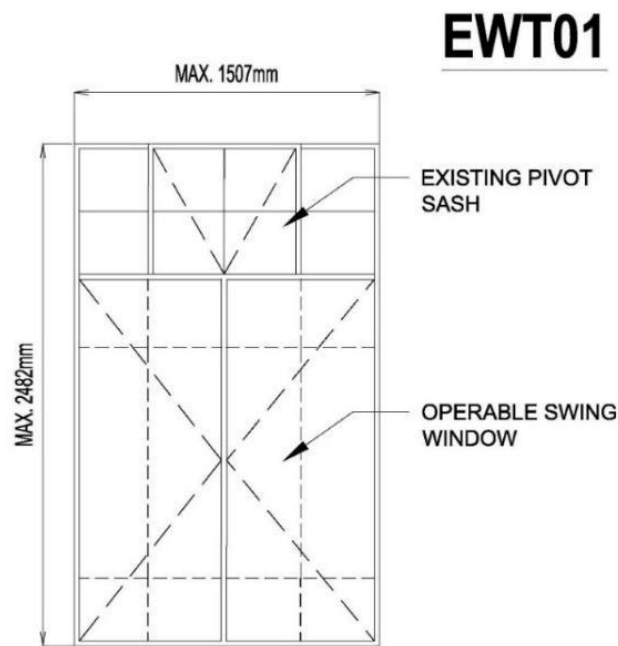
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W282



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Does not close tight			
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
Glazing putty condition			Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S to L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a	n/a	
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S to L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

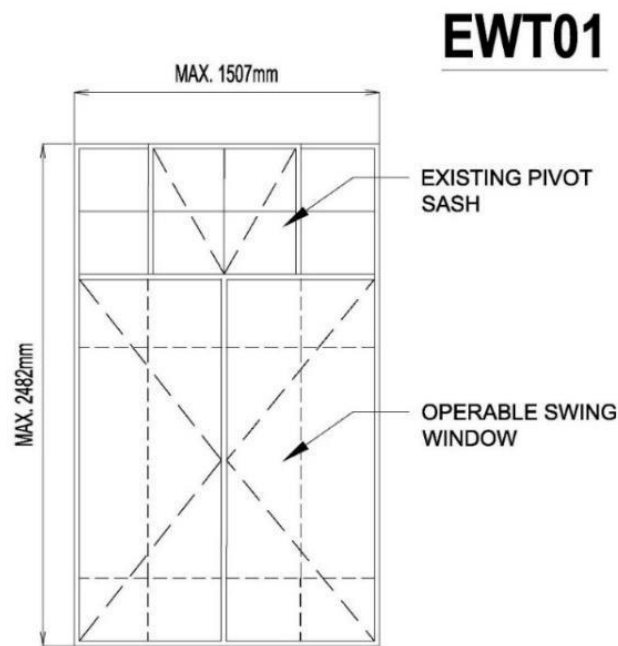
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W283



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S to L	S to L		
Glazing				
Glazing putty condition			Allow 2 Lineal Meters Putty	
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S to L			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S to L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

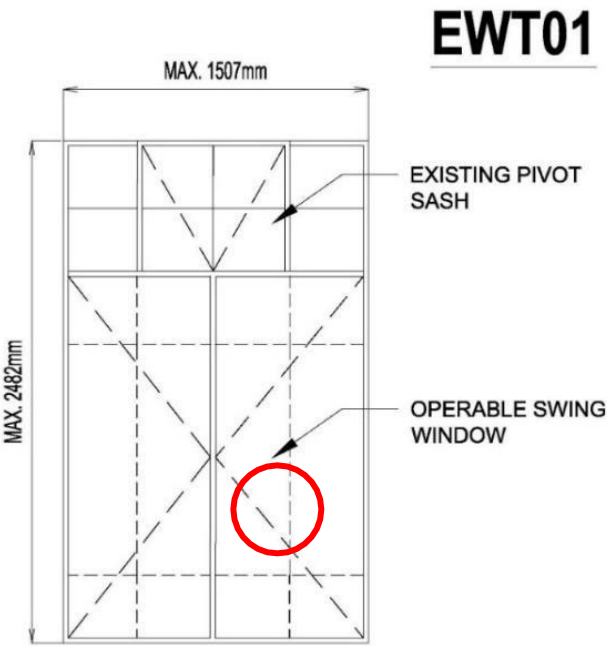
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W284



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens	Does not close tight, some deformity		
	Does not open			
	Deformity			
	Level of rust	S to L		
	Glazing	Broken glass		
	Glazing putty condition		Allow 2 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

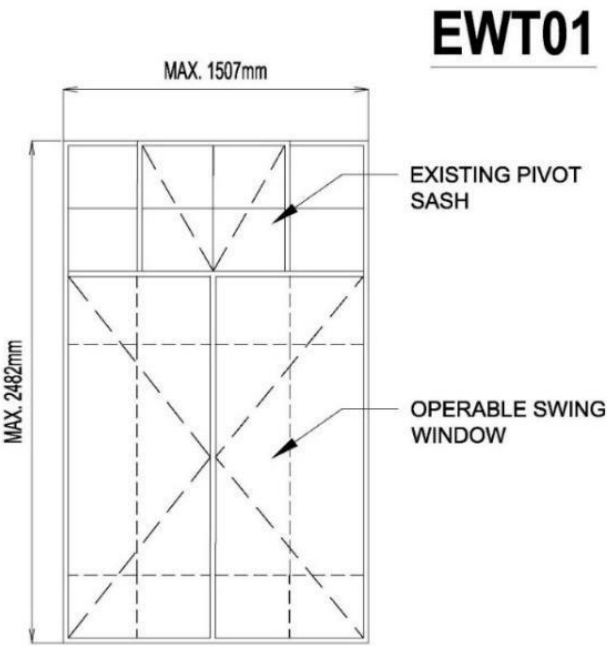
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W285



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	M	M	
	Glazing			
	Glazing putty condition		Allow 1.5 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	L		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	M	M	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Requires refixing to frame	Ease	
	Hinges	Operable	Ease	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

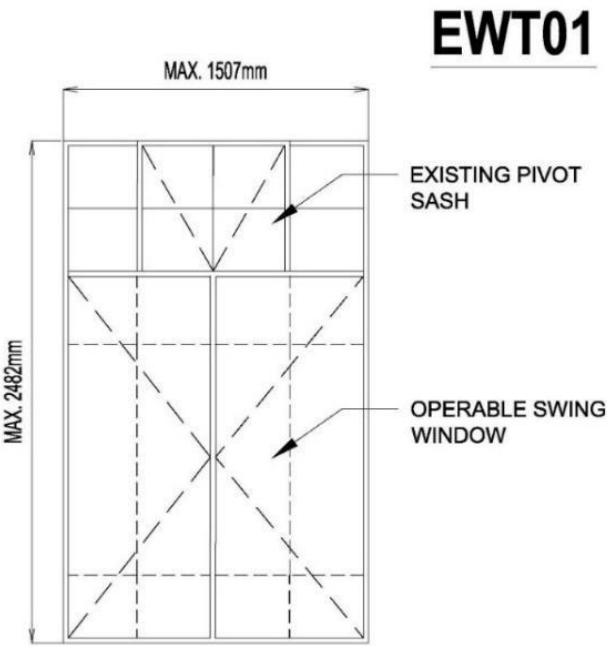
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W286



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing			
	Glazing putty condition		Allow 3 Lineal Meters Putty	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	M		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	M		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	M		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

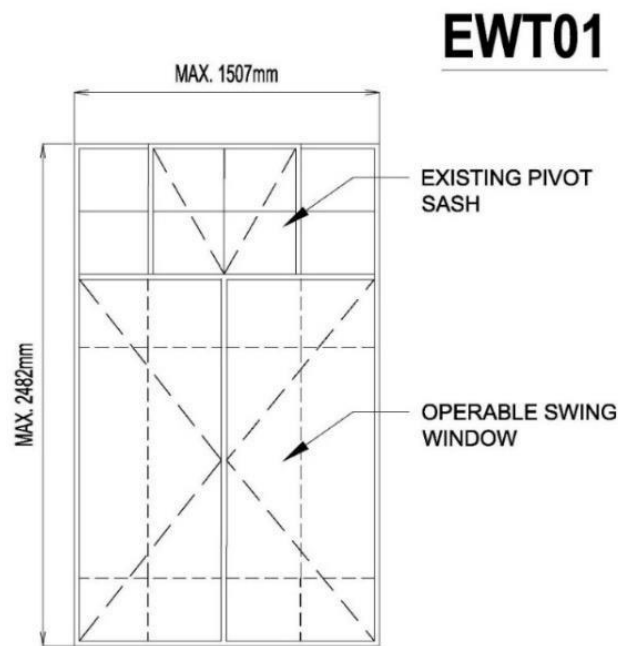
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W287



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	M	M		
Glazing				
Glazing putty condition			Allow 1.5 Lineal Meters Putty	
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	L to M			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	M	M		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	M			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable??	Operable	Ease	
Sub-sill	M			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

LEVEL 3

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

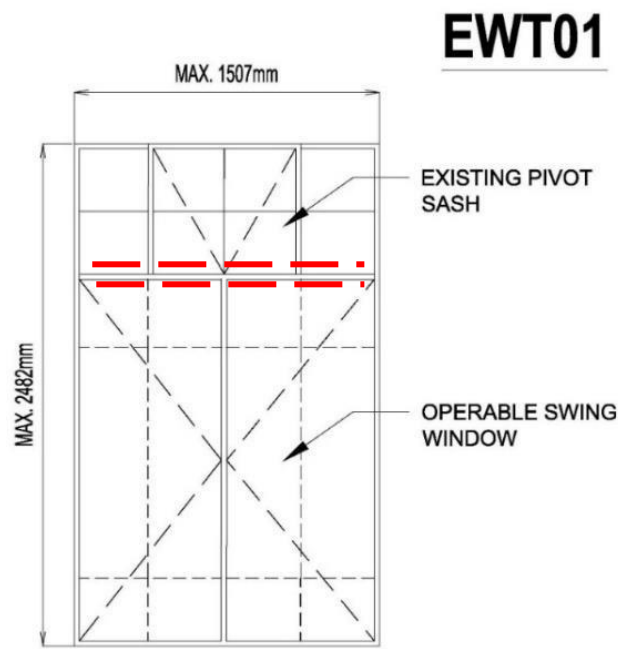
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W365



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Some	Some		
	Deformity			
	Level of rust	M/H top	M/H top	
	Glazing			
	Glazing putty condition	Allow 2.0 lin. m putty replacement	Allow 1.5 lin. m putty replacement	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	M/H bottom		
	Glazing			
	Glazing putty condition	Allow 50% replacement of glazing putty		
Fixed lights				
	Deformity			
	Level of rust	M/H bottom	M/H bottom	
	Glazing			
	Glazing putty condition	Allow 30% replacement of glazing putty	Allow 30% replacement of glazing putty	
Frame				
	Deformity	Nil		
	Level of rust	S to L		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L/m Rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

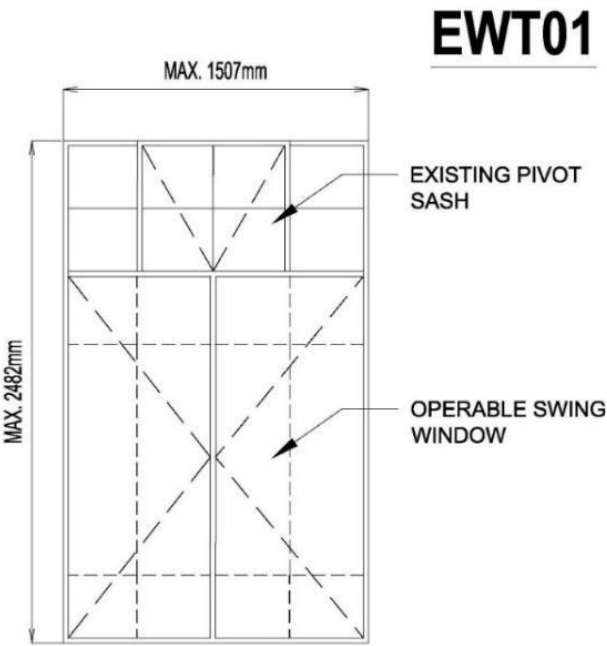
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W366



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S to M	S to M	
	Glazing			
Glazing putty condition	Allow 100% replacement of glazing putty	Allow 100% replacement of glazing putty		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S to M		
	Glazing			
Glazing putty condition	Allow 100% replacement of glazing putty			
Fixed lights				
	Deformity			
	Level of rust	L to M	L to M	
	Glazing			
	Glazing putty condition	Allow 50% replacement of glazing putty	Allow 50% replacement of glazing putty	
Frame				
	Deformity			
	Level of rust	S to L		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S to L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

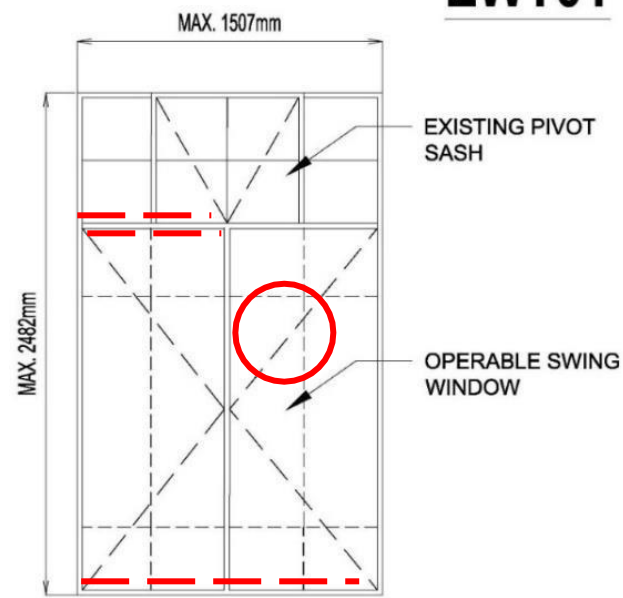
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W367

EWT01



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
	Does not close tight – deformity	Does not close tight – deformity		
Does not open				
Deformity	Yes	Yes		
Level of rust	L to M bottom	L to M bottom & top		
Glazing		Broken glass		
Glazing putty condition	Allow 1.0 lin. M. replacement	Total replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only & l/m on bottom			
Glazing				
Glazing putty condition	Allow 30% glazing putty replacement			
Fixed lights				
Deformity	Nil	Nil		
Level of rust	S only	L to M bottom		
Glazing				
Glazing putty condition	Allow 30% glazing putty replacement	Allow 30% glazing putty replacement		
Frame				
Deformity	Nil			
Level of rust	L only			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S to L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

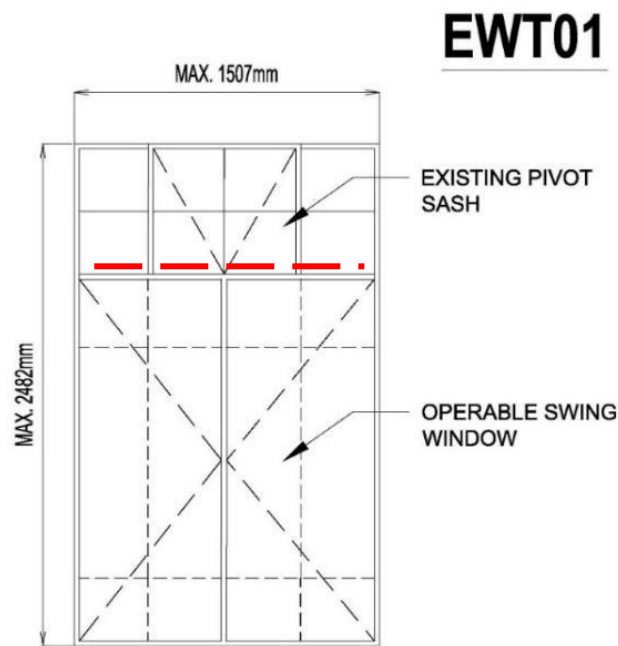
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W368



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	Screwed shut	Screwed shut		
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 2 lin. M. replacement	Allow 2 lin. M. replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity	Minor deformity in sash frame			
Level of rust	M to H on bottom			
Glazing				
Glazing putty condition	Allow 1 lin. M. replacement			
Fixed lights				
Deformity				
Level of rust	S and M to H on bottom			
Glazing				
Glazing putty condition	Allow 1 lin. M. replacement			
Frame				
Deformity	Nil			
Level of rust	S to L only			
Other	L to M rust on louvres			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	S to L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

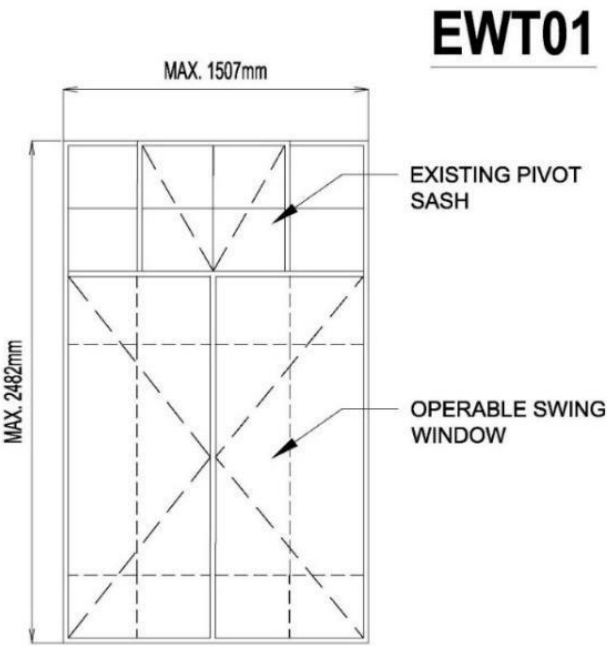
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W369



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	Screwed shut	Screwed shut		
Deformity				
Level of rust	100% M to H rust	100% M to H rust		
Glazing				
Glazing putty condition	Total replacement	Total replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	100% M to H rust			
Glazing				
Glazing putty condition	Total replacement			
Fixed lights				
Deformity				
Level of rust	100% M to H rust			
Glazing				
Glazing putty condition	Total replacement			
Frame				
Deformity				
Level of rust	100% M to H rust			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	100% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

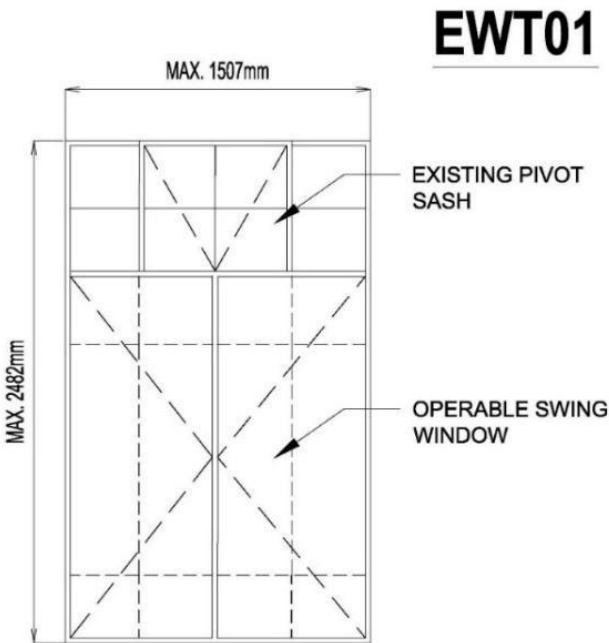
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W370



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	Screwed shut	Screwed shut		
Deformity				
Level of rust	50% M to H rust	50% M to H rust		
Glazing				
Glazing putty condition	Total replacement	Total replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	50% M to H rust			
Glazing				
Glazing putty condition	Total replacement			
Fixed lights				
Deformity				
Level of rust	50% M to H rust			
Glazing				
Glazing putty condition	Total replacement			
Frame				
Deformity				
Level of rust	50% M to H rust			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	50% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

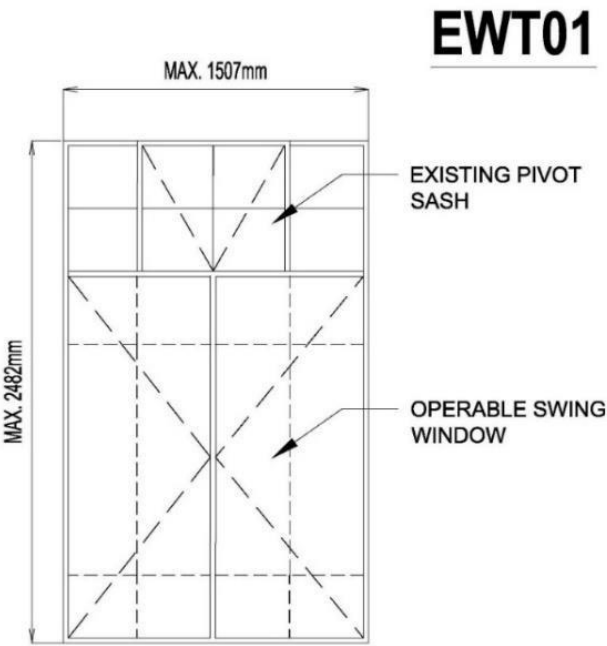
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W371



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	Screwed shut	Screwed shut		
Deformity				
Level of rust	50% M to H rust	50% M to H rust		
Glazing				
Glazing putty condition	Total replacement	Total replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	50% M to H rust			
Glazing				
Glazing putty condition	Total replacement			
Fixed lights				
Deformity				
Level of rust	50% M to H rust			
Glazing				
Glazing putty condition	Total replacement			
Frame				
Deformity				
Level of rust	50% M to H rust			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Missing –replace to match	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	50% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

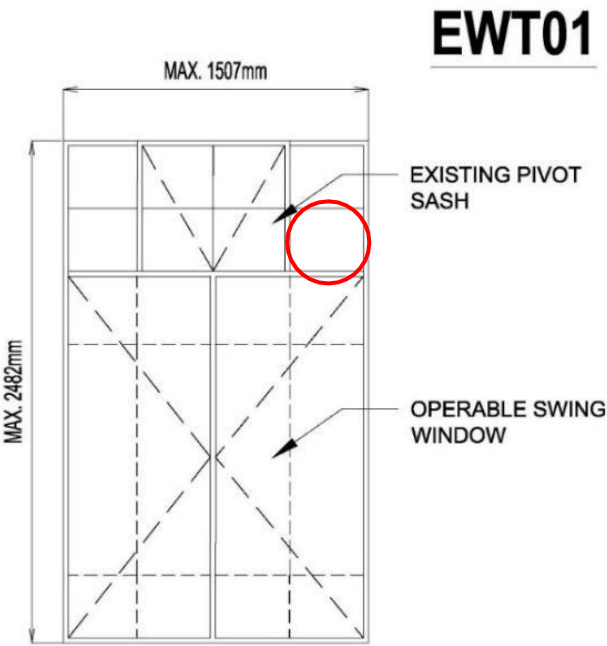
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W372



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	Does not open	Does not open	Both sashes deformed	
Deformity	Yes	Yes		
Level of rust	70% M to H rust	70% M to H rust		
Glazing				
Glazing putty condition	Total replacement	Total replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	70% M to H rust			
Glazing				
Glazing putty condition	Total replacement			
Fixed lights				
Deformity				
Level of rust	70% M to H rust			
Glazing				
Glazing putty condition	Broken glass			
	Total replacement			
Frame				
Deformity				
Level of rust	70% M to H rust			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Missing –replace	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	100% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

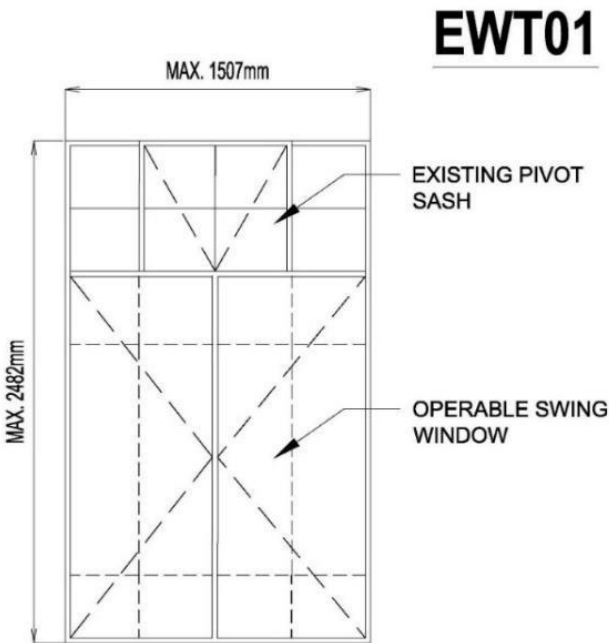
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

WINDOW OBSCURED BY PLYWOOD

LEVEL: 3

WINDOW NUMBER: W373



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X		
Deformity				
Level of rust	70% M to H rust	70% M to H rust		
Glazing				
Glazing putty condition	Total replacement	Total replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	70% M to H rust			
Glazing				
Glazing putty condition	Total replacement			
Fixed lights				
Deformity				
Level of rust	70% M to H rust			
Glazing				
Glazing putty condition	Total replacement			
Frame				
Deformity				
Level of rust	100% M to H rust			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	??	??	Ease	
Stay	??	??	Ease	
Hinges	??	??	Ease	
Sub-sill	100% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

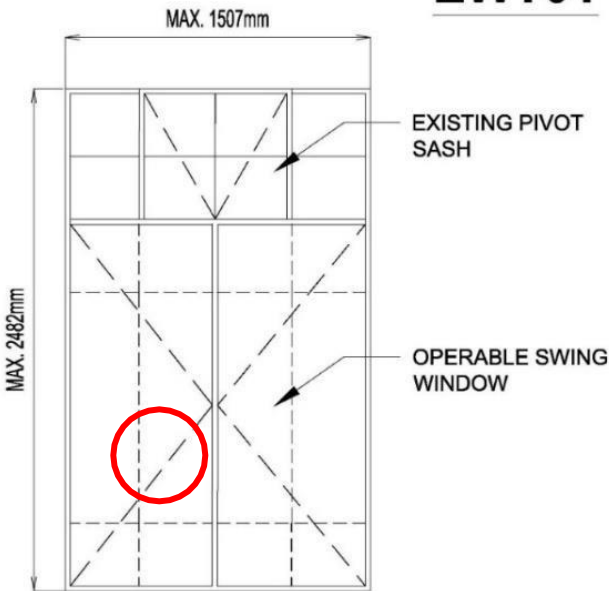
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W374

EWT01



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not close tight				
Does not open				
Deformity	??			
Level of rust	30% M to H rust	30% M to H rust		
Glazing	Glass broken			
Glazing putty condition	50 % replacement	50 % replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	30% M to H rust			
Glazing				
Glazing putty condition	50% replacement			
Fixed lights				
Deformity				
Level of rust	30% M to H rust			
Glazing				
Glazing putty condition	50% replacement			
Frame				
Deformity				
Level of rust	30% M to H rust			
Other	L to M rust to louvres			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	30% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

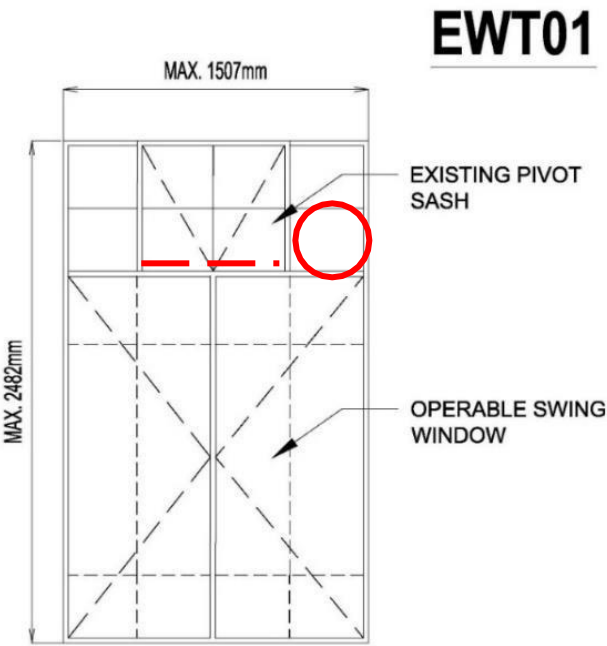
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W375



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
	Does not close tight	Does not close tight		
Does not open				
Deformity				
	??	??		
Level of rust				
	S only	S only		
Glazing				
Glazing putty condition				
	50 % replacement	50 % replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	L to M rust bottom			
Glazing				
Glazing putty condition	50% replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Broken glass			
	50% replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L to M rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable but loose	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

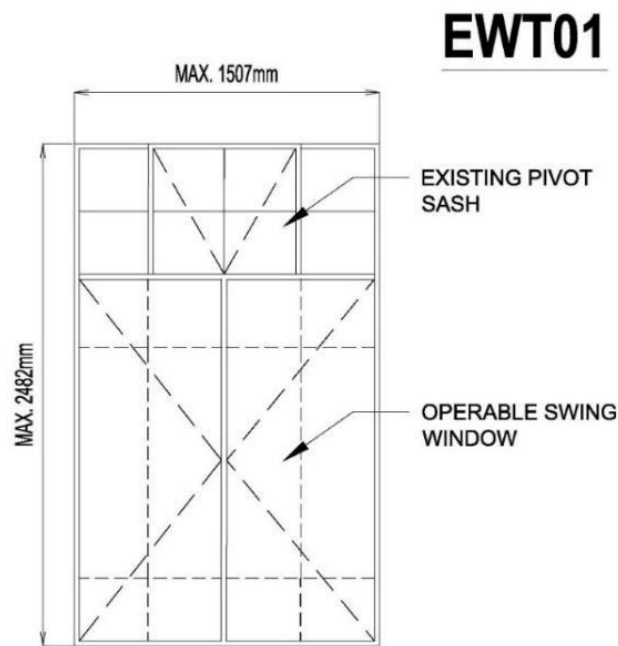
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W376



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes. But does not close tight		
Does not open				
Deformity		??		
Level of rust	S only	S only		
Glazing				
Glazing putty condition	50 % replacement	50 % replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	50% replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	50% replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L to M rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

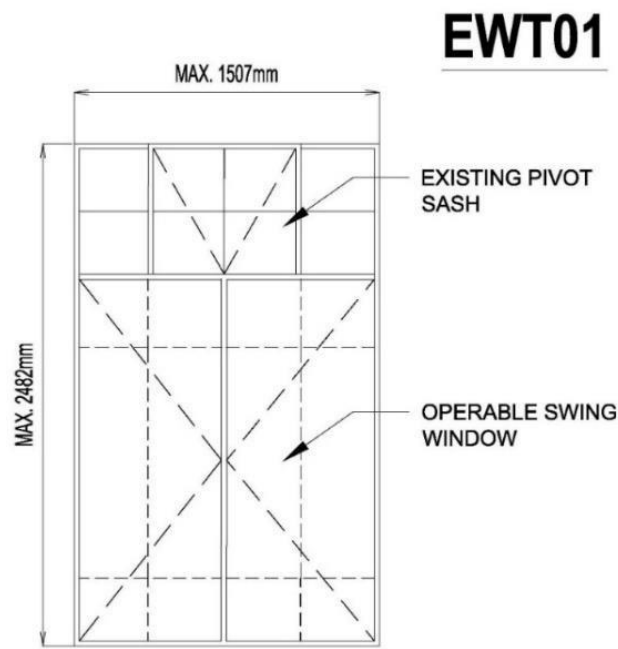
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W377



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	0.75m replacement	0.75m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.3m replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.5m replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L to M rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

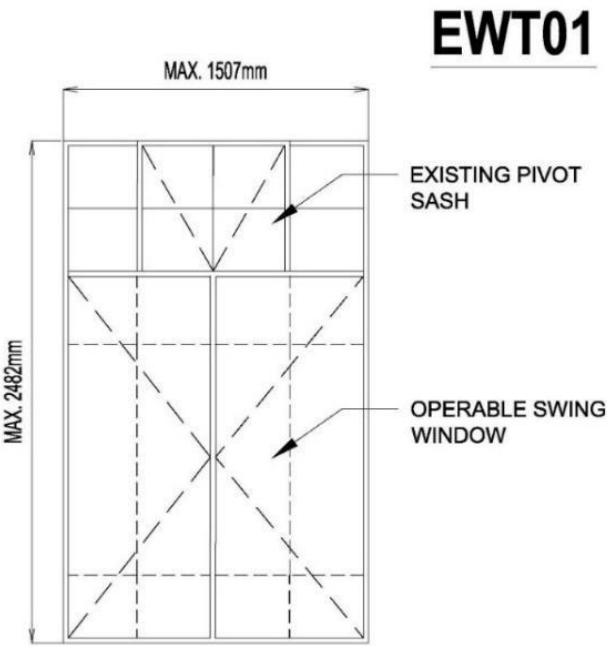
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W378



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes. But does not close tight	Yes		
Does not open				
Deformity	???			
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
	0.5m replacement	0.5m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.3m replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.3m replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P especially frame			

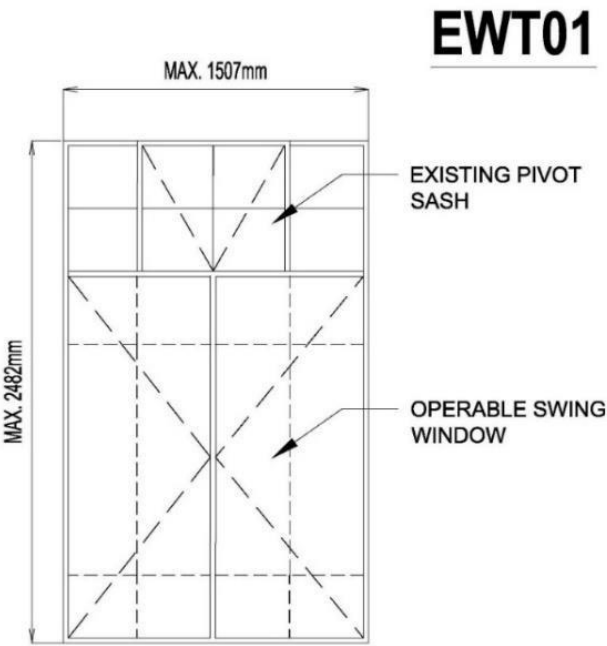
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W379



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	0.5m replacement	0.5m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.3m replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.3m replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

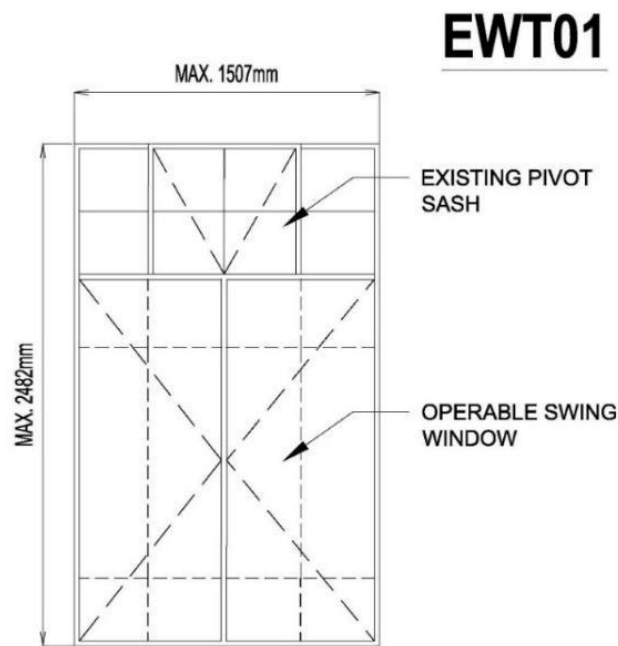
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W380



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	0.5m replacement	0.5m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.3m replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.3m replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

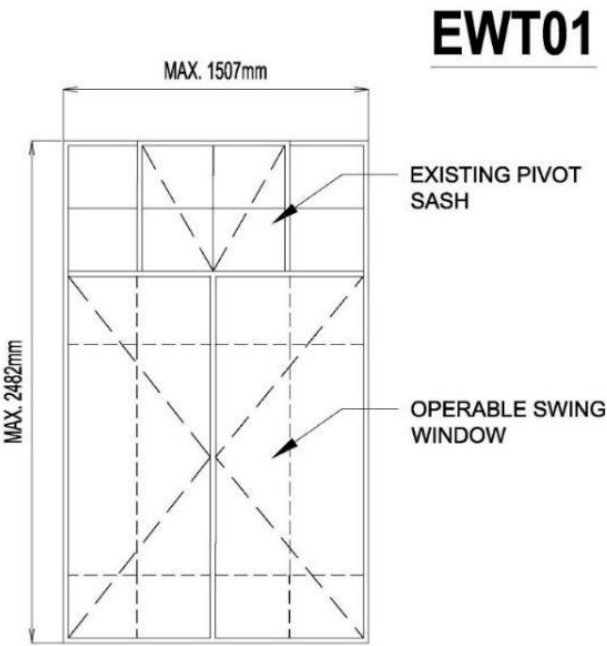
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W381



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	0.3m replacement	0.3m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.2m replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.2m replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

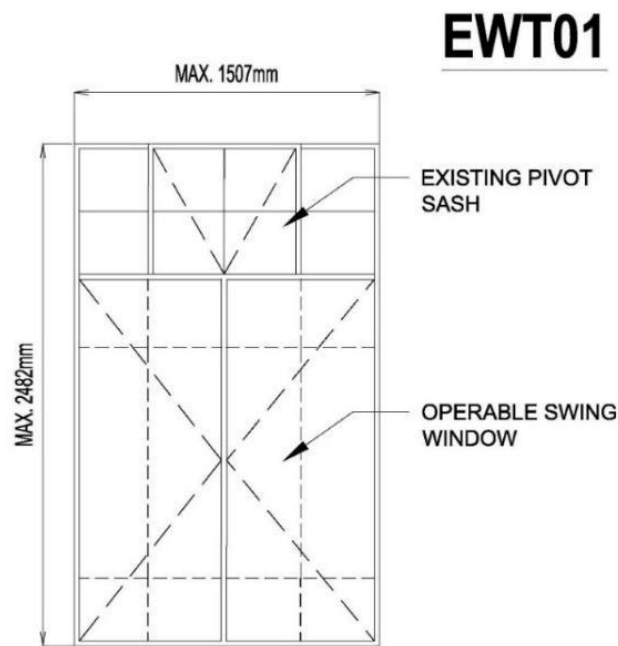
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W382



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	0.3m replacement	0.3m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.2m replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.2m replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

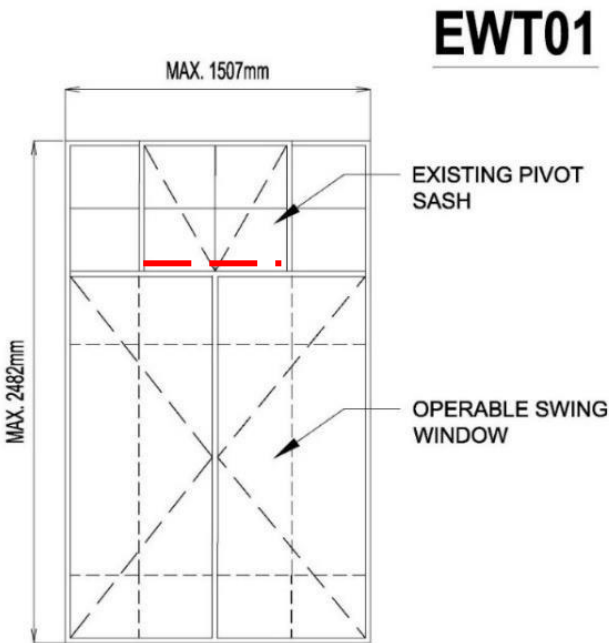
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W383



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes, but does not close tight	Yes		
Does not open				
Deformity	??			
Level of rust	S only	S only		
Glazing				
Glazing putty condition	0.75m replacement	0.75m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	L to M rust bottom			
Glazing				
Glazing putty condition	0.5m replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.5m replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L to M rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Adjusting screw missing	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

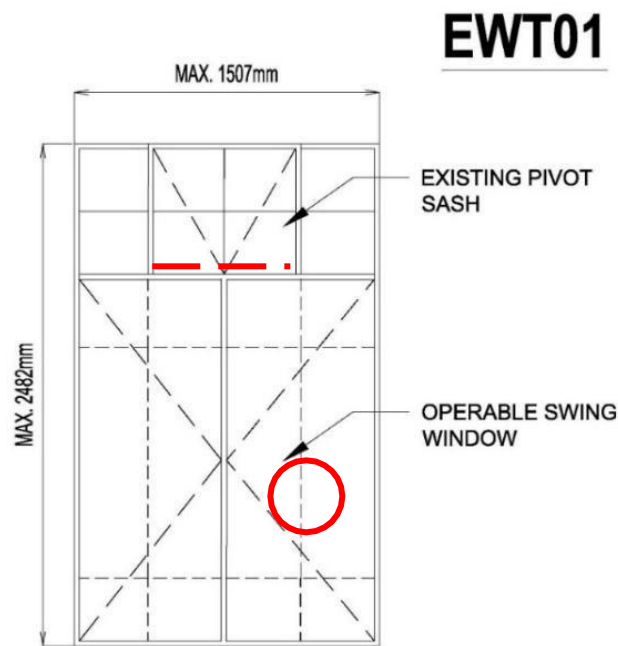
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W384



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X		
Deformity	??	??		
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Broken glass			
	0.75m replacement	0.75m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	L to M rust bottom			
Glazing				
Glazing putty condition	0.5m replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.5m replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L to M rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

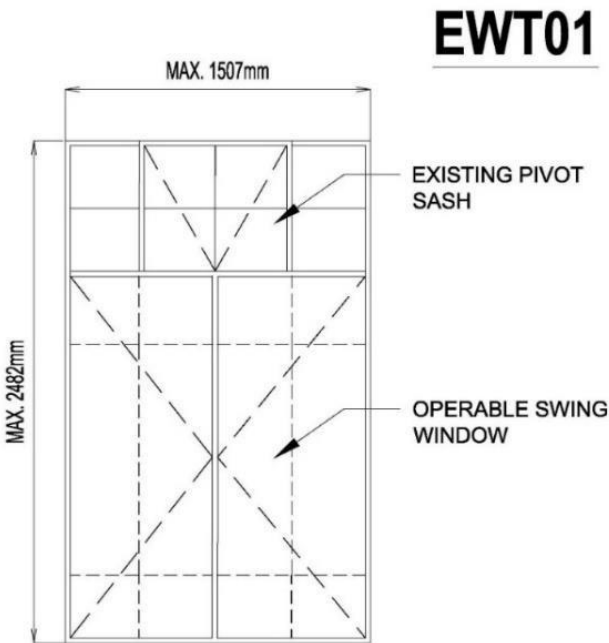
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W385



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes, but does not close tight	Yes		
Does not open				
Deformity	??			
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
	1.5m replacement	1.5m replacement		
Pivot sash				
Opens	Yes		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.5m replacement			
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	0.5m replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L to M rust to louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Needs refixing to sash	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

LEVEL 4

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

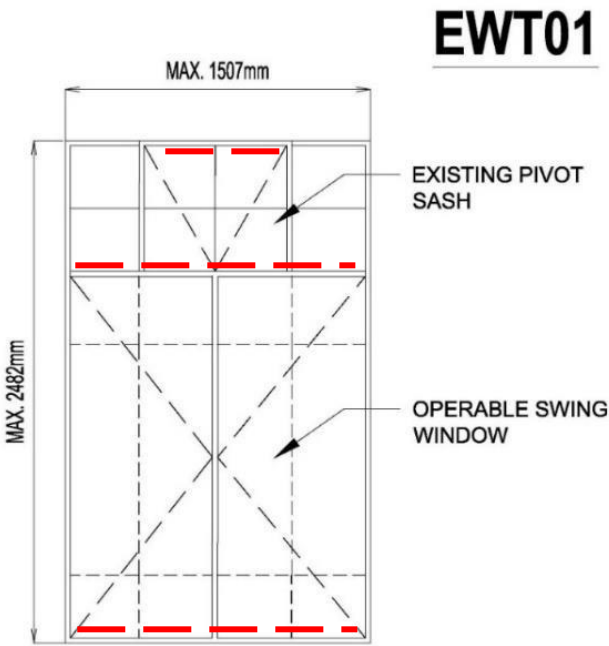
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W464



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Likely due to rust at sill level	
Deformity	Some deformity	Some deformity		
Level of rust	M rust bottom	M rust bottom		
Glazing				
Glazing putty condition	Allow 2.0 lin. m. replacement	Allow 1.0 lin. m. replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity	Some			
Level of rust	M to H on bottom and top			
Glazing				
Glazing putty condition	Allow 100% replacement of glazing putty			
Fixed lights				
Deformity	Some	Some		
Level of rust	M to H on bottom	M to H on bottom		
Glazing				
Glazing putty condition	Allow 0.5 lin. m. replacement	Allow 0.5 lin. m. replacement		
Frame				
Deformity				
Level of rust	S only			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	L to M rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

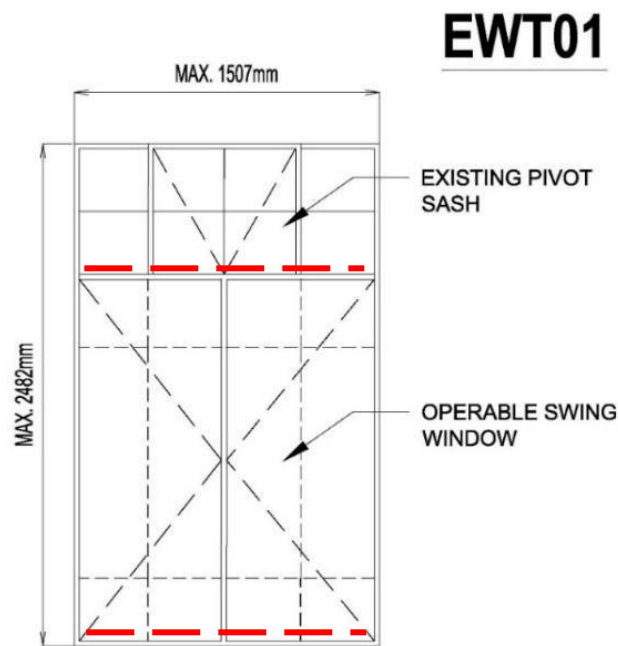
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W465



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Likely due to rust at sill level	
Deformity	Some deformity	Some deformity		
Level of rust	M rust bottom	M rust bottom		
Glazing				
Glazing putty condition	Allow 30% replacement	Allow 30% replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity	Some			
Level of rust	M to H on bottom			
Glazing				
Glazing putty condition	Allow 75% replacement of glazing putty			
Fixed lights				
Deformity	Some	Some		
Level of rust	M to H on bottom	M to H on bottom		
Glazing				
Glazing putty condition	Allow 0.5 lin. m. replacement	Allow 0.5 lin. m. replacement		
Frame				
Deformity				
Level of rust	S only			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	L to M rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

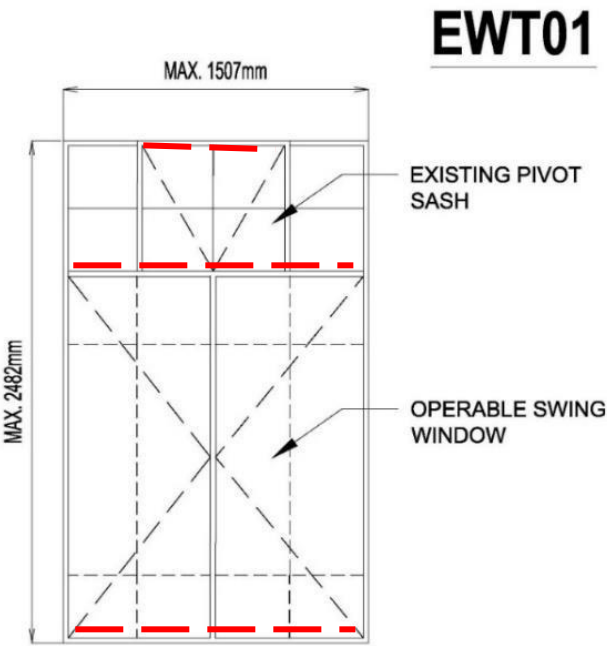
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W466



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Likely due to rust at sill level	
Deformity	Some deformity	Some deformity		
Level of rust	M to H rust bottom	M to H rust bottom		
Glazing				
Glazing putty condition	Allow 50% replacement	Allow 50% replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity	Some			
Level of rust	M to H on bottom and top			
Glazing				
Glazing putty condition	Allow 1.0 lin. m replacement of glazing putty			
Fixed lights				
Deformity	Some	Some		
Level of rust	M to H on bottom	M to H on bottom		
Glazing				
Glazing putty condition	Allow 0.5 lin. m. replacement	Allow 0.5 lin. m. replacement		
Frame				
Deformity	Nil			
Level of rust	S only			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	M rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

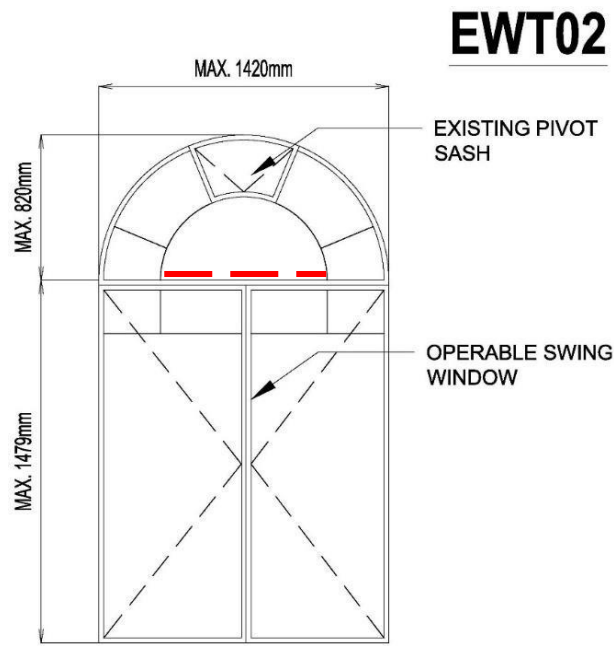
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W467



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
		Yes		
	Opens			
	Does not open	X		
	Deformity	??		
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m. replacement	Allow 0.5 lin. m. replacement	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity	-----		
	Level of rust	L to M on centre bottom		
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m. replacement		
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Part missing -replace	Ease	
	Hinges	??	Ease	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

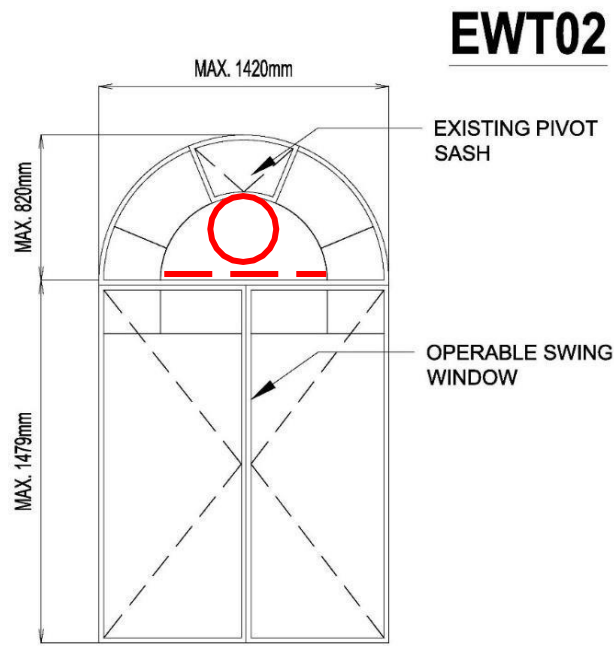
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W468



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m. replacement	Allow 0.5 lin. m. replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Fixed lights				
	Deformity	Nil		
	Level of rust	L to M on centre bottom		
	Glazing	Broken glass		
	Glazing putty condition	Allow 0.5 lin. m. replacement		
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

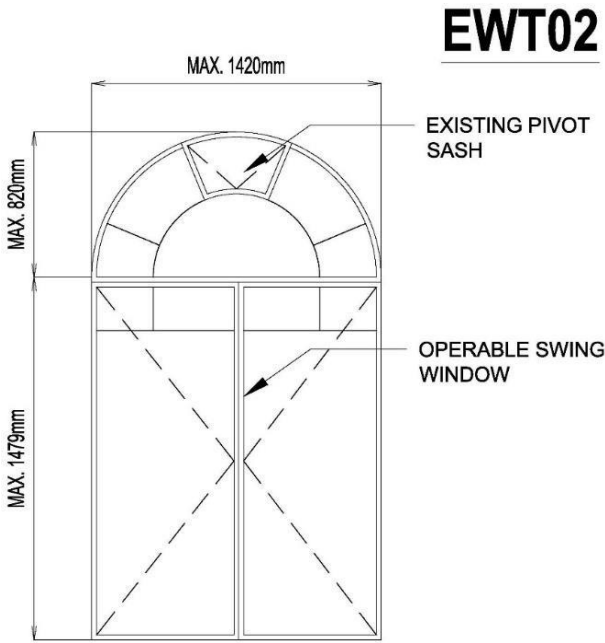
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W469



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
Glazing putty condition	Allow 0.5 lin. m. replacement	Allow 0.5 lin. m. replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m. replacement		
Frame				
	Deformity	Nil		
	Level of rust			
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

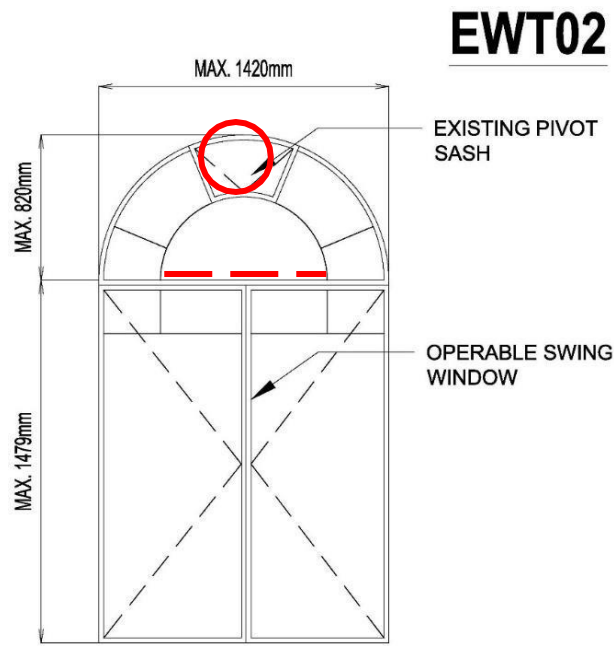
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W470



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
		Yes		
	Opens			
	Does not open	X		
	Deformity	??		
	Level of rust			
	Glazing	S only	S only	
	Glazing putty condition	Allow 0.5 lin. m. replacement	Allow 0.5 lin. m. replacement	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken glass		
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	L to M on centre bottom		
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m. replacement		
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

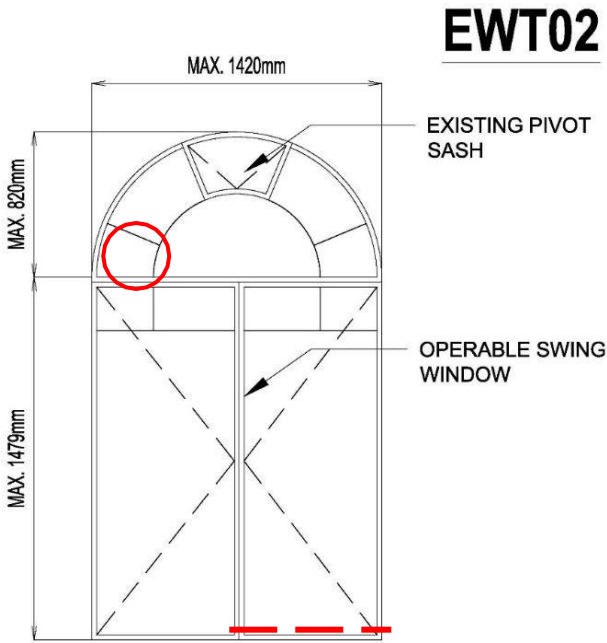
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W471



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
		Yes		
	Opens			
	Does not open	X		
	Deformity			
	Level of rust	??		
	Glazing	 L to M on bottom	S only	
	Glazing putty condition	Allow 0.75 lin. m. replacement	broken glass	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
	Fixed lights			
Deformity				
Level of rust		S only		
Glazing				
Glazing putty condition		Allow 0.5 lin. m. replacement		
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	??	Operable	Ease
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

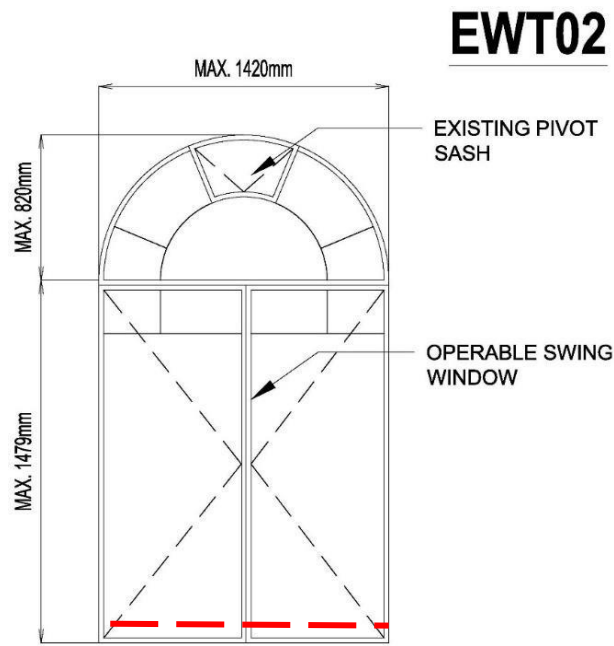
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W472



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Probably because of rust	
Deformity	??	??		
Level of rust	 L to M on bottom	 L to M on bottom		
Glazing				
Glazing putty condition	Allow 0.5 lin. m. replacement	Allow 0.5 lin. m. replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.5 lin. m. replacement			
Frame				
Deformity				
Level of rust	S only			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	L			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

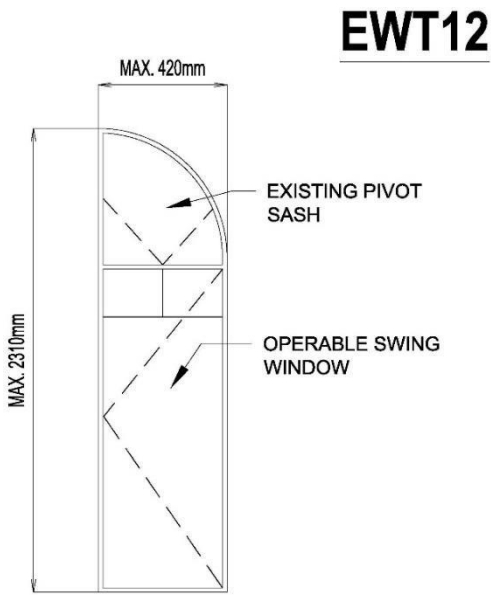
EAST ELEVATION

WINDOW TYPE: EWT12

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W473



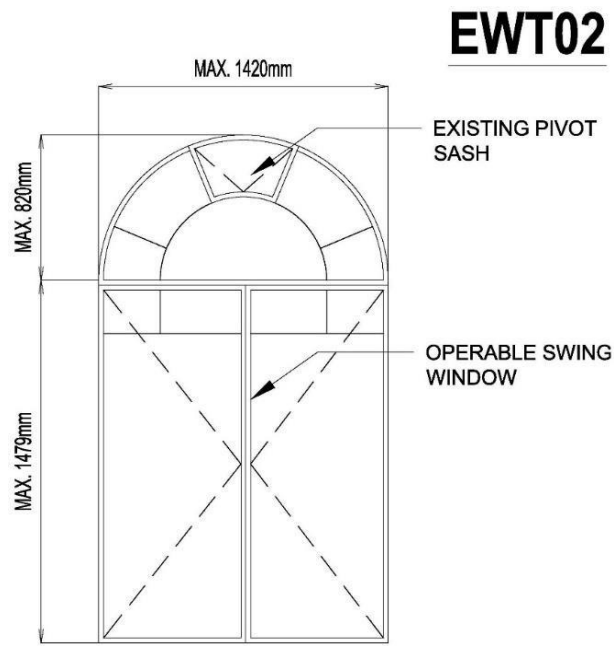
Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens			FIXED GLAZING NOT MEANT TO BE OPERABLE	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener				
Stay				
Hinges				
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

WINDOW TYPE: EWT02

LEVEL: 4

WINDOW NUMBER: W474



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 1 lin. m. replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing	S only			
Glazing putty condition	Allow 1 lin. m. replacement			
Frame				
Deformity	Nil			
Level of rust	S only			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

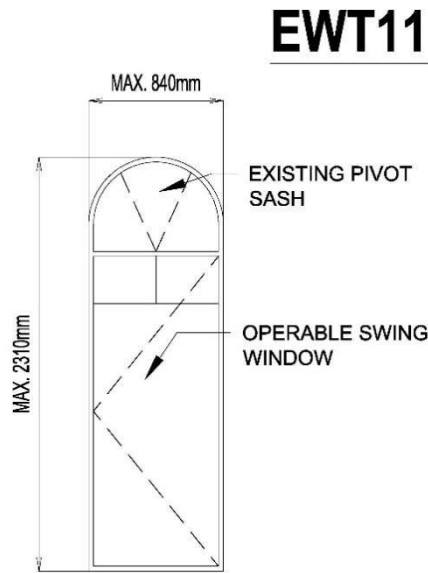
EAST ELEVATION

WINDOW TYPE: EWT11

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W475



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens			FIXED GLAZING NOT MEANT TO BE OPERABLE	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener				
Stay				
Hinges				
Plaster reveals	Cement render			
Paint sashes and frames	F			

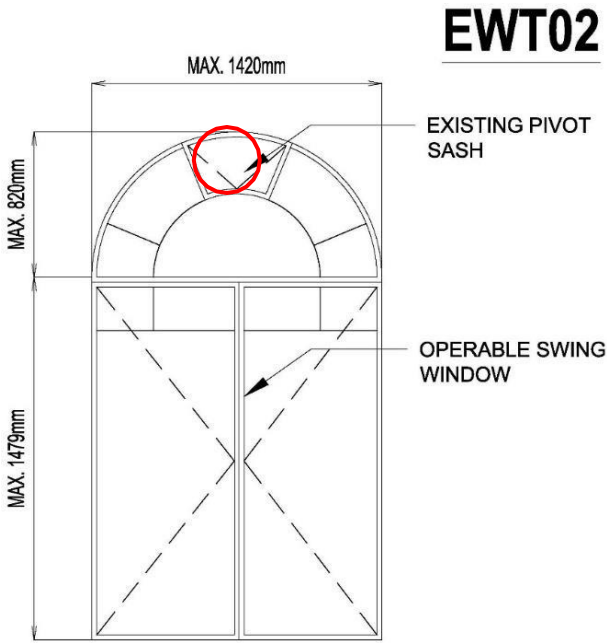
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W476



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 1 lin. m. replacement	Allow 1 lin. m. replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	broken glass		
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 1 lin. m. replacement		
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

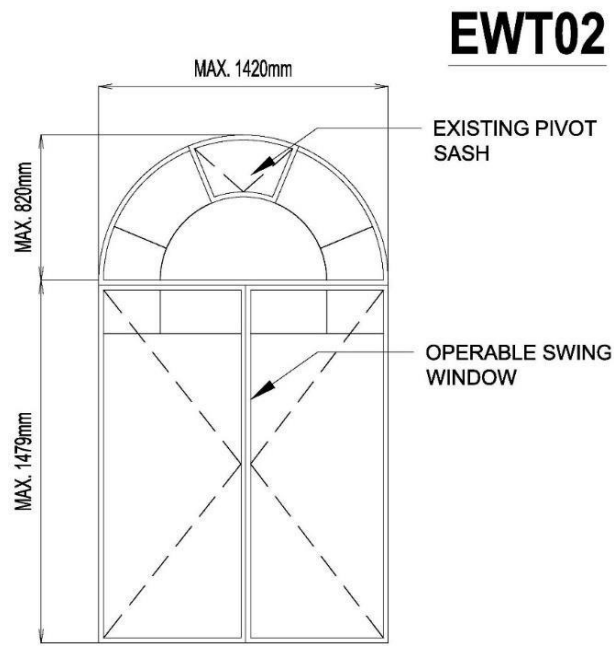
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W477



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.75 lin. m. replacement	Allow 0.75 lin. m. replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing	S only			
Glazing putty condition	Allow 0.5 lin. m. replacement			
Frame				
Deformity				
Level of rust	S only			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

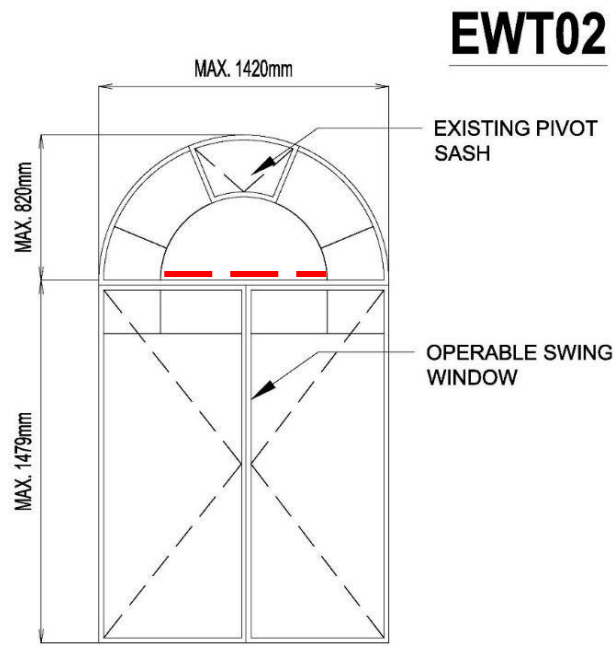
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W478



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens	Yes	Yes	
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m. replacement	Allow 0.5 lin. m. replacement	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity	-----		
	Level of rust	L to M on centre bottom		
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m. replacement		
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

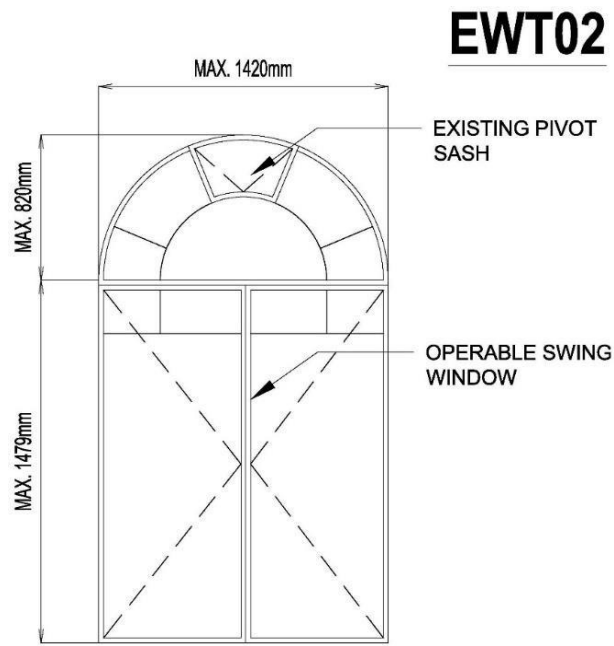
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W479



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0 1.2 lin. m. replacement	Allow 1.2 lin. m. replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity	Nil		
	Level of rust			
	Glazing	S only		
	Glazing putty condition	Allow 0.5 lin. m. replacement		
Frame				
	Deformity	Nil		
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

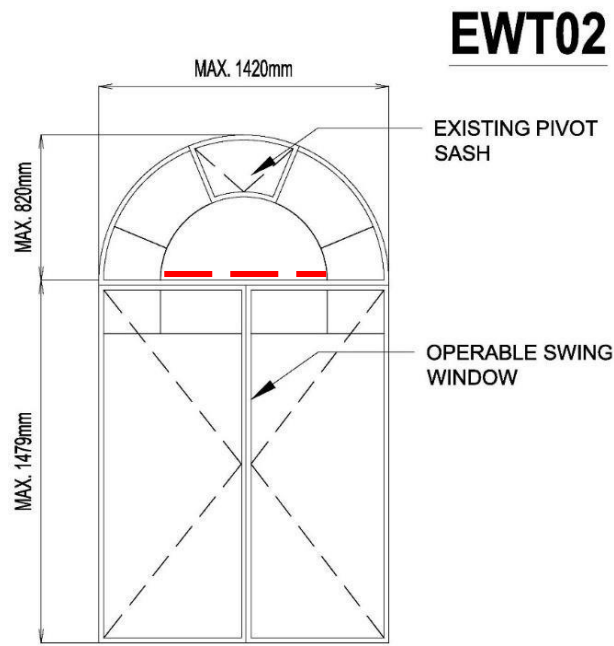
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W480



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X		
Deformity	??	??		
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 1.2 lin. m. replacement	Allow 1.2 lin. m. replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity	-----			
Level of rust	L to M on centre bottom			
Glazing				
Glazing putty condition	Allow 0.5 lin. m. replacement			
Frame				
Deformity				
Level of rust	S only			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	??	??	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

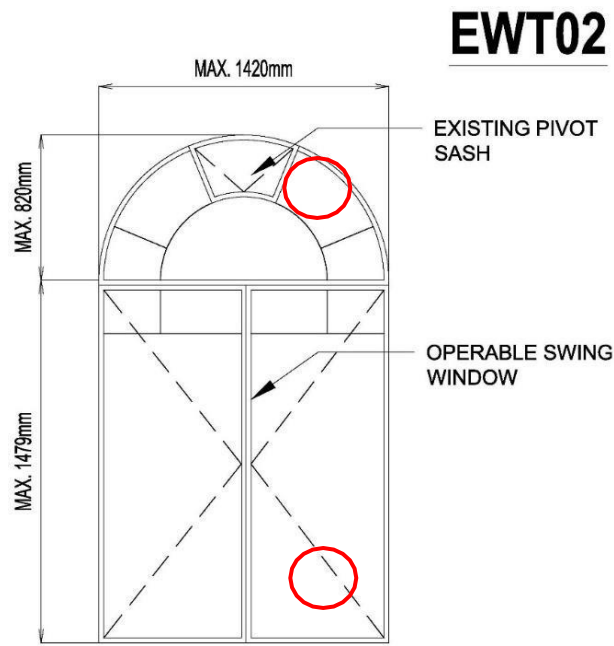
EAST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W481



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken glass		
	Glazing putty condition	Allow 1 lin. m. replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only		
	Glazing	broken glass		
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

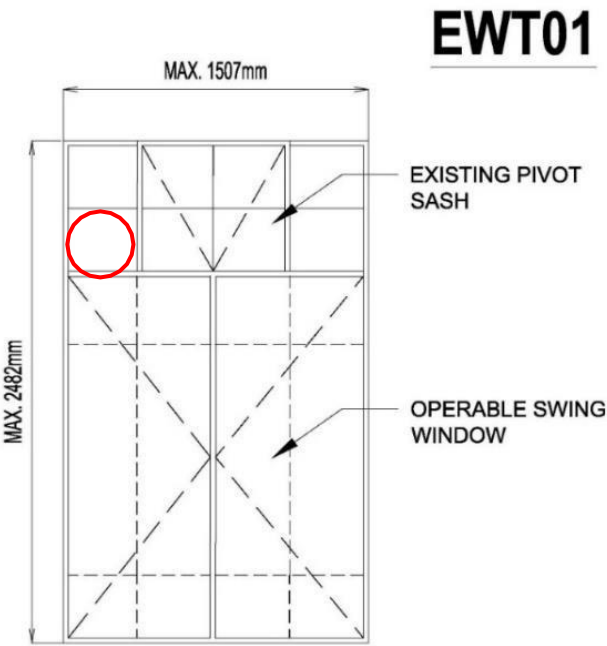
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W482



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	broken glass		
Pivot sash	Glazing putty condition	Allow 2 lin. m. replacement		
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Fixed lights	Glazing putty condition	Allow 1 lin. m. replacement		
	Deformity			
	Level of rust	S only		
	Glazing			
Frame	Glazing putty condition	Allow 1 lin. m. replacement		
	Deformity			
	Level of rust	S only		
Are there glazing bars to be replaced	Other	L to M rust on louvres		
Hardware	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

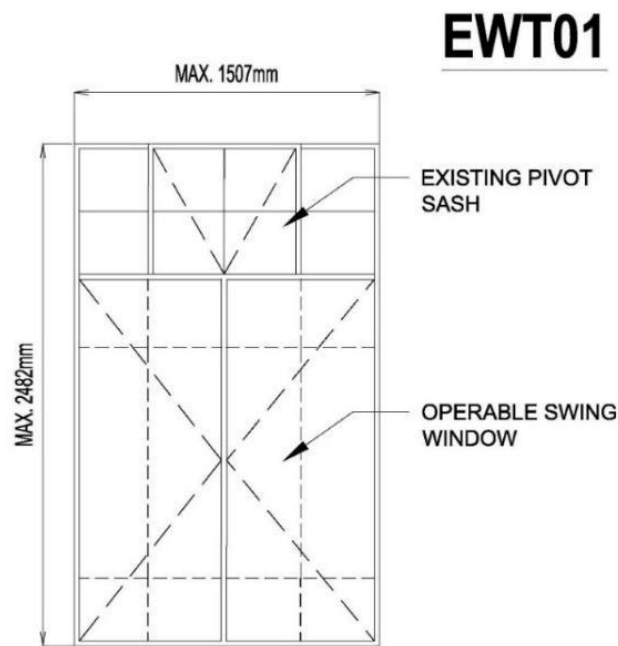
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W483



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes, but does not close tight		
	Opens			
	Does not open			
	Deformity	??		
	Level of rust	S only		
	Glazing			
Pivot sash	Glazing putty condition	Allow 0.75 lin. m. replacement	Allow 0.75 lin. m. replacement	
	Yes		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
Fixed lights	Glazing	Allow 0.5 lin. m. replacement		
	Glazing putty condition			
	Deformity			
	Level of rust	S only		
Frame	Glazing			
	Glazing putty condition	Allow 0.5 lin. m. replacement		
	Deformity			
	Level of rust	S only		
Are there glazing bars to be replaced	Other	L to M rust on louvres		
	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

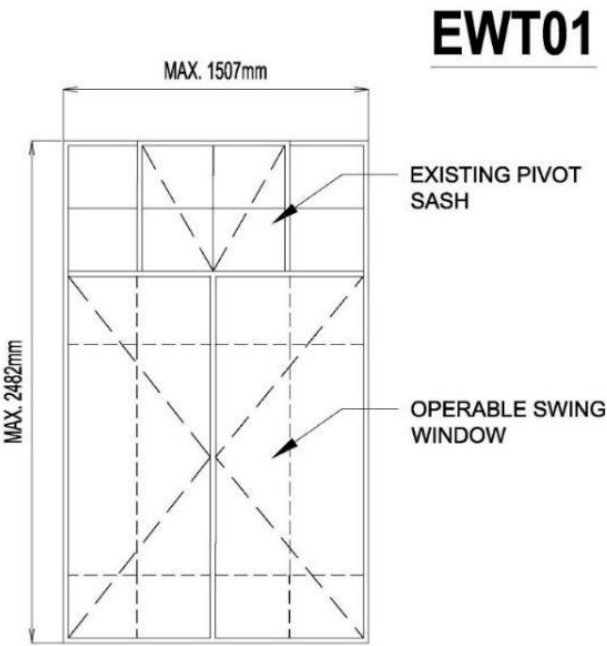
EAST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W484



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.75 lin. m. replacement	Allow 0.75 lin. m. replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Allow 0.5 lin. m. replacement		
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m. replacement		
Frame				
	Deformity			
	Level of rust	S only		
Other				
	L to M rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill				
	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

EAST ELEVATION

LEVEL 5

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

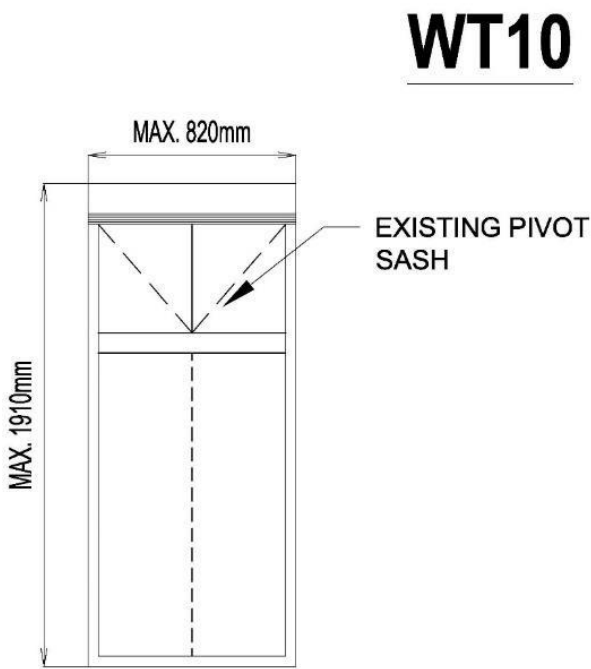
EAST ELEVATION

WINDOW TYPE: WT10

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W553



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
			This is a replaced window with mesh reinforced windows (fixed shut) no fasteners.	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Pivot sash				
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust			
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener		N/A	
	Lower fastener			
	Stay			
	Hinges			
Sub-sill	S only			
Plaster reveals				

EWT07

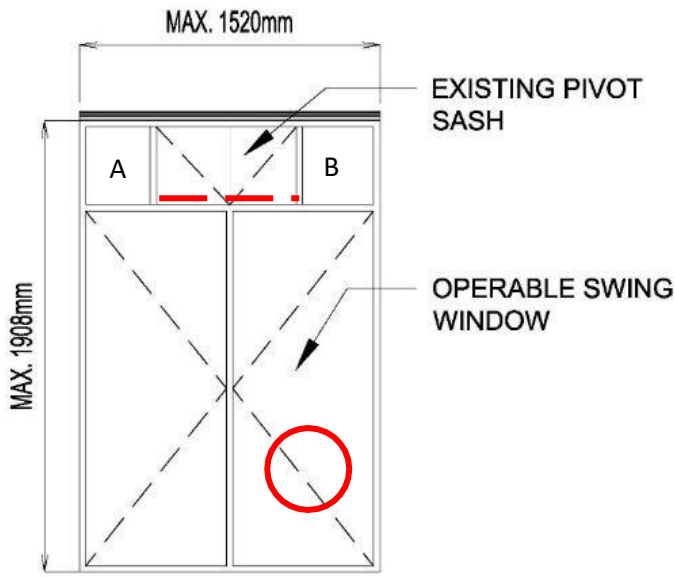
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W554



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Note: LH side opens but hits the pivot sash window (when almost shut).	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken glass		
Pivot sash	LH	RH		
	Locked - Unknown		Operator Removed	
	Opens			
	Does not open			
	Deformity	Rust and deformity bottom - - -		
	Level of rust			
	Glazing			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

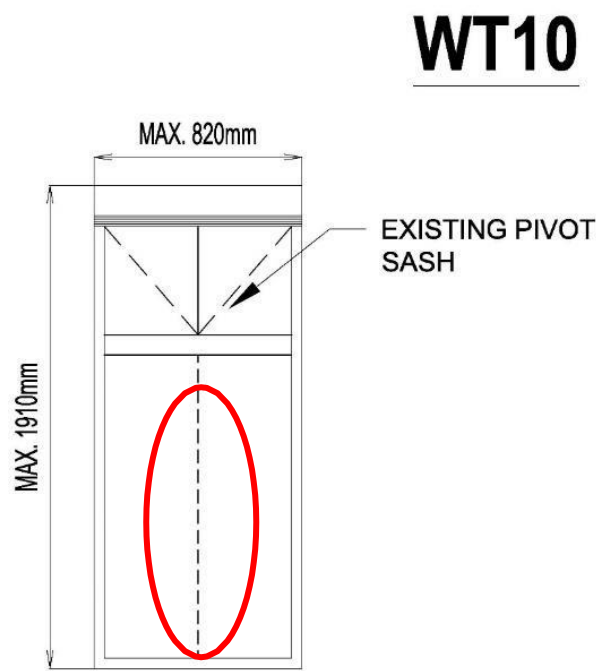
EAST ELEVATION

WINDOW TYPE: WT10

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W555



Window element			Remarks	Category of Repair
Casement sashes				
Opens	Yes			
Does not open				
Deformity	Yes		Note: Window opens but is causing damage to the lead flashing on the exterior.	
Level of rust	S			
Glazing	Broken			
Glazing putty condition				
Pivot sash				
Opens	Locked - Unknown		Operator Removed	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights	A	B		
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced				
Hardware				
Upper fastener	N/A			
Lower fastener	Operable		Ease	
Stay	Operable		Ease	
Hinges	Operable		Ease	
Sub-sill	S			
Plaster reveals				

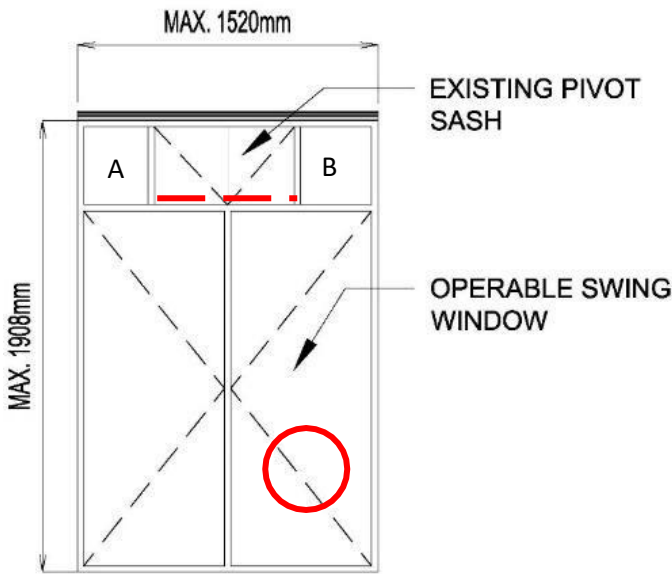
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W556



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	No	No	Wedged into frame will open with 'Ease'	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken glass		
Glazing putty condition				
Pivot sash	Locked - Unknown		Operator Removed	
	Opens			
	Does not open	Yes	Bottom frame and/or Pivot sash is drooping causing windows to catch therefore not open.	
	Deformity			
	Level of rust	Rust and deformity bottom		
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity	Yes	Note above issue.	
	Level of rust	S only		
	Other	M rust to louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

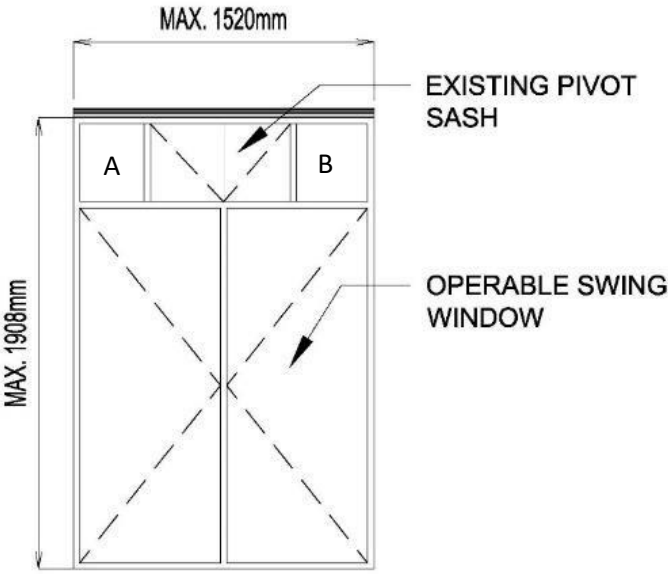
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W557



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Pivot sash				
	Yes			
	Opens			
	Does not open			
	Deformity			
	Level of rust		S only	
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust		S only	
	Other		M rust to louvres	
Are there glazing bars to be replaced	Nil	Nil		
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease - Tighten bolts	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

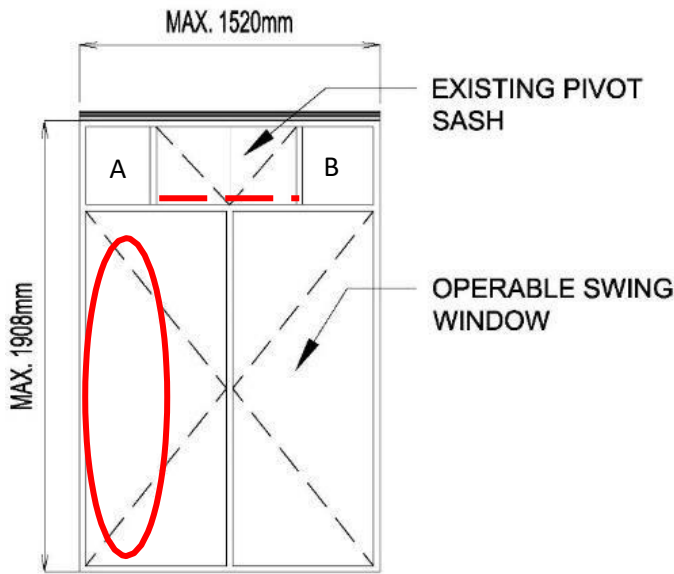
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W558



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken		
	Glazing putty condition			
Pivot sash				
	Locked - Unknown		Operator Removed	
	Opens			
	Does not open			
	Deformity	Rust and deformity bottom _ _ _ .		
	Level of rust	M		
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

EWT07

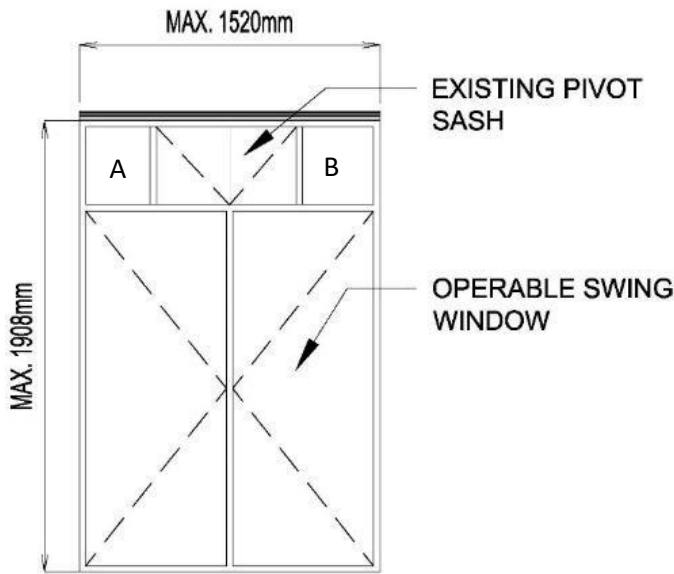
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W559



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Pivot sash				
	Yes			
	Opens			
	Does not open			
	Deformity			
	Level of rust		S only	
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust		S only	
	Other		M rust to louvres	
Are there glazing bars to be replaced	Nil	Nil		
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

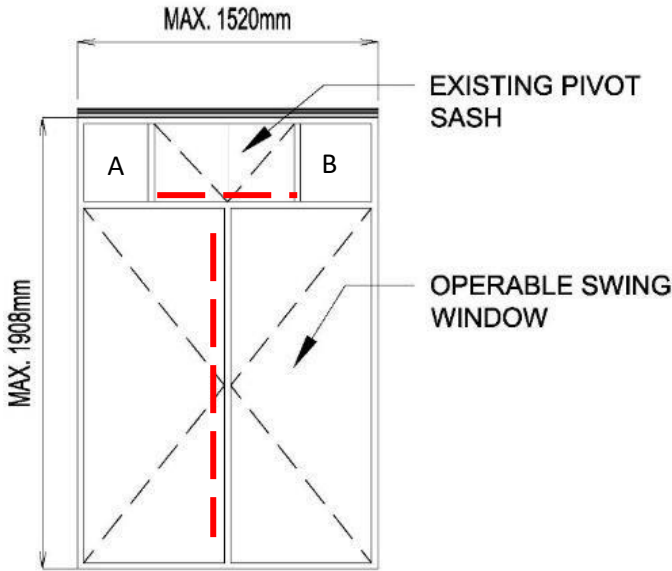
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W560



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.5m replacement		
Pivot sash				
	Locked - Unknown		Operator Removed	
	Opens			
	Does not open			
	Deformity	L to M rust bottom	Interior rust S only.	
	Level of rust			
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	L to M rust meeting stile		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

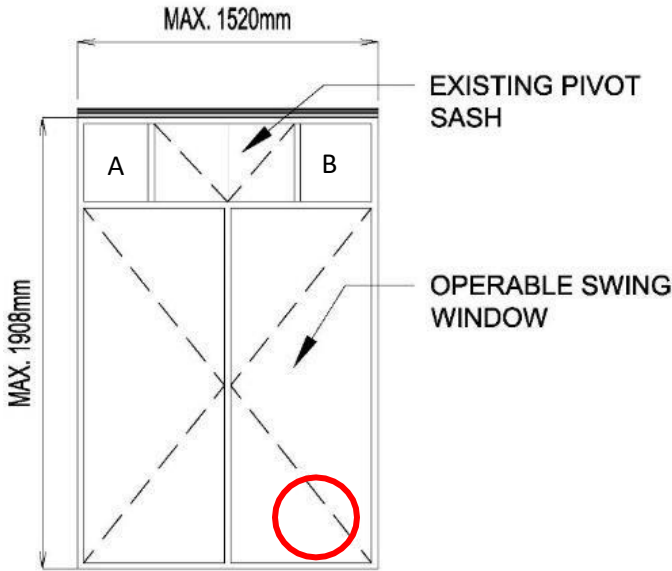
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W561



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken		
	Glazing putty condition	Allow to replace 0.5m		
Pivot sash				
	Yes			
	Opens			
	Does not open			
	Deformity			
	Level of rust		S only	
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust		S only	
	Other		M rust to louvres	
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

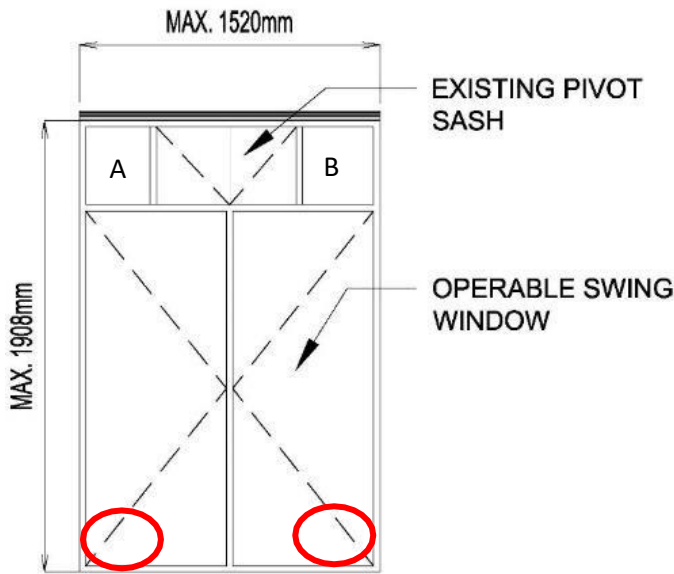
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W562



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes			
	Opens			
	Does not open	X	RH wedged tight into frame	
	Deformity			
	Level of rust	S only		
	Glazing	Broken	Broken	Cracks on pane in corners Bot LH, Bot RH.
	Glazing putty condition		Allow to replace 0.5m	
Pivot sash				
	? Locked - Unknown		Operator Removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust to louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Internal sill				
Plaster reveals	C render			
Paint sashes and frames	F to P			

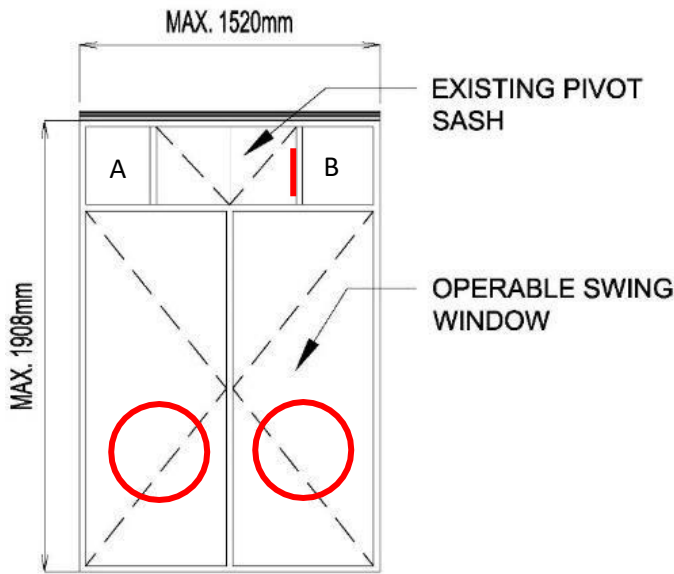
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W563



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity	Yes	LS is stiff, scrapes on pivot sash frame when opening.	
	Level of rust	S only		
	Glazing	Broken glass 	Broken glass 	
	Glazing putty condition			
Pivot sash				
	Opens	Yes	Locked - appears operable.	
	Does not open			
	Deformity	Nil		
	Level of rust	M rust 		
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust to louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

EWT07

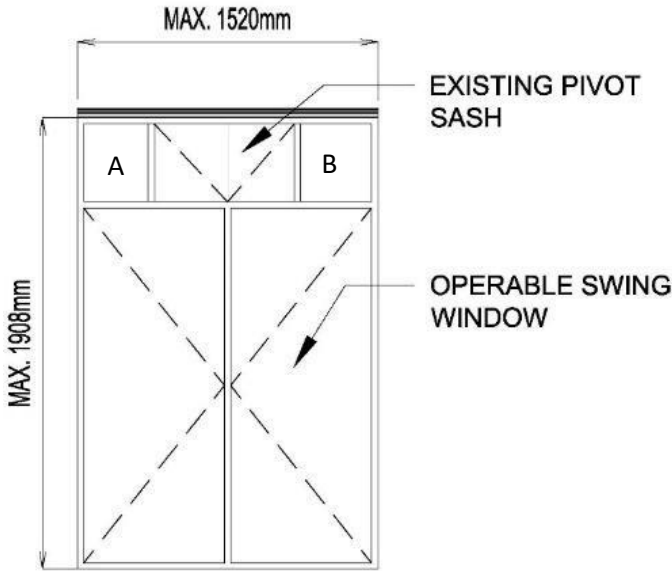
EAST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W564



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow to replace 0.2m		
Pivot sash				
	Yes			
	Opens			
	Does not open			
	Deformity			
	Level of rust		S only	
	Glazing			
	Glazing putty condition		Allow to replace 0.2m	
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust		S only	
	Other		M rust to louvres	
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

SANDSTONES: FORMER DEPARTMENT OF EDUCATION BUILDING
BRIDGE STREET, SYDNEY

STONework FAÇADE RESTORATION (ALL FACADES)
SPECIFICATION



JOB NO 18050
ISSUE D
29 OCTOBER 2019

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1. GENERAL REQUIREMENTS

1.1. GENERAL

1.1.1. GENERAL

All work must be carried out in strict accordance with the details shown on each individual Schedule of Works Specification and Drawings for that particular contract, with the requirements of the General Conditions of Contract and to the satisfaction of the Principal's Representative / Conservation Architect.

All work is to be carried out in accordance with the Drawings, Schedules of Repair Works and this Specification.

1.1.2. REFERENCED DOCUMENTS

CURRENT EDITIONS

General: Use referenced documents, which are editions, with amendments, current one month before the closing date for commencement of work, except where other editions or amendments are required by statutory authorities.

CONTRACTUAL RELATIONSHIPS

Responsibilities and duties of the principal, Principal Contractor and contract administrator are not altered by requirements in referenced documents.

GENERAL STANDARDS

Refer to relevant standards.

1.1.3. INTERPRETATION

GENERAL

- Unless the context otherwise requires, the following definitions apply:
- Supply: "Supply", "furnish" and similar expressions mean, "supply only".
- Provide: "Provide" and similar expressions mean "supply and install".
- Approved: "Approved", "reviewed", "directed", "rejected", "endorsed" and similar expressions mean "approved (reviewed, directed, rejected, endorsed) in writing by the Principal".
- Give notice: "Give notice", "submit", "advise", "inform" and similar expressions mean "give notice (submit, advise, inform) in writing to the Principal".
- Obtain: "Obtain", "seek" and similar expressions mean "obtain (seek) in writing from the Principal".
- Proprietary: "Proprietary" mean identifiable by naming manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
- Samples: Includes samples, prototypes and sample panels.
- The Principal Contractor – Contractor awarded the contract.
- Principal's Representative: Nominated representative of Owner
- Heritage Architect / Conservation Architect / Heritage Specialist / Structural Engineer appointed by Owner

1.1.4. SITE SAFETY MANAGEMENT PLAN

The Principal Contractor will need to incorporate and take into consideration operational procedures in relation to the building in the "Site Specific Safety Management Plan". The Principal Contractor is to prepare and issue the "Site Specific Safety Management Plan" to the Principal's Representative, and gain acceptance prior to commencement of works on site.

1.1.5. HAZARDOUS MATERIALS

HAZARDOUS MATERIALS

The following hazardous materials have been identified the Education Department Building:

- Asbestos in mortar pointing in joints between sandstone façade units.
- Asbestos in putty to metal window and door frames.
- Lead in paint systems on windows throughout the building.
- Lead sheet on stone ledges and cornices.
- Asbestos beneath lead weatherings
- Silica dust

REQUIREMENT

Contractor to provide a Hazardous Materials Management Plan for acceptance of the Principal for use during the contract. Give notice immediately hazardous materials or conditions are found, including the following:

- Asbestos or material containing asbestos (in additional locations).
- Lead based materials.
- Flammable or explosive liquids or gases.
- Toxic, infective or contaminated materials.
- Radiation or radioactive materials.
- Noxious or explosive chemicals.
- Tanks or other containers used for storage of explosive, toxic, infective or contaminated substances.

1.1.6. WORK HOURS

Works shall not be carried out outside the normal working hours being:

- Monday to Friday, 7:00am to 7:00pm
- Saturday, 7:00am to 5:00pm.
- Or as agreed with City of Sydney Council.

During construction of the works, materials and the work are to be made secure so as any item cannot be removed, damaged or vandalized, etc.

The Principal Contractor shall discuss with the Principal's Representative any item that they feel is unable to be secured at the conclusion of work in a satisfactory manner.

1.1.7. SPECIAL SECURITY ARRANGEMENTS

During the period of the contract, particularly any works to doors and windows, the Principal Contractor has to ensure absolute security is maintained

1.1.8. CLEANING AND CARE OF PROPERTY

The Principal Contractor is responsible for the clean-up of work related to trade waste inside and outside the building.

The Principal Contractor shall employ a professional cleaner to ensure this task is done to the satisfaction of the Principal's Representative.

If the cleaning work is not carried out to the satisfaction of the Principal's Representative and in accordance with his instructions an independent cleaner will be engaged to carry out the work. All costs incurred by this independent cleaner will be deducted from the contract.

1.1.9. NOTICE AND PERMITS

The Principal Contractor shall comply with all such Ordinances, Regulations and By-Laws as shall be binding in relation to the Works and shall give all notices and obtain all permits and pay all fees necessary in connection therewith.

1.1.10. SITE AMENITIES

The Principal Contractor is responsible for providing his own site amenities, lunchroom, storage, toilets etc. Use of existing facilities, area for amenities and storage to be negotiated with Superintendent. Final site compound and amenities area shall be determined in association with the site safety management plan and environmental requirements. In consultation with Superintendent, document the extent of site establishment area include details of environmental measures to be taken, tree protection, hoarding and signage, traffic management plan, etc. and issue drawing of site establishment area showing the proposal including shed locations etc., for approval of Superintendent.

Protect storage and site areas during the works and on completion reinstate all areas and leave in original condition.

1.1.11. NOISE REQUIREMENTS

The site is within a busy central business district and has planned functions around the site during parts of the year. The Principal Contractor shall comply with the following when carrying out work on the building:

- Coordinate work activities with events around site with Superintendent.
- Comply with Development Applications working hours.

1.1.12. SCOPE OF WORK

OUTLINE

The works shall comprise the provision of all materials, labour, transport, tools, plant, applications, payment of fees and everything else necessary for the construction, installation, testing, commissioning, of the works as detailed in this Specification, together with all minor and incidental work not specifically mentioned herein, to the true intent and meaning of this Specification and the accompanying Drawings and Schedules of Works.

SANDSTONES FORMER EDUCATION DEPARTMENT BUILDING

Façade Repair Works:

The work area extends to all elevation, as described in the Specification and on the Drawings and Schedule of Works.

The scope of works includes those items indicated on all Drawings and in the Specification. The works of the Contract include but are not necessarily limited to the following:

General:

- i. Provide all items and works as indicated on the Drawings.
- ii. Keep functioning and keep clean scaffolding during the works. Refer General Requirements
- iii. Provide synthetic stone repair, pinning and injecting to all items identified on the Drawings and as specified. Refer Synthetic Stone Repair
- iv. Remove metal inserts and fixings in stone and provide synthetic stone patch where needed. Refer Synthetic Stone Repair
- v. Provide new stone replacement and indent stone replacement to all items identified on the Drawings, as specified and as per Schedule of Works. Cut out and remove stone for stone indents, inserts and units to be replaced. Refer Stonework
- vi. Desalinate all areas of stonework and all full stones identified on the Drawings and as specified. Refer Stonework.
- vii. Remove or adjust all existing lead weatherings as shown on Drawings. Carefully remove sealant from stone under lead without damaging stonework (leadwork has been adhered to stone using sealant). Provide new lead weatherings and flashings, adjust existing lead weathering and flashings to scoped area as specified and indicated on the Drawings and as per Schedule of Works.
- viii. Remove approx. 80% of pointing in stone joints to the work area under guidance of a qualified stonemason, this material contains asbestos in some areas. Repoint all stonework. Refer Stonework.
- ix. Carefully protect all new stonework. Refer Stonework.
- x. Remove all existing stonework attachment steel ties and cramps uncovered in the process of dismantling the stonework. Refer to masonry fixing details drawing in the contract documents.
- xi. Provide new bird deterrent stainless-steel horizontal wires to areas around south entrance as noted on Drawings.
- xii. Seismic reinforcement of façade elements: Refer to Structural Engineers documents.
- xiii. Remove rust from cast iron rosettes, prime and paint.
- xiv. Restore gold gilding above the door on the trachyte door architrave.
- xv. Provide new floor membrane to all balconies.

1.1.13. DRAWINGS

GENERAL

The Drawings supplied with the Specification are intended to be mutually explanatory and to show the scope of the work required. All work set forth by one, if not by the other, shall be fully executed.

LIST OF DRAWINGS / DOCUMENTS

Drawings accompanying this part of the Specification and forming part of the work are listed below.

**SANDSTONES FORMER EDUCATION DEPARTMENT BUILDING
ARCHITECTURAL A3 DRAWINGS**

SOUTH ELEVATION

A01 SOUTHERN ELEVATION OVERVIEW	1:200 at A3
A02 SOUTH ELEVATION TOP SECTION	1:100 at A3
A03 SOUTH ELEVATION BOTTOM SECTION	1:100 at A3

EAST ELEVATION

A04 EAST ELEVATION OVERVIEW	1:200 at A3
A05 EAST ELEVATION TOP LEFT SECTION	1:100 at A3
A06 EAST ELEVATION TOP RIGHT SECTION	1:100 at A3
A07 EAST ELEVATION BOTTOM LEFT SECTION	1:100 at A3
A08 EAST ELEVATION BOTTOM RIGHT SECTION	1:100 at A3

NORTH ELEVATION

A09 NORTH ELEVATION OVERVIEW	1:200 at A3
A10 NORTH ELEVATION TOP LEFT SECTION	1:100 at A3
A11 NORTH ELEVATION TOP RIGHT SECTION	1:100 at A3
A12 NORTH ELEVATION BOTTOM LEFT SECTION	1:100 at A3
A13 NORTH ELEVATION BOTTOM RIGHT SECTION	1:100 at A3

WEST ELEVATION

A14 WEST ELEVATION OVERVIEW	1:200 at A3
A15 WEST ELEVATION TOP RIGHT SECTION	1:100 at A3
A16 WEST ELEVATION TOP RIGHT SECTION	1:100 at A3
A17 WEST ELEVATION BOTTOM LEFT SECTION	1:100 at A3
A18 WEST ELEVATION BOTTOM RIGHT SECTION	1:100 at A3
A19 SUMPS – LEAD DETAIL	1:10 at A3
A20 BALCONY – LEAD DETAILS	N/A
A21 COURSE A E, P - LEAD DETAILS	N/A

Schedules accompanying and forming part of the work are listed below.

EAST EXTERIOR FAÇADE RESTORATION - SCHEDULE OF PROPOSED REPAIR WORKS
SOUTH EXTERIOR FAÇADE RESTORATION - SCHEDULE OF PROPOSED REPAIR WORKS
WEST EXTERIOR FAÇADE RESTORATION - SCHEDULE OF PROPOSED REPAIR WORKS
NORTH EXTERIOR FAÇADE RESTORATION - SCHEDULE OF PROPOSED REPAIR WORKS

1.1.14. ADDITIONAL WORK

Due to the continued deterioration of the building fabric further work may be uncovered which requires additional repair not covered by the scope of works. Allow to advise Principal and gain approval prior to starting any additional works.

1.1.15. DILAPIDATION RECORD

REQUIREMENT

Record the condition of the works area, adjacent internal rooms and site establishment areas prior to work commencement. The Principal's Representative shall be notified in writing of any defects. Defects not

recorded and notified prior to work commencement shall be deemed to be the Principal Contractor's responsibility and shall be made good at the Principal Contractor's own costs.

JOINT INSPECTION

Before commencement of work on site, arrange a joint inspection with the Conservation Architect and Principal's Representative.

RECORDS

Make written, photographic or digital video records of the condition of the buildings in this contract and adjoining areas, facilities, surfaces, etc., which are in a damaged condition or may be damaged during the Works. Furnish one endorsed copy of each record to the Principal's Representative and keep another set on the Site.

DAMAGE ASSESSMENT

Use the dilapidation record amongst other things as a means of assessing the responsibility for damage and/or making good arising out of the performance or work under the contract. Keep a copy of the record on site and make it available for inspection when required.

1.2. QUALITY

1.2.1. QUALITY ASSURANCE

INSPECTION AND TEST PLANS SCHEDULE

Prepare and use Inspection and Test Plans (ITP) for the following activities. Incorporate the listed Hold and Witness Points, which require attendance by the Principal's Representative and the Conservation Architect.

Principal Contractor (Site Supervisor) must undertake / attend all Hold and Witness point items and maintain the Inspection and Test Plans Schedule during the contract period. The Inspection and Test Plans Schedule must be progressively signed off by the Principal Contractor (Site Supervisor) and the Principal's Representative, as each of the Hold Points and Witness Points are attended and to the satisfaction of the Conservation Architect and the Principal's Representative.

ITEM NO.	ACTIVITY REQUIRING INSPECTION	STAGE OF WORK REQUIRING INSPECTION	HOLD POINT (H) OR WITNESS POINT (W)	ATTENDANCE BY PRINCIPAL CONTRACTOR (C) PRINCIPAL'S REPRESENTATIVE (PR) HERITAGE ARCHITECT (HA) / ENGINEER (E)	SPEC'N SECTION
1	Undertake joint inspection & submit dilapidation record as specified in section 1.1.16	Prior to commencement of work.	H	C, HA, PR	1
2	Any Scaffold alteration request to be issued to Principal's Representative for acceptance	Prior to changing scaffolding.	H	C, PR	1
3	In consultation with Superintendent document the extent of site establishment area includes details of environmental measures to be taken, tree protection, hoarding and signage, traffic management plan, etc and issue drawing of site establishment area showing the proposal including shed locations etc, for approval of Superintendent	Prior to commencement of work	H	C, PR	1
4	All workers carrying out work under this Contract to attend a mandatory heritage induction by the Heritage Architect	Prior to commencement of work.	H	C, HA, E, PR	1
5	Contractor to provide a Hazardous Materials Management Plan for acceptance of the Principal for use during the contract	Prior to commencement of work.	H	C, PR	1
6	Site meeting to clarify scope and heritage intent for asbestos pointing removal	Prior to commencement of work.	H	C, HA, PR	-
7	Asbestos jointing & putty removal method statement for acceptance	Prior to commencement of test sample.	H	C, HA,	-
8	Asbestos jointing removal test sample area for acceptance	Prior to commencement of work.	H	C, HA,	-
9	Issue asbestos removal clearance certificate by specialist contractor for acceptance of Superintendent	Prior to opening up scaffold to next stage of works	H	C, HA, PR	-

10	Lead paint removal test sample for acceptance	Prior to commencement of work.	H	C, HA, PR	-
11	Clearance certificate for lead paint removal	At completion of paint removal and prior to next stage of works	H	C, HA, PR	-
12	Site meeting to clarify scope and heritage intent for seismic stabilization of balustrade	Prior to commencement of work.	H	PR, C, HA, E	Structural Engineers Documents
13	Structural Engineer's site meeting to clarify pinning of new sandstone indents	Prior to commencement of work.	H	PR, C, HA, E	2
14	Site meeting, to clarify scope and heritage intent for dismantle. (stone dismantle process), etc	Prior to commencement of work.	H	C, PR / HA	2
15	Site meeting to clarify scope and heritage intent for stonework & Synthetic stone repair	Prior to commencement of work.	H	C, HA,	2 and 3
16	Principal contractor to advise PR, HA of any additional defective stones discovered during dismantle process,	Prior to removal from site or re-insertion in facade.	H	PR, HA	2
17	Inspect dismantled materials.	Prior to disposal.	W	C & HA	2
18	Principal contractor to submit names, details of experience & qualifications of masons as specified in section 2	Prior to commencing stonework	H	PR, HA	2
19	Submit stone sample as for section 2. Clause 2.3, for approval	Prior to commencement of work.	H	C, PR	2
20	Inspect replacement stone units & indents on site.	Prior to fixing	H	C, HA	2
21	Inspect sandstone prepared for pointing and repointing.	Prior to commencement of work.	H	C, HA	2
22	Inspection of stonework	In regular intervals during works	W	C, HA	2

23	Submit synthetic stone repair colour control samples for approval	Prior to commencement of work.	H	C, HA	3
24	Submit stainless steel pins samples	Prior to commencement of work.	H	C, HA, E	3
25	Inspection to clarify location and extent of synthetic stone repair work	Prior to commencement of work.	H	C, HA	3
26	Inspection of sub-base prepared for synthetic stone repair and stainless-steel reinforcement in position	Prior to application of synthetic stone mortar mix.	H	C, E	3
27	All synthetic stone repair items not specified or documented shall be submitted for approval by Heritage Architect (in writing)	Prior to commencement of that additional work.	H	C, HA	3
28	Mortar & elastomeric sealant pointing & re-pointing samples for approval	Prior to commencement of work.	H	C, HA	2 and 3
29	Site meeting to clarify scope and heritage intent for lead weatherings	Prior to commencement of work.	H	C, HA	4
30	Sample of adjustment of existing lead on courses E and P	Prior to commencement of work.	H	C, HA	4
31	Inspection of completion of continuous leading-edge copper strips in position	Prior to welting of lead	H	C, HA	4
32	The lead ready for patination oil	Prior oil patination	H	C, HA	4
33	Inspection of leadwork	In regular intervals during works	W	C, HA	4
34	Submit sample of and proposed locations for bird deterrent horizontal wires for approval of Heritage Architect.	Prior to commencement of work.	H	C, HA	4
35	Site meeting to clarify extent of cleaning works	Prior work commencement	H	C, HA	-
36	Inspection of test cleaning sample of stonework	Prior commencement of works	H	C, HA	-

37	Site meeting to clarify scope and heritage intent for gold gilding repair works	Prior commencement of works	H	C, HA	-
COMPLETION OF ALL WORKS (IF PROGRESSIVE REMOVAL OF SCAFFOLD IS NECESSARY, THEN INSPECTION OF COMPLETED WORK SHOULD BE CARRIED OUT PROGRESSIVELY.)		Prior to removal of scaffold.	H	C, HA, E, PR	-

1.2.2. INSPECTION

NOTICE

The Principal Contractor is responsible for all WH&S and quality issues on site and the site supervisor / foreman is to be on site each day. It is a requirement that the Principal Contractor's site supervisor is to inspect work prior to the pre-handover inspection and to aim for nil defects.

Witness Points: The Principal Contractor is to give notice to the Principal's Representative at the stage of work when the Witness point items listed in the Schedule require inspection (one inspection per item).

Hold Points: The Principal Contractor is to give notice to the Principal's Representative at the stage of work when the Hold point items listed in the Schedule require inspection. Do not conceal those parts of the works or proceed without approval (one inspection per item).

Minimum notice for inspections to be made: 5 working days for on-site inspections.

Concealed elements: Give notice so that inspection may be made of elements to be concealed.

1.2.3. SAMPLES

TIMING

Delays: Coordinate submissions of related samples. Do not cause delays by making late submissions or submitting inadequate samples.

General: Submit a sample of each designated item and supporting documentation. Include any ancillary items.

IDENTIFICATION

Identify the project, subcontractor or supplier, manufacturer, applicable product, model number and options, as appropriate and include pertinent contract document references. Include service connection requirements and product certification. Identify non-compliances with project requirements, and characteristics that may be detrimental to successful performance of the completed work.

APPROVAL

General: Do not commence work affected by samples until the samples have been approved. Submit further samples as necessary.

RETENTION

Keep approved samples in good condition on site, until practical completion.

INCORPORATION

Incorporate in the works samples that have been approved for incorporation. Do not incorporate other samples.

CRITERIA

Match approved samples throughout the works.

1.3. HERITAGE CLAUSES

1.3.1. HERITAGE SIGNIFICANCE

Former Education Department Building is listed on **City of Sydney Council's LEP as having State heritage significance**. It is of major heritage significance and is an excellent example of its type and construction. Works to the building should involve minimum changes to, and be performed without causing any damage to, the existing fabric or surroundings. Built is responsible for gaining all approvals relating to the works.

1.3.2. HERITAGE APPROACH TO REPAIRS

THE WORK IS TO BE DONE WITH THE OBJECTIVE OF LEAVING INTACT AS MUCH AS PRACTICALLY POSSIBLE OF THE EXISTING BUILDING FABRIC. WHERE ITEMS ARE TO BE REPLACED, THEY ARE TO MATCH THOSE OF THE EXISTING UNLESS SPECIFIED OTHERWISE. ALL ITEMS REPAIRED OR REPLACED ARE TO MATCH THE ORIGINAL OR EARLY ITEMS (UNLESS APPROVED BY CONSERVATION ARCHITECT) IN SIZE, PROFILE AND MATERIAL.

SHOULD ANY DOUBT EXIST OVER SPECIFIC ITEMS REGARDING THIS APPROACH, THE CONSERVATION ARCHITECT SHOULD BE CONTACTED.

1.3.3. PROTECTION

Provide and maintain all necessary protection against the ongoing work to avoid damage to the building, contents or surrounding footpaths. Allow to make good any damage caused during the works on completion at no additional cost.

1.3.4. ORDER OF WORK

The identification and removal of all hazardous materials is to occur first. For external repairs organise the order of work to take place from the top down.

1.3.5. INSPECTION OF THE SITE

Inspect the site and ascertain all factors affecting execution of the works.

1.3.6. APPROVED SUB- CONTRACTORS

All trades involved in the repair works must be carried out by sub- Contractors and personnel experienced and skilled in the type of work specified.

1.3.7. STOCKPILE OF SALVAGED MATERIALS

All material specified or directed to be salvaged during the dismantle work shall be carefully stored in a secure area protected from the weather as appropriate to the items concerned. All items must be inspected for hazardous materials (such as asbestos mortar) and decontaminated prior to leaving site. Exact extent and location of this compound is to be confirmed prior to commencement of the works.

1.3.8. CONTROL OF ORGANIC GROWTH

Any organic growth present on walls of the buildings (e.g. annuals, weeds, figs etc.) are to be treated with a proprietary biocide based on a quaternary ammonium compound and incorporating tributyl tin oxide or other proven long-lasting biocide. Apply the biocide by brushing to saturate the affected areas without causing splashing or spray drift onto other area. Operators are to be provided with suitable protective clothing. Do not spray in the immediate vicinity of unprotected people. This work should be carried out early in the contract to allow sufficient time for the plants to die and dry out before carefully removing with minimum damage to the masonry.

1.3.9. ACCESS FOR WORK AND THE USE OF SCAFFOLDING

REQUIREMENT

The Principal has provided scaffolding to access the works.

PROTECTION

All work shall be performed without causing any damage to the existing fabric. Make good any such damage to match existing at no cost to the client. Provide all necessary protection of building surfaces from damage resulting from the provision, use and removal of all scaffolding and hoists etc.

Isolate points of contact or potential contact with the façade. Tubes shall be wrapped in carpet or spaced with non-staining plastic coated timber blocks.

Do not attach scaffold directly to stonework or brickwork without approval. Use ties through semi-open windows breaking no glass and seal the openings against dust and weather. Tie in using well-padded tube kept clear of any joinery, architraves etc. bearing against timber pads onto the plaster. Fit temporary plywood weather protection panels over the open window area. Cut neat holes in panel to take scaffold tube and provide an approved weather seal.

Where scaffold cannot be secured without attachment to stonework, provide and insert stainless steel chemical scaffold anchors into stonework, all attachments to be approved by heritage architect and located in agreed concealed locations. Anchors are to be capped off on completion of works with brass screw in caps, for use in future works.

Provide sole plates to scaffolding legs so as to cause no damage to the original paving and membranes.

MATERIALS

Scaffolding components shall be free of rust and cleaned free of mortar, concrete and debris from other jobs.

1.3.10. MANDATORY HERITAGE WORK INDUCTION

Principal Contractor is to ensure that all workers carrying out work under this Contract have attended a mandatory heritage induction by the Heritage Architect before commencing work on site.

2. STONEMASONRY

2.1. GENERAL

2.1.1. SCOPE

EXTENT OF WORK

The works include but are not necessarily limited to the following:

The stonemasonry referred to in this section includes, but is not necessarily limited to, the following items and related subsections;

- Sandstone Supply – Subsection 2.2. Replacement to be a self-colouring Sydney Yellow-block sandstone i.e. 200 George Street
- Stone Processing – Subsection 2.3.
- Clean sandstone of whole façade.
- Replace / indent deteriorated stone units;
- Pin and inject damaged stones with synthetic stone;
- Make safe / chisel back rock faced plinth;
- Treat new and remaining sandstone with biocide “Boracol100” or equal as specified.
- Desalinate all areas of stonemasonry and all full stones where identified on the Drawings and as specified.
- Stonemasonry – Subsection 2.4. Cutting out and removal of stone for stone indents, inserts and units to be replaced;
- Remove inserts from all existing stonemasonry. Remove ties and cramps;
- Pointing and Re-pointing preparation – Subsection 2.7. Remove all pointing in stone joints to the work area under guidance of a qualified stonemason, this material contains asbestos. Removal of asbestos contaminated product to be undertaken by suitably qualified and licensed asbestos removal Contractor in accordance with this Specification and all statutory requirements. Proposed method of removal (without damage to stonemasonry) in the form of a detailed method statement to be approved prior to commencement of work. Test sample area to be undertaken and upon approval used as the standard for the project.
- 80% re-point all sandstone as noted in Schedule of Works

Re-point Mix: all stone mortar joints using following:

- Hydraulic Lime NHL 3.5
- Sydney Sand
- River sand

Mix to be approx. 3 sand: 1 Hydraulic Lime NHL 3.5. Colour to be match existing as close as possible. Hence allow to trial 6 samples using natural sands base around.

- Fill horizontal joints of course U and in trachyte above entrance with elastomeric sealant;

All work indicated and listed on Drawings and as indicated in the Scope of Works and Schedules.

2.1.2. CROSS REFERENCES

GENERAL

Refer to the *General Requirements* section.

RELATED SECTIONS

Refer to the following sections:

- General Requirements
- Lead Weatherings
- Architectural Drawings
- Schedules of Works

2.1.3. STANDARD

GENERAL

Standard: AS3700: Masonry in Buildings, (known as the SAA Masonry Code).

Masonry units: Stonework to match existing original.

2.1.4. QUALITY

INSPECTION

Requirements: Co-ordinate with the Principal's Representative so that all work may be inspected in stages as hereinafter specified in the relevant Specification subsections and indicated on the inspection test plan Schedule.

Refer to Inspection Test Plan (ITP) in Section 1 for Hold and Witness point activities.

NOTICE

The Principal Contractor shall be responsible for all OH&S and quality issues on site. Principal Contractor's site supervisor / foreman shall be on site each working day. Principal Contractor's site supervisor shall inspect work prior to pre-handover inspections, and to aim for nil defects.

Witness points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Witness Point items listed in the Schedule require inspection.

Hold points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Hold point items listed in the Schedule require inspection. Do not conceal those parts of the works or proceed without approval.

Minimum notice for inspections to be made: 5 working days for on-site inspections.

Concealed elements: Give notice so that inspection may be made of elements to be concealed.

SAMPLES

Requirements: Provide samples as specified for each of the requirements of the Stonework Subsections. Refer to each Subsection.

APPROVED PRINCIPAL CONTRACTOR AND SUB CONTRACTOR

Requirement: All work shall be carried out only by approved Principal Contractors and/or approved personnel experienced in the type of work specified.

ASSOCIATED DRAWINGS

Requirement: Check dimensions on site before proceeding with the work.

The associated Drawings are to be read with the Specification and Schedules. The associated Drawings are diagrammatic only. Obtain measurements and other information necessary to carry out the work specified. Where the work includes alterations to existing work, verify the dimensions of the existing work before proceeding, and notify discrepancies as required by the Contract. The Principal Contractor shall be responsible for the accuracy of the stone set out and shall make good any inaccuracy at his own cost, to the satisfaction of the Principal's representative.

SHOP DRAWINGS

Requirements: Where work is specified to have shop Drawings. Submit them to the Principal's representative prior to the commencement of the works all in compliance with the requirements of the contract.

HERITAGE WORK REQUIREMENTS

Requirements: The Principal Contractor and sub- Contractor shall be familiar with current conservation philosophy of the ICOMOS Burra Charter and the NSW Heritage Act.

The project will be carried out in consultation with the Local Council Heritage Adviser, the NSW Heritage Office and access to the site of accredited representatives of these bodies is to be provided by the Principal Contractor.

PRINCIPAL CONTRACTORS SITE AREA AND SITE RESTRICTIONS

Requirements: Program all work to avoid nuisance and disruption to the surrounding buildings' occupants and the public against noise, dust, dirt, water and other nuisances.

PROTECTION GENERALLY

Requirements: Maintain all supplied hoardings and protection against ongoing work to exclude damage to the building.

Protect from all ongoing work all stonework and carved stonework, all adjacent roof area and other building features.

WORK PROGRAM

Requirements: The Principal Contractor shall submit the intended work program containing sequence and staging of the works upon starting project.

The program is to be based on a six-day working week Monday to Saturday inclusive.

LOCAL COUNCIL APPROVALS

Requirements: The Client has liaised with City of Sydney Council, has obtained and paid for all scaffold, crane and traffic permits and all other statutory obligations required by Council and all other relevant agencies. If scaffolding needs amending due to façade works, contact the Superintendent to obtain guidance.

2.2. STONE SUPPLY

2.2.1. SCOPE

REQUIREMENTS

Tenderers are to base their tender costs for stone supply on the following:

- All sandstone for the project to be purchased by the Contractor.
- Replacement stone is to be a self-colouring “Sydney Yellowblock’ sandstone equal to:
200 George Street Yellow Block Sandstone, available from Gosford Quarries.
Charlie Sarkis, Senior National Sales Executive Gosford Quarries:
50 Whiting Street, Artarmon NSW 2064 Tel.: (02) 8585 8282
Email: Charlie@gosfordquarries.com.au

Pymont ‘Harris Street’ Yellow Block Sandstone available from Bundanoon Sandstone,
Troy Stratti Bundanoon Sandstone Quarry Road, Bundanoon NSW 2578
Tel: (02) 4883 6179 Email: info@bundanoonsandstone.com.au

Note: only these two types of ‘Yellowblock’ stones are acceptable on this important heritage building.

2.2.2. STOCKPILED STONE SUPPLY

- Before commencing stoneworks, assess stockpile, inspect, test and set aside selected stone sufficient to supply the whole of the works.
- Ensure that stone is stored so that it is protected from the weather, damage, staining or soiling. Stone is to be stored clear of the ground on its natural bed and on evenly spaced supports which do not locally or generally overstress it. It should be stored in conditions that allow seasoning without damage, staining, contamination or marking.

2.2.3. STONE TESTING

- Quarry blocks proposed for supply to the works shall be sampled, tested and certified by an approved NATA accredited testing laboratory in accordance with the following test Schedule:
- The properties of all sandstone supplied shall equal or exceed these test requirements. The Contractor shall provide all test certificates to the Superintendent for approval.

Test	Acceptance Criterion	Test Method
Water absorption	Max 5% by weight	ASTM C97
Apparent porosity	Max 8% by volume	ASTM C97
Bulk density	(min. mean value) 2300 kg/m3	ASTM C97
Modulus of rupture - Dry - Saturated - Saturated/dry ratio	(min. mean value) 6.5 MPa 3.0 MPa Min. 0.4	ASTM C99
Compressive strength - Dry - Saturated - Saturated/dry ratio	(min. mean value) 40 MPa 20 MPa Min. 0.5	ASTM C170

Sodium sulphate soundness	Max. 1% weight loss	AS4456.10,
Petrography	Equivalent to Petrographic Analysis of 200 George Street sandstone samples for Geotechnical Centre, NSW Dept. of Finance and Services, by Dr Brenda J Franklin BSc (Hons)(Syd), MSc, PhD (NSW), FAIG, FGS Aust.	

Frequency

- Tests are to be carried out at a frequency of one sample per 10m³ gross volume of stone proposed to be supplied to the project or one sample per four quarry blocks proposed to be supplied to the project whichever is the lesser. Perform 5 tests per sample for each test (5 tests each where both dry and saturated tests are required).
- Petrography to be carried out at a frequency of one assessment per sample as defined above.

2.2.4. STONWORK CONSULTANTS

For the purpose of this agreement, the Heritage Architect / stonework consultant shall advise Superintendent in the selection, inspection and approval or rejection of stone.

2.2.5. SAMPLES

Stone Contactor is to submit a sample which represents the texture and colour range of the stone proposed for this project. Stone to be supplied shall match the sample.

2.2.6. INSPECTION

The Principal Contractor is to permit access to the stone proposed to be supplied at any time during the course of the contract to the Principal's Representative.

Only stone which meets the requirements outlined below in this Specification is acceptable as being eligible for this Contract.

2.2.7. STONE SELECTION

PHYSICAL PROPERTY ASSESSMENT

Causes for rejection of stone relating to physical property assessment include:

- Any stone which cannot be identified as coming from the nominated stockpile or quarry area.
- Stone will be rejected where any observable inclusions, defects or surface treatment known to affect the appearance, structural performance and or durability of the stone occur.

Causes for rejection of stone include:

- Any stone with excessive colour variation. Some colour variation is acceptable.
- Any stone which is excessively colour banded. Some colour banding is acceptable.
- Any stone with blotchy or linear rust-coloured iron stains.
- Any stone which changes colour unpredictably.

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- e) Any stone with tea leaf detrimental to its appearance.
 - f) Any stone with heavy iron inclusions or kidney, detrimental to its appearance.
 - g) Any stone which has been stained, bleached, or treated with colouring agents or chemical oxidising agents.
 - h) Any stone showing signs of major petrographic variation indicative of possible structural weakness. Examples include mineralogical change (i.e. presence of mica or shale beds) and physical change (i.e. visible porosity and/or distinct grain size variation).
 - i) Any stone displaying black line.
 - j) Any stone with clay or shale inclusions.
 - k) Any stone with soft or hard sand balls.
 - l) Any stone with heavy concentrations of quartz pebble.
 - m) Any stone with open or healed joints.
 - n) Any stone with stress release or seismic induced fractures.
 - o) Any stone with any visible planes of weakness.
 - p) Any stone to which acid has been applied in any concentration at any time.

2.2.8. QUALITY CONTROL

VISUAL INSPECTION

Before processing all slabs may be visually inspected by the Principal's Representative. Those which do not conform to the above Specifications will be rejected. An equal volume is to be replaced by the Principal Contractor.

If, during the processing, some unacceptable inclusion or defect is discovered within the mass, the relevant volume is to be replaced without cost to the Principal by the Principal Contractor.

2.2.9. DELIVERY

It will be the responsibility of the Principal Contractor to ensure the delivery of material acceptable within the terms of this Specification.

2.3. STONE PROCESSING

2.3.1. GENERAL

Stone Processing Requirement: This subsection of the Specification includes;

- Site inspection and documentation;
- Working new stone by machine profiling and banker masonry;
- Provision of finishes to new stone units to match existing stone finishes;
- Protection of new stone replacement units for fixing on site.

2.3.2. BANKER MASON

Requirement: All processing work shall be supervised by an experienced banker mason or equal and all processing work shall be carried out by Banker Masons or equal experienced personnel in profile cutting etc.

The term “Banker Mason” shall mean a Mason who is skilled in cutting intricate forms of stonework such as mouldings, decoration, complex finishes and the like.

Identification: Before commencing stonework submit the names and details of the qualifications of the Banker Masons proposed to be used on the Work.

Level of Experience: The Contractor’s nominated Project Manager shall have at least 15 years’ relevant experience in managing heritage stonemasonry works. The Contractor’s Project Manager is to oversee all works and provide expertise and direction as required. In addition, all works are to be overseen by a Principal Stonemason with not less than 15 years’ experience in heritage stonemasonry conservation.

Works are to be performed only by skilled and qualified stonemasons, employed by a firm with at least 15 years’ experience in conservation and restoration works on heritage sandstone buildings, specifically including those constructed of Sydney ‘Yellowblock’ sandstone.

Banker Mason: All stone processing works shall be supervised by a qualified Banker Mason with a minimum of 10 years’ experience in stone profile cutting and carving. All processing works shall be carried out by Banker Masons, or equivalent personnel, experienced in stone profile cutting and carving.

Before commencing stonework submit the name, qualifications and experience of the proposed stone processing supervising Banker Mason to the Superintendent for approval.

2.3.3. BANKER MASONS SITE VISIT

Requirement: At the commencement of the Contract, the Principal Contractor shall allow for all Banker Masons employed on the project to visit the building site so that they may be acquainted with the work at first hand, and be acquainted with the following items;

- The history of the building;
- The techniques used by the original masons and techniques to be used on this project.;
- The working of the stone and how the tools were used to achieve the variety of finishes on the building and the tools to be used on this project.

The aim being to achieve harmonious finishes to match those existing or to be replaced.

2.3.4. INSPECTIONS

Requirement: The proposed work shall be jointly inspected in detail by the Principal Contractors' Nominated Representative and the Principal’s Representative or Heritage Architect, to confirm the work on each stone, and in each location.

Requirement: The Principal Contractor shall coordinate with the Principal’s Representative so that stonework may be inspected in the following stages. Give sufficient notice so that the following may be inspected;

- i. All stones to be replaced or indented prior to cutting out and/or dismantling, to confirm the works. (Hold point)
- ii. Items to be built-in located in their correct positions including stainless steel -reinforcements and where nominated or where during works instructed by Heritage Architect items such as flashings, bolts, cramps, brackets, structural metalwork, rainwater goods, air vents, and the like. (Witness point)
- iii. Replacement stone units and indents delivered on site.

Note

- i. The Principal Contractor shall allow the Principal’s Representative access for the duration of the contract to inspect the masonry works.
- ii. Final sized stone units and indents shall be inspected in a free -standing condition so that all surfaces (with exception of the bed) are visible.

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- iii. The Principal Contractor is to notify one week in advance about delivery time to the site.

2.3.5. DETAILED SITE INSPECTION

Requirement: The Principal Contractors nominated Stonemason shall jointly inspect in detail, the building façade stonework with the Principal's Representative to confirm the details, sizes, fixings and finishes of all replacement stone units, indents and inserts to be replaced, prior to cutting out/or dismantling of the existing stonework.

2.3.6. PROCESSING NEW STONE

Requirement: Process and work all stone to the various forms and dimensions indicated in the Drawings and confirmed on site by measurements, carried up plumb to existing lines and to match the existing original finishes of the stone to be replaced or indented.

The lines of all mouldings, curves, returns and angles are to be worked out of the solid, to exactly match the original profile of that portion of stone cut out or removed.

New replacement stone and indent replacement stone shall be dressed to fit tightly into the opening made. It shall be cut, moulded and finished exactly as existing and detailed on the shop Drawings.

2.3.7. TOLERANCES

Note: Detailed investigation has determined that the existing stone profile, and stone unit sizes and joint width in the cornice area and in other locations has been altered from the original. Where these altered elements are to be replaced during the works they are to be reinstated to their original size and profile and joint width. Generally original stonework has 3-5 mm joint width and subsequent replacement work has been done in approx. 10 mm plus joint width.

Requirement: Process all new stonework to match the original stonework profile, stone unit size and joint width of 3-5 mm.

The Principals Heritage specialist will confirm the stonework scope at the Scheduled hold points during the works.

All new stonework to be finished to a tolerance of + or – 1mm, and to the satisfaction of the Heritage Architect.

2.3.8. MOULDING PROFILES

Requirement: Templates for moulding profiles must be taken from an existing joint, except as noted in 2.3.7 above.

In hand working mouldings, reverse moulds must be used to maintain the accuracy of the moulding profiles. All members of moulded profiles shall be maintained with clean sharp arises and internal angles. Flattened planes and planning machine marks must be removed by wet carborundum rub to present a true continuous profile of the moulding.

Do not feather ends of profiles to meet the existing eroded or weathered profiles of adjacent stonework mouldings.

2.3.9. PROFILE CUTTING

Cutting Back: Perform the necessary cutting of stone profiles as shown on the Drawings to indicate weatherings, jointing, forming grooves and drilling for handling, fixing, and the like. Work the bed, face and back joints of the stone square and true.

2.3.10. INDENT STONWORK

Requirement: New indent replacement stone shall be of 100 mm minimum depth or as detailed so as to become a genuine part of the wall. The original joint pattern shall be continued, and replacements shall be confined either to piecing or replacing individual stones.

Indent replacement stones with internal return angles shall have all internal angles chamfered at 45° in order to avoid potential weakness in the stone at these corners.

2.3.11. HOLES / INSERTS

Cutting for Holes/Inserts: Mark the exact positions for any drilling and cutting of holes for bolts, inserts and pipes on shop Drawings before stone is delivered on site.

Broken arises or chipped stone will mean rejection of that stone.

2.3.12. BED AND KEY PREPARATION

Preparation (Mandatory): The bottom bed of each stone is to be punch scrubbed to provide an adequate mortar key with 2 rows of punch marks 24mm min. from exposed outside faces and not more than 50mm apart.

All hidden perpendicular joints are to be worked with 2 concealed centrally located corresponding “y” joggles, filled with grout during fixing.

2.3.13. SWEETENING

Requirement: Sweetening of replacement stone may be permitted only in areas where new stones need slight adjustment to match the correct profile, dimension and finish. This must also meet the requirements of clause 3.7 Tolerances in this section. Stone units, indents and inserts requiring excessive sweetening in may be rejected.

2.3.14. PATCHING

Patching: Small patching of new stone using hairline or tight jointed stone insert patches may only be permitted if approved by the Principal’s Representative / Heritage Architect. Similar coloured matching stone must be used to match the new replacement parent stone unit.

2.3.15. WASHING

Requirement: Wash down the newly excavated or worked stone surfaces to remove stone dust etc.

2.3.16. STONE FINISHES

Requirement: All finishes shall match the existing original finishes.

2.3.17. DRESSED AND RUBBED FINISH (D & R)

Requirement: For dressed and rubbed finishes, rub completely back up to 3mm generally by hand using a carborundum block and water.

All rubbed finish stonework shall be finished free from all saw and other tool marks.

2.3.18. STORAGE OF PROCESSED STONE

Requirement: Store processed stone so that it is protected from the weather, clear of the ground on its natural bed, on supports which do not locally overstress or damage it, and which allow room for slings to be put around processed units for future use and transportation.

Store in conditions where the stone will not be subjected to staining, contamination, marking or damage.

2.3.19. INSPECTION OF PROCESSED STONE IN THE YARD

Inspection: All processed replacement stone shall be inspected in the yard immediately prior to transportation to the site.

2.3.20. DELIVERY OF PROCESSED STONE

Requirement: Deliver processed stone to the site when requested by the Principal's Representative, in accordance with the approved work program.

Damage Due to Transportation and Handling: Do not damage any processed stone. Damaged stone may not be accepted, and any stone damaged due to transportation and handling must be made good at the Principal Contractors expense, to the satisfaction of the Principal's Representative.

Handling and Transportation: Arrange each stone for handling and transportation to take its own weight without support from adjoining stones, and without damage to the stones.

Mark for identification and store as directed on site by the Principal's Representative for re-fixing.

Keep all straps and slings etc, free of all arises, mouldings, etc.

2.4. STONEMASONRY

2.4.1. GENERALLY

SCOPE: This subsection of the Specification includes, but is not necessarily limited to the following on site stone masonry fixing work;

Cutting out and removal of decayed stone and stone units for stone indents, inserts and units to be replaced.

Dismantling of existing stone units for retention and reuse.

Taking delivery of new replacement stone units, indents and inserts.

Fixing of new stone replacement units, inserts and indents, complete with all associated materials and including, bedding, jointing, associated pointing and re-pointing, and accessories such as fixings, flashings, damp proofing course (DPC) insertion, structural elements etc., and all associated stone masonry.

All Stonemasonry work listed in the PROPOSED REPAIR WORKS SCHEDULES.

ASSOCIATED STONEMASONRY SUBSECTIONS: Refer to the following subsections to be included in the work specified in this contract;

Subsection. POINTING AND RE-POINTING

2.4.2. QUALITY

INSPECTION

REQUIREMENT: The proposed work shall be jointly inspected in detail by the Principal Contractors' Nominated Representative and the Heritage Architect, to confirm the work on each stone, and in each location.

REQUIREMENT: The Principal Contractor shall coordinate with the Heritage Architect, so that stonework may be inspected in the following stages. Give sufficient notice so that the following may be inspected;

All stones to be cut out or removed prior to cutting out and/or dismantling, to confirm the works. (Hold point)

Principal contractor must advise Principal's Representative, Heritage Architect of any additional defective stones discovered during dismantle process, prior to removal from site or re-insertion in façade. (Hold Point)

- i. Stones on site prior to fixing. (Hold point)
- ii. Substrate prepared to receive the stone. (Witness point)
- iii. At regular intervals during the installation period. (Witness point)
- iv. Items to be built-in located in their correct positions including damp-proof courses, flashings, bolts, cramps, brackets, structural metalwork, rainwater goods and the like. (Witness point)
- v. Stones fixed prior to pointing. (Witness point)
- vi. Pointing mix samples. (Hold point)
- vii. When joints are clean and ready for pointing. (Witness point)
- viii. Stonework completed. (Hold point)

Note

1. The Principal Contractor shall allow the Principal's Representative access for the duration of the contract to inspect the masonry works.
2. Final sized stone blocks shall be inspected in a free-standing condition so that all surfaces (with exception of the bed) are visible.
3. The Principal Contractor is to notify two weeks in advance when delivery to the site is anticipated.

2.4.3. BANKER MASON

REQUIREMENT: Provide an experienced and approved banker mason on site qualified to supervise fixing, site adjustment to joints and surface finishing.

IDENTIFICATION: Before commencing stonework submit the names and details of the qualifications of the banker masons proposed to be used on the Work.

2.4.4. MORTAR

REQUIREMENT: Provide mortar for bedding, pointing and re-pointing stone as specified below;

MORTAR MATERIALS

REQUIREMENT: To be as specified in Stonework Subsection Pointing and Re-pointing - Mortar Materials.

MORTAR MIXES

REQUIREMENT: To be as specified in Stonework Subsection Pointing and Re-pointing - Pointing and Re-pointing Mortar and Bedding Mortar.

BEDDING MORTAR

REQUIREMENT: To be as specified in Stonework Subsection Pointing and Re-pointing Mortar and Bedding Mortar.

POINTING AND RE-POINTING MORTAR

REQUIREMENT: To be as specified in Stonework Subsection Pointing and Re-pointing. Colour and texture to match approved samples as required.

2.4.5. PROTECTION AND STORAGE OF STONE

PROTECTION: Protect existing building surfaces from damage resulting from the provision of mason's constructional plant, including scaffolding, hoisting facilities and the like. Isolate points of contact or potential contact.

Stonework shall be liable to rejection if damaged or disfigured during the course of the work under the Contract. The Principal Contractor shall make good at his own expense.

STORAGE: Store stone so that it is protected from the weather, clear of the ground on its natural bed, on supports which do not locally overstress it, and in conditions suitable without staining, marking or damage, and which allow room for slings to be put around units or blocks for future use or movement.

Store in conditions where the stone will not be subjected to staining, contamination, marking or damage.

2.4.6. UNSAFE AND BADLY DECAYED STONES

REQUIREMENT: Carefully shore insecure sections of stonework and remove loose or dangerous stones and fragments.

Immediate attention shall be given to structural defects.

2.4.7. STONEMASONRY – DISMANTLING AND CUTTING BACK

REQUIREMENT: Where Scheduled cut out the existing stone and replace it with matching new natural stone units or indents.

Cutting Back: Cut back the face of decayed stone where Scheduled and/or as shown in the tender Drawings to a firm sound surface, but generally not less than 100mm deep, in preparation for inserting the replacement stone. Provide chamfers, tongues, undercut edges and the like as shown or as required.

Existing joint lines shall be maintained unless otherwise Scheduled. Cutting shall be carried out under the supervision of an experienced Banker Mason, and all newly excavated surfaces shall be immediately covered and protected from exposure to the weather. Carefully bag debris and remove as soon as possible to keep scaffold clear of debris and prevent overloading.

IN-SITU WORK: Carry out in-situ work to existing stonework by methods which do not disturb the bed or damage the arises or exposed faces of the original stone.

DISMANTLING WORK: Keep the lines of all arises, worked faces and returns undisturbed during the dismantling of stone units, handling, breaking up mortar beds, transportation and storage work.

STACKING: All stones to be stacked to provide a natural sequence for refixing.

PROPPING AND PACKING: Use non-staining softwood wedges, supports and spacers or approved equal for propping and packing stone. Metal pinches shall not bear directly on worked faces or no closer than 75mm to worked arises.

2.4.8. REPLACEMENT STONE UNIT DELIVERY

REQUIREMENT: Arrange for the supply and taking of delivery of all new replacement stone units, indents and insert stones.

All replacement stones to be delivered to the site and stored before installation at location as agreed with Superintendent.

Give two weeks' notice of requirements for delivery. Submit delivery day times and the list of stones to be delivered.

Arrange to check immediately the condition of all replacement stones in conjunction with the Heritage Architect.

Once delivered, the new replacement stones shall become the responsibility of the Stonemasonry fixing Principal Contractor who shall make good any damage at his/her own cost.

2.4.9. REPLACEMENT STONE HANDLING, TRANSPORTATION AND REFIXING

HANDLING AND TRANSPORTATION: Arrange each stone for handling and transportation to take its own weight without support from adjoining stones, and without damage to the stones. Keep all straps etc. free of arises etc.

REFIXING: Remove stone wall units indicated in the Drawings without damaging exposed faces and arises, mark for identification and store for re-fixing.

The preferred method of fixing stones is with nylon straps and softening used for hoisting the stones into their initial position. This enables placement of the stone on timber packers on the wall to permit easy removal of the slings. Use approved Lewis Pins for the final fixing onto the mortar bed.

2.4.10. STONEMASONRY – BEDDING AND FIXING

REQUIREMENT: Bed and fix all replacement stone units, indents and inserts.

BEDDING: Set stone on its natural or quarry bed. Ensure Banker Mason to have input into the laying of all new replacement stones especially prior to cutting the Blocks in the Stonemason's yard.

The beds, face and back joints of every stone throughout shall be worked square and true from end to end to existing lines and be free from hollow or rough surfaces. Where possible, stone shall be bedded and jointed in one operation.

Before bedding any stone, the replacement stone and the excavated area of existing stone shall be cleaned free of all dust and impurities and shall be thoroughly wetted or dampened down before the mortar is laid. After any stone is bedded and adjusted to its correct position it shall be solidly grouted at its back and at the joints.

FIXING: No stone shall be fixed against work surfaces which, because of an irregularity or defect may prevent the proper execution or permanency of the mason's work.

Each stone shall be fixed to take its own weight without support from adjoining stones, unless otherwise specified.

Prior to the stonework grouting, all stone shall be set and packed out as necessary.

Joggles, cramps, pins and dowels shall be used in the fixing of the replacement stone in accordance with the engineer's Drawings, engineer's instructions and best masonry practice and shall be 316 grade stainless steel

unless otherwise noted (iron and steel shall not be used). Refer to Drawing D01 for detailed repair methods, cramp and pin attachment types.

In the setting of the stone, care shall be taken to ensure that no mortar or grout, either from spillage or from over filling, shall come in contact with the external face of the stone.

Non staining softwood wedges soaked in water or laths shall be used for fixing stone. Metal pinches shall not bear directly on stone.

DAMAGED STONE: Remove from the site stone damaged during the course of the work. Where prior written permission to attempt repairs has been given, satisfactorily repaired stone may be accepted.

RE-BEDDING EXISTING STONE UNITS: Allow to carefully lift up and/or re-bed existing stone units where Scheduled in the WORK SCHEDULES and re-point all affected points.

CLEANING: Clean all the stonework progressively as the work proceeds without using acid and without damage to the work, as necessary to remove mortar smears, stains discolouration, and the like, and leave the stonework clean on completion. Mortar stains to be washed off the stone at the end of each day's work.

Remove all debris off the scaffolding and prepare the area as required ready for further stonework.

SWEETENING: Carry out sweetening on replacement stonework as necessary to provide accurate mouldings and surfaces to match existing, and on existing work where shown on the Drawings to remove surface imperfections, or to remove protrusions at joint lines.

SITE ADJUSTMENT: To be the Principal Contractors responsibility.

2.4.11. FIXING CRAMPS AND PINS

REQUIREMENT: Harmful iron cramps and fixings are wherever possible to be removed and replaced by approved 316 grade stainless steel or other approved non-ferrous metal. Cut away for key and insert new cramps to afford all necessary additional support for the stone.

Refer to Drawings for detailed repair methods, cramp and pin attachment types.

Refer to Drawings for detailed repair methods relating to old and new cramping and pinning of stonework.

Provide and fit all necessary fixings, cramps, pins. as is required to fix the stone in accordance with the best masonry practice or as directed by the Principal's Representative or Heritage Architect

1. The metal fixings shall be of stainless steel of approved 316 grade alloy in accordance with the requirements of the appropriate codes.
2. The tying back and together (restraint) fixings shall be 316 grade stainless steel as required in accordance with the engineer's Drawings and the appropriate codes.
3. The load bearing fixings shall be of 316 grade stainless steel, all to the appropriate AS Codes.

Cramps, pins, bolts, ties and all other fixings shall be designed and fixed to effectively support each stone.

The Principal Contractor shall be responsible for the positioning and strength of each cramp.

2.4.12. DAMP PROOFING COURSE

REQUIREMENTS: Allow to use specialist Contactor such as Westox to undertake a wall by wall damp reading tests. The testing will need to be taken when the walls are not wet from falling (current demolition works. Westox or similar to provide written report.

Where necessary allow to install chemical dampproof course where damp nominated in above mentioned study, all to Manufacturers Recommendations equivalent to Westox. Allow to desalinate areas above damp areas generally to approx. 12mm above floor height using min two coats of Westox Cacocon ensuring minimum

drying periods between coats. Westox to provide salt testing analysis of walls at following points: before desalination, at each coat of the Cacoon layers.

2.4.13. REPLACEMENT STONE JOINTING

REQUIREMENTS: Provide all new joints of a width and appearance exactly matching the original existing joints. Maintain all existing joint lines.

Set all stones on a full bed of mortar and tap home.

All joints and joggles shall be completely filled with mortar, and all mortices and cramps must be completely grouted to ensure that no cavities are left.

Rake out new and existing joints as required to take pointing and re-pointing material.

Form all joggles with air escape holes as required, mortises, sinkings or ties, checks, perforations and grooves for flashings.

All stone is to be thoroughly wetted before pointing.

Point all joints affected by the stonemasonry work. Pointing and re-pointing shall be as specified in Subsection Pointing and Re-pointing.

2.4.14. STONE FINISHES

All stonework shall be finished to match the existing stonework and as listed in the work Schedules.

i. DRESSED AND RUBBED FINISH (D & R)

REQUIREMENT: Where Scheduled rub completely back 3mm minimum generally. Use a wet head angle grinder using coarse grit initially, thence medium grit. Then complete the rubbed finish by hand using a carborundum block and water.

All rubbed finish stonework shall be finished free from all saw and other tool marks.

ii. CLEAN CHISEL AND RUBBED FINISH

REQUIREMENT: Where Scheduled or where stones contain internal corners. or where access is unobtainable with a grinder, stones shall be hand chiselled back 3mm minimum with a fire sharpened chisel and then hand rubbed with a carborundum block and water to remove chisel marks where stones are originally dressed and rubbed finish.

All rubbed finish stonework shall be finished free from all saw and other tool marks. Allow for all clean chisel and rubbed finish work to be free of chisel marks unless otherwise directed on site by the Heritage Architect.

iii. SPARROW PECKED FINISH

REQUIREMENT: Where specified, Scheduled or where a matching finish is required to achieve the same finish as existing on the stone to be repaired or replaced.

Allow for the sparrow pecked finish stone to be finished as follows:

- Lightly chisel a drafted margin around the exposed face of the stone (approx. 20mm - 40mm wide, to match adjacent or repaired stone margins).
- Then use a punch to the entire face of the stone (excluding the drafted margin) to achieve the matching sparrow pecked finish.
- Finally, lightly boast the remaining entire exposed stone face or faces to match the existing sparrow pecked stone finish.

-
- Allow to prepare up to three samples, each 900mm x 300mm for approval by the Heritage Architect prior to commencement of the work.

iv) ROCK FACE FINISH

REQUIREMENT: Where specified, Scheduled or where a matching finish is required to achieve the same finish as existing on the stone to be repaired or replaced.

2.4.15. HAIRLINE JOINTED INSERT

REQUIREMENT: Provide hairline jointed inserts where Scheduled.

Inserts to be placed where directed and documented and sweetened into the parent stone. Execution of tight joints is to be carried out by a Banker Mason.

Use an approved epoxy resin as a jointing adhesive with the necessary quantity of hardener and binder mixed to the manufacturer's recommendations. Submit technical details of proposed epoxy material to be used.

The two stone faces shall be bonded for their full depth and the finished exposed hairline joint shall simulate the stone being flush and of the same colour and particle density. Take extreme care to avoid adhesive contacting the exposed face of the stone, causing staining etc.

2.4.16. SWEETENING

REQUIREMENT: Carry out sweetening as required to provide accurate moulding and face lines in order to finish new stonework to match existing. It shall be performed in a manner similar to "Rubbed Finish".

On joint lines where protruding rubbed stone surfaces exist, sweetening shall be carried out to remove protrusions.

2.4.17. PROTECTION

REQUIREMENT: Protect all stonework from ongoing work, staining, damage of any kind, and inclement weather.

Protect adjoining surfaces and surfaces immediately below work being carried out to prevent damage during cleaning and pointing work.

Completely protect the stone edges and arises of all cornices, in areas where there is access to the scaffolding above the stone.

2.4.18. SCHEDULE OF PROPOSED REPAIR WORKS - STONEMASONRY

Complete all work as Scheduled for this section of the Specification in scope of works and as indicated on the Drawings.

Treat all aggressive salt contamination prior to carrying out the repairs.

2.5. DESALINATION (REMOVAL OF SALT DEPOSITS FROM STONE)

Requirement:

Desalinate stone to remove salt deposits and to lower aggressive salt content in stones by dry and wet vacuum salt extraction process.

Retain a sample of the extracted salt laden water from each treatment for testing by the heritage architect. Samples to be placed in small clean sample bottles labelled to fully describe the location and cycle. NOTE: it is

critical to ensure exactly same stones are used for each of the four testings. Allow for testing at least 12 areas of each façade.

Provide a price in the tender Schedule per square metre for additional treatments if required. This process shall be repeated as many times as directed by the principal's representative based on the heritage architect's testing.

Removal of the decayed loose stone surface layers shall be carried out by an approved stonemason. The intent is to remove as little as possible

Perform the work as specified for "Desalination" where directed and to all stone soffits in the work area. Note new stones do not require desalination.

Treat all aggressive salt contamination prior to carrying out the repairs.

Desalination Washing – Dry / Wet Vacuum Process:

Wet vacuum desalination work shall comprise a cycle of Dry vacuum, water saturation, wet vacuum removal and drying processes, at regular intervals as specified or as directed by the Heritage Architect.

Commence salt extraction process by removing the decayed soft and loose stone surface layers and dry vacuum off loose surface dust and salt particles. Prior to mist water spraying, fill all open joints, protect all openings from water and provide a suitable water disposal system for wet vacuum.

Proceed with wet vacuum desalination work by mist spray saturating one stone at a time. Wherever possible, no salt laden water is to flow onto adjacent stones. Thoroughly wet a horizontal strip along the top area of the stone. Repeat the process of water saturation in layers down the stone. Repeat by starting again at the top and continue the spraying until the stone is saturated.

At the end of the wetting phase, extract salt laden water with wet vacuum using appropriate heads.

Repeat the work over the entire face of the contaminated stone area for at least 4 cycles, keeping the stonework moist continuously. Provide samples of removed salt-ridden water using small screw topped bottles, clearly labelled and forward to Heritage Architect for testing. Allow sample for each cycle. Allow 4 samples per façade.

Desalination and Drying Times: Allow stone to dry out to allow salt to migrate and form on the surface of the stone. Allow to monitor the drying process and adjust the extent of time in the cycle to allow the stone to dry out (varies due to climatic conditions).

Dry vacuum Process: After the suitable drying out time has elapsed, use an approved dry vacuum to remove all the newly formed salt crystals on the surface of the stone, prior to further wetting desalination treatment.

Wet vacuum cycle: Repeat the desalination, drying and dry vacuum processes initially on a 24 - 48-hour cycle (minimum of 24 and a maximum of 48 hour) cycle.

Wet Weather: Where wet weather occurs during the work, allow for a longer drying out time.

Repeat Dry vacuum / Desalination / Drying Cycles: Allow for at least four (4) cycles in total, unless otherwise directed by the Principals Heritage Architect.

2.6. CLEAN AND TREAT STONWORK (REMOVAL OF MOULD, LICHENS AND BIOLOGICAL GROWTH FROM STONE)

Requirement:

Clean and Treat nominated stonework walls with "Boracol 100" or equal as described below to remove biological growth on existing stonework and to prevent re-growth on existing and new stonework. Cleaning and treatment are to be undertaken following completion of all stonework replacement in the nominated area. New stonework is to be treated to prevent / retard future biological growth on stonework. Synthetic stone repairs in the area are to be undertaken following cleaning and treating stonework, this is to allow an accurate colour match between the patch material and the cleaned stone.

Methodology for cleaning and applying biocide:

1. The area nominated for this treatment has been identified as a known microenvironment for biological growth on stonework. Only the areas nominated are to be treated.
2. Lightly clean the nominated area with a soft bristle (non-ferrous) brush and low-pressure water to remove lightly bonded pollution and biological growth. Leave lichen on the surface of the stone prior to applying the biocide as it will die with the following biocide treatment. Scrubbing the lichen off (not the algae) may lift of some of the stone surface.
3. Protective clothing and equipment as per materials safety data sheet or product information sheet must be worn.
4. General protection of the surrounding area is required to prevent over spraying area, drips etc treating adjacent areas. Vertical stone surfaces to be protected with plastic. The biocide is to be contained to spray area as much as possible as drips on the other areas of stone will show up in the future as cleaner spots.
5. Biocide ('Boracol 100') to be applied using either small bottles with a fine mist spray or with paint brushes at a rate of 500ml per m2.
6. Biocide to be applied evenly over the surface so that a uniform appearance is achieved long term.
7. Biocide is applied to the stone when slightly wet so that the biocide is drawn into the stone via capillary action. It is not to be applied during rain as it will wash off.
8. After at least 2 days the surface can be brushed with dry soft bristle (non-ferrous) brush to remove remaining organisms.
9. Re-apply treatment to any areas of synthetic stone repair following full curing of those repairs.

2.6.1. ASSOCIATED DRAWINGS

Refer to and complete all work as indicated on the Drawings.

2.7. POINTING & RE-POINTING

2.7.1. GENERAL

EXISTING POINTING BETWEEN STONES CONTAINS ASBESTOS

The removal of asbestos pointing shall be undertaken by qualified persons.

Remove all asbestos pointing to stonework joints in the work area. Removal of asbestos contaminated product to be undertaken by suitably qualified and licensed asbestos removal Contractor in accordance with this Specification.

All pointing in stone joints in the work area is deemed to contain asbestos. Proposed method of removal (without damage to stonework) in the form of a detailed method statement to be approved prior to commencement of work. Test sample area to be undertaken and upon approval used as the standard for the project.

SCOPE: This subsection of the Specification includes, but is not necessarily limited to the following pointing and re-pointing work;

- Removal of hard cement mortar and asbestos mortar;
- Removal of original pointing;

-
- 80% repointing of all stonework;
 - Preparation of mortar for bedding, pointing and re-pointing stonework.

ASSOCIATED STONEWORK SUBSECTIONS: Refer to the following subsections to be included in the work specified in this contract;

Subsection GENERAL

Subsection STONEMASONRY

ASSOCIATED DRAWINGS: Refer to the Drawings located in this Specification.

REQUIREMENT: Unless otherwise specified all pointing and re-pointing shall be in an approved mortar as specified to match the original existing mortar.

Use an approved elastomeric sealant only in locations specified below. Refer to clause - Elastomeric Sealant Pointing and Re-pointing.

Provide samples of up to 10 lineal metres and obtain approval before commencing the work.

SEQUENCE: Do not commence pointing or re-pointing until cleaning and repair work in the vicinity has been completed.

Clean down generally before commencement of pointing and re-pointing.

Point and re-point all joints in new work, all joints affected by the work and all open and defective loose joints.

Protect all stonework and clean up on completion of the work.

2.7.2. QUALITY

REQUIREMENT: The proposed work shall be jointly inspected in detail by the Principal Contractors Nominated Representative and the Heritage Architect, to confirm the work in each location.

REQUIREMENT: The Principal Contractor shall co-ordinate with the Heritage Architect so that pointing and re-pointing may be inspected in the following stages;

- i. Existing pointing removal and joint preparation for pointing and re-pointing. Submit tools and proposed removal method for approval. (Hold point)
- ii. Sand proposed for use. (Witness point)
- iii. Mortar pointing and re-pointing samples. (Hold point)
- iv. Elastomeric sealant material and colour, complete with manufacturers data sheets and application recommendations prior to the preparation of samples. (Witness point)
- v. Elastomeric sealant pointing and re-pointing samples. (Hold point)
- vi. Pointing and re-pointing work completed. (Hold point)

APPROVED CONTRACTORS AND APPLICATORS:

REQUIREMENT: All pointing and re-pointing shall be carried out only by Contractors and personnel experienced in the type of work specified.

Submit with the tender a list of personnel proposed to be used for the work, complete with details of experience, previous work on buildings etc. List referees etc. who can establish that the tenderers and nominees have executed the same work to that specified. This information will be taken into account when assessing the tender.

2.7.3. POINTING AND RE-POINTING MATERIALS

Pointing and re-pointing materials to be as specified and Scheduled shall be either:

- a) Mortar
- b) Elastomeric Sealant (only where indicated on Drawings or directed by heritage architect)

Use of Elastomeric Sealant not shown in the documents must be approved and signed off by the Heritage Architect prior to use.

MORTAR MATERIALS:

REQUIREMENT: Provide mortar for bedding, pointing and re-pointing stone as specified below.

GENERALLY: Provide mortar for pointing and re-pointing which shall as nearly as possible match in colour, texture, strength and porosity, that of the original mortar or the approved sample. Being always softer and more porous than the stones, in order to "chaperone" and protect them.

Mix with an oxide colouring to match existing colour where required. Submit all relevant suppliers guarantees, data sheets etc for approval to the Principal's representative prior to commencement of the work.

MORTAR MATERIALS: To AS 3700. Mortar for masonry construction.

CEMENT

Off-White Cement: To AS 3972, Type GP, with iron salt content not exceeding 1%.

SAND

General

Sand: Fine evenly graded, washed sand with low clay content and free from effervescing salts in accordance with BS1200.

Submit sample of sand for each required use, complete with sand grading analysis prior to commencement of the work.

The table below sets out the size grading requirements of the two sand types. This table is to be used in sourcing and supplying appropriate sand.

Sand used for pointing and re-pointing shall be subject to approval after the preparation of sample panels as specified later in this section.

Size – grading Specifications		
	Fine – medium sand	Medium – coarse sand
Sieve size	% passing	% passing
4.75 mm	100	98 - 100
2.36 mm	100	90 - 100
1.18 mm	95 - 100	70 - 100
600 ums	65 - 100	40 - 75
300 ums	30 - 80	10 - 40
150 ums	10 - 30	2 - 15
75 ums	0 - 5	0 - 5

Sand specified in this section allows for two sand types:

-
- Fine to medium sands – For use in 3mm (nominal) joint one sand type that is currently acceptable is H Sydney Sand, Kurnell by Rocla
 - Medium to coarse sands - For use in 10mm (nominal) joint widths. One sand type that is currently acceptable is Glenella, Fine Coarse by Glenella Quarry Pty Ltd.

The sands listed above are a guide only, other sands that meet the standard will be acceptable. Please note that blending sands from different sources in the correct proportions is allowable and can assist in achieving sand with the correct size grading. Sand grain shape is also an essential requirement of the standard, grains need to be sharp and angular not rounded. Sand colour will also be considered when assessing an appropriate sand for the works.

LIME

STANDARDS:

Lime shall generally conform to AS 1672.1: Limes and Limestones – Limes for Building excepting and including where this Specification provides for additional requirements.

Hydraulic lime (not covered by AS 1672.1) shall conform to BS EN 459 Building Lime

DEFINITIONS:

Lime putty—the product obtained by slaking quicklime with a surplus of water, and aging for a minimum of three months.

Processing additions—constituents, other than those defined in this Section, which are added in minor quantities during the manufacturing process to aid the manufacture or improve the handling properties of lime.

Quicklime—essentially calcium oxide in a form which can be readily slaked by reaction with water.

Water—either town supply, runoff water, recycled water or from natural underground sources, free from deleterious chemicals with a maximum concentration of total dissolved solids (TDS) of 2500 mg/L.

TRIAL MIXES:

Lime for use in mortars shall be either (Supply samples of the following for approval):

- Hydraulic Lime NHL 3.5
- Sydney sand
- River sand

2.7.4. TRIAL MORTAR MIX

Sample 1: Stonework pointing: 3:1+ oxide

- 3 sand (made up of 1½ Sydney, 1½ river)
- 1 hydraulic lime NHL 3.5
- Oxide (approx. ½ cup)

Sample 2: Stonework pointing: 3:1+ oxide

- 3 sand (made up of 1½ Sydney, 1½ river)
- 1 hydraulic lime NHL5.0
- Oxide (approx. ½ cup)

Mix by volume. Drain water from lime putty before use. Particular attention shall be paid to the exact measurement of mortar contents and the mixing procedure. Use approved batching boxes for mixing of mortar by volume. Machine mix.

Prepare sample labelled with permanent marker.

2.7.5. MARKING & STORAGE

Lime putty shall be delivered and stored in airtight containers that can be resealed. The containers shall be of approved type and size.

Containers in which lime or lime-based products are packed or slaked and stored (on or off site) shall be marked with the following information:

- a) Name of product.
- b) Name and address of manufacturer.
- c) Net mass per container.
- d) Date of slaking or placement in the container

SAFETY

When working with lime eye protection, gloves and safety clothing are essential.

LIME PUTTY

Lime putty shall be directly slaked from quicklime. This process is to occur in a safe manner off site.

Quicklime to be progressively added while the mix is stirred until there is an excess of water and the reaction subsides. Avoid lumps of unslaked lime. Pass the finished putty through a fine sieve to remove any lumps.

When cool the slaked lime shall be transferred to an airtight container, and the lime putty allowed to mature for a minimum of three months before use.

Commercial pre-slaked lime putties shall be equal to "Blue label" Lime Putty" by Lime Industries of Western Australia, or "Slaked Lime" and "Putty Lime" by Westox Building Products of Sydney, provided account is taken of their density and components as follows:

2.7.6. PREPARING LIME PUTTY FOR USE

Lime putties must be drained of any free liquid and slurry-like material and only stiff (cheese-like) putty that will stand without losing its shape shall be used for mortars.

The liquids shall be retained in sealed containers and for future use in small quantities to make a mortar more workable.

BULK DENSITY:

Directly slaked lime putties shall have a bulk density of at least 1.35 kg/litre.

ADMIXTURES AND ADDITIVES:

Admixtures (such as air-entraining and water-retaining agents) and additives (such as ground limestone) may be specified but are not to be used otherwise.

Reportable properties and characteristics

(i) the nature and quantity of any processing additions (such as air-entraining agents) shall be disclosed;

ADDITIVES: Do not use additives unless prior approval has been obtained.

2.7.7. POINTING AND RE-POINTING MORTAR

MORTAR MIX: To AS 3700. Mix by volume. Particular attention shall be paid to the exact measurement of mortar contents and the mixing procedure.

Used approved batching boxes for mixing of mortar by volume. Machine mix.

All stonework below the lead weathering on course line E shall have:

BEDDING AND JOINTING MORTAR:

Sample 1: Stonework pointing: 3:1+ oxide

- 3 sand (made up of 1½ Sydney, 1½ river)
- 1 hydraulic lime NHL 3.5
- Oxide (approx. ½ cup)

All stonework above the lead weathering on course line E shall have:

BEDDING AND JOINTING MORTAR:

Sample 2: Stonework pointing: 3:1+ oxide

- 3 sand (made up of 1½ Sydney, 1½ river)
- 1 hydraulic lime NHL5.0
- Oxide (approx. ½ cup)

Note:

Where stone can be bedded in successive courses (from bottom up) they can be bedded as stated above with bedding and pointing mixes as specified. However, where stones are required to be inserted into a course where existing stones are located above and below then this method is not possible, and the stone units will be fixed in position as follows;

2.7.8. POINTING AND RE-POINTING MORTAR

Due to the fine tolerance of 3-5 mm bed joints the stones are to be carefully inserted into position between the existing stones above and below without damaging edges. Insert a closed cell polyurethane backing rod into the joint all around the stone to a depth of at least 3 times the thickness of the joint. Fine grout (1 cement: 5 sand) is to be poured into a port at the top joint and is to fully fill the void all around the stone including the back. This process will require the placing of port vents at the bottom joint and will verify the full grouting of the void. After the grout has hardened sufficiently remove the backing rod to allow the joint to be pointed with pointing mortar as specified above.

MORTAR COLOUR

REQUIREMENT: Colour and texture to match approved sample. Use a small amount of approved oxide to match colour.

SAMPLES: Allow for samples of pointing and re-pointing mix to be prepared. Tenderers shall allow using either hydraulic lime NHL3.5 or NHL5.0 for the contract, depending on the approved sample mix.

2.7.9. POINTING AND RE-POINTING MORTAR

THE WORK AREA: Clean down the work area prior to commencement.

DEFINITION: Defective joints are those joints having:

- Loose or missing mortar;
- Excessively soft, powdery or crumbling mortar;

- Hard cement mortar.
- Mortar containing asbestos.

The building fabric, scaffolding, and work area shall be maintained free of all residual or excess pointing or re-pointing material.

POINTING REMOVAL: Carefully remove the existing pointing from open and loose and defective joints and where indicated in the Work Schedules, to a depth of 20mm, using an approved method and hand tools, without damaging the adjacent stonework and arises. No power tools shall be used.

Do not widen the joints.

Submit tools and proposed removal method for approval.

Prepare sample area of joint removal, prior to commencement of the work.

CLEANING OUT JOINTS: Use either vacuum suction or compressed air jetting etc, to remove dust and loose debris. Lightly hose out the joint, clean out free of foreign material and loose stone, and leave damp for pointing or re-pointing. Dry joints shall not be re-pointed.

Prepare all joints to take a minimum of 20mm mortar as well as any backing rods.

TAPING JOINTS: Tape all joints with 50mm wide masking tape, after washing down and immediately prior to re-pointing or pointing.

The tape shall be set along the joint arris as close as possible to enable the re-pointed joint to appear as thin as possible to match the original joint line.

Strip off the masking tape when the joint is partially set, so removal does not disturb the new pointing.

Place backing rod in joint under compression.

APPLICATION OF MORTAR: The pointing or re-pointing mortar shall be applied in a putty-like consistency and be plastic enough to be sufficiently stable.

It shall be capable of being moulded into a ball-like consistency so that it can be firmly pushed completely back in several applications into the joint to completely fill the empty joint. Cut the mortar back before it sets, and finish with a brush.

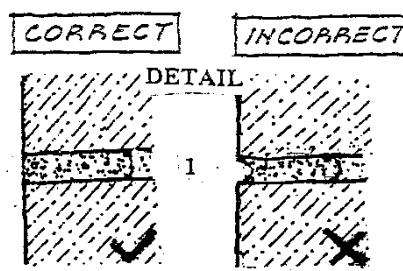
The mix shall be applied in an approved manner, using approved tools, from approvals given during preparation of the sample panels.

Finish joint to match approved sample finish.

PROTECTION: Protect all adjoining stone surfaces during application. Clean off all mortar and mortar droppings on a daily basis.

ON COMPLETION: Clean away all debris off site etc.

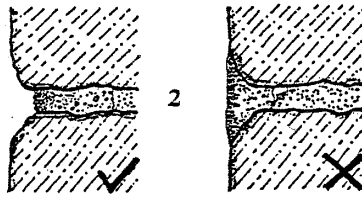
2.7.10. POINTING AND RE-POINTING MORTAR



NOTES

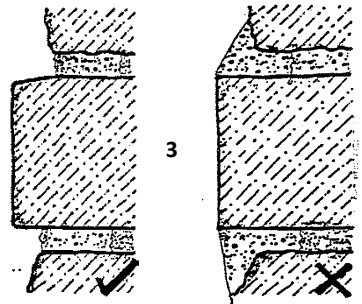
DETAIL 1. STANDARD JOINT POINTING & RE-POINTING

Point and re-point all open, loose and defective joints as specified, and where indicated. Maintain the original joint width using standard details as specified for pointing and re-pointing. Flush fill joints to the original face line.



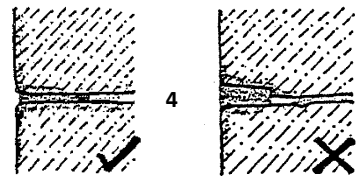
DETAIL 2. ERODED ARRIS JOINT PATCHING

Maintain original joint width by not filling these joints out to the original face line. Use mortar and workmanship procedures as before stated Detail 1. Fill joints out only to where the eroded arrises begin to widen in the joint. Avoid thickening the joint appearance. Avoid mortar being feathered on the outside of the stone where water traps may be created.



DETAIL 3. PROJECTING STONE OR BRICK JOINT RE-POINTING

Point and re-point all open and defective joints as before stated Detail 2. Allow to slightly chamfer or round the top bed of the projecting stone or brick to throw off water. Do not change the thickness or appearance of the joint by using weather struck mortar fillets, which may also trap water.



DETAIL 4. THIN JOINT RE-POINTING

Point and re-point all open and defective joints as before stated Detail 1. Maintain original joint width.

(Not to scale)

Details and information from: "Conservation of Building & Decorative Stone", Vol. 2. John Ashurst & Francis G. Dimes, pp. 87

2.8. ELASTOMERIC SEALANT POINTING AND RE-POINTING

2.8.1. GENERAL

The intention of using an elastomeric sealant is to prevent water penetration into joints (in joints with excessive movement) and as specified and indicated on the Drawings. Elastomeric sealant shall be used to seal the first joint above the cornice lead weatherings as detailed and in horizontal joints where specified on Drawings.

Elastomeric sealant shall not be used in other locations without written approval from Heritage Architect.

EXTENT OF WORK

REQUIREMENT: Pointing or re-pointing shall be applied to the stonework areas as specified above in clause "Generally" and/or as Scheduled in scope of work and as indicated on the Drawings.

- In joints with excessive movement as specified and indicated on the Drawings.
- In horizontal joints not to be covered by lead as specified and indicated on the Drawings
- At top of lead weatherings, the sealant shall only be used to seal the first joint above the cornice or as detailed or instructed by the Heritage Architect.

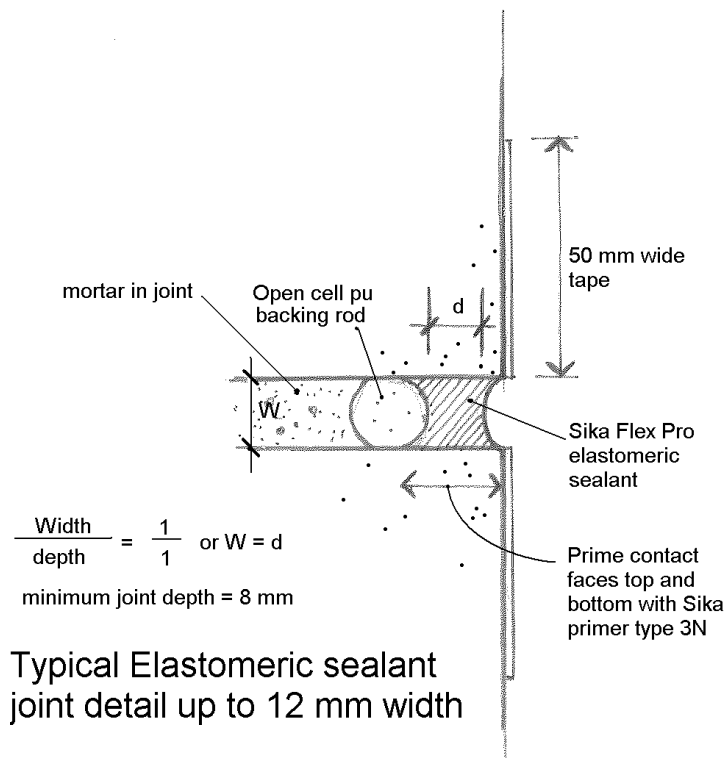
2.8.2. MATERIAL

REQUIREMENT: To be an approved elastomeric sealant material. The material to be equal in all respects to Sika Flex Pro colour pale brown. Submit colour sample and details of sealant proposed to be used for approval prior to any work being carried out on site. The sealant shall be applied in accordance with manufacturer's instructions, using bulk or air gun equipment, foam backing rod, primer, etc.

2.8.3. SAMPLE AREA

REQUIREMENT: Prepare a sample area of approximately six (6) lineal metres in the presence of the Heritage Architect. Principal Contractor to nominate an experienced applicator to perform this work.

Submit the Manufacturer's recommendations for use and application prior to commencement of the sample.



CUTTING OUT

REQUIREMENT: All joints nominated for the use of elastomeric sealant shall be cut out to provide a width/depth ratio of 1:1 for the insertion of the sealant after placement of a foam backing rod. Joints narrower than 6mm may be carefully widened to admit the pointing or re-pointing.

CLEANING OUT JOINTS: All joints shall be cleaned and dry and free from foreign matter, immediately prior to application.

THE WORK AREA

REQUIREMENT: Clean down prior to commencement. The building fabric, scaffolding, and work area shall be maintained free of all residual or excess pointing or re-pointing material, and all empty sealant cartridges. The building fabric and scaffolding (including planks) shall not be used for wiping applicators guns, hands etc. free of pointing or re-pointing material.

Water cleaning shall not be used where open joints and or degraded facades allow water penetration into the building fabric.

TAPING

REQUIREMENT: Protect the stonework surface on each side of the joint by 50mm wide masking tape. On completion of pointing or re-pointing remove the tape and remove any stains or marks from the stonework surface.

BACKING ROD

REQUIREMENT: An approved foam backing rod shall be used in accordance with the manufacturer's recommendations.

Provide and insert a closed cell backing rod or strip such as a non-stick expanded polyethylene or polyurethane foam which doesn't adhere to the sealant and does not inhibit movement.

Place backing rod in joint under compression.

PRIMER: An approved primer such as Sika primer 3N (or equivalent) shall be used and applied in an approved manner. The primer is to be brush applied to the contact face of the joint to assist with the adhesion of the sealant to the stone.

APPLICATION GENERALLY

REQUIREMENT: The jointing material shall be applied in accordance with the manufacturer's instructions.

AVOIDING DAMAGE TO THE STONE

REQUIREMENT: The sealant material and primer shall be kept off the exposed face of the stone.

ON COMPLETION: Clean away all debris and spent cartridges. Clean down any exposed residual elastomeric sealant material etc.

2.8.4. ASSOCIATED DRAWINGS

Refer to:

- Associated Drawings as in General Requirements and
- Schedule of Proposed Repair Works

END OF SECTION - STONWORK

3 SYNTHETIC STONE REPAIR

3.1 GENERAL

3.1.1 SCOPE OF WORKS

The works include but are not necessarily limited to the following;

Provide items listed in Scope of Works. and on the Drawings

The stonework repair referred to in this section includes, but is not necessarily limited to, the following items and related subsections;

- Synthetic Stone Repair – including pinning and injection repairs.
- Provide synthetic stone repair to all items identified on the Drawings and as specified.
- Remove metal inserts and fixings in stone and provide synthetic stone patch where applicable.

3.1.2 CROSS REFERENCES

GENERAL

Refer to the General Requirements section.

RELATED SECTIONS

Refer to the following sections:

- General Requirements
- Stonework
- Architectural Drawings
- Schedule of Proposed Repair Works

3.2 REQUIREMENTS

SCOPE: This subsection of the Specification applies to and includes the provision of all materials, tools, labour and equipment required for the repair of weathered decayed and physically damaged sandstone using an approved synthetic stone resin and mortar.

The work includes, but is not necessarily limited to;

- Selection of proven resin and synthetic stone material with approved matrix colouring agents and reinforcement.
- Cutting back of defective substrate to sound stone.
- Removal of inserts.
- Reinstatement of stone faces and profiles to an unweathered and/or undamaged moulding by filling with the approved material.
- Filling of cracks in stone.
- Pointing and re-pointing of joints affected by the work.

- Provision of pin reinforcement in stonework where required.
- Provision of samples for approval, warranties, tests etc and quality control items.

Complete all synthetic stone repair listed as specified and indicated on the Drawings.

EXTENT OF WORK: Complete all work as specified in the scope of work and indicated on the Drawings.

3.3 APPROVED SUB CONTRACTOR AND APPLICATORS

REQUIREMENT: All synthetic stone repair shall be carried out only by approved Contractors and/or personnel with ten years minimum sandstone experience in the type of work specified.

Submit with the tender a list of personnel proposed to be used for the work, complete with details of experience, previous work on buildings etc. List referees etc. who can establish that the tenderers and nominees have executed the same work to that specified. This information will be taken into account when assessing the tender.

The Principal's Representative has a list of approved synthetic stone repair applicators capable of performing this type of work. The names of these applicators will be given to the tenderer, on request, by the Contact Officer.

Tenderer to submit name of proposed applicator with the tender.

3.4 QUALITY

3.4.1 INSPECTION

NOTICE

The Principal Contractor shall be responsible for all OH&S and quality issues on site. Principal Contractor's site supervisor / foreman shall be on site each working day. Principal Contractor's site supervisor shall inspect work prior to pre-handover inspections, and to aim for nil defects.

Witness points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Witness Point items listed in the Schedule require inspection.

Hold points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Hold point items listed in the Schedule require inspection. Do not conceal those parts of the works or proceed without approval.

Minimum notice for inspections to be made: 5 working days for on-site inspections.

Concealed elements: Give notice so that inspection may be made of elements to be concealed.

HOLD POINTS

Refer to Inspection Test Plan (ITP) in Section 1 for Hold and Witness point activities.

INSPECTION: The proposed work shall be jointly inspected in detail by the Principal Contractors' Nominated Representative and the Heritage Architect to confirm the work on each stone, and in each location.

REQUIREMENT: The Principal Contractor shall coordinate with the Heritage Architect so that stonework may be inspected in the following stages. Give sufficient notice so that the following may be inspected;

- i) The location and extent of the synthetic stone repair work to be done. (Hold point);
- ii) The prepared sample ranges. (Hold point);
- iii) The stone cut out and the sub-base prepared to receive the synthetic stone mortar. (Witness point);
- iv) Reinforcement for the synthetic stone in position. (Hold point);

- v) Filling in holes and the stone profiles completed. (Witness point);
- vi) Joints prepared ready for pointing and re-pointing. (Witness point);
- vii) Completed work. (Witness point).

3.4.2 SAMPLES

REQUIREMENT: Where requested by the Heritage Architect or listed in the ITP provide samples as specified prior to the commencement of the work and obtain approval from the Heritage Architect. Label all samples.

COLOUR CONTROL SAMPLES: Tenderer to submit with the tender two (2) sets of at least three (3) different 150 x 150 mm synthetic stone colour control samples varying in colour to match the colour range of the weathered sandstone in the project. Use these colours, if approved, in the locations directed by the Heritage Architect. One set of approved colour samples will be retained by the Heritage Architect, the other shall be retained by the Principal Contractor.

Repairs that vary excessively in colour from the surrounding stone or from the original samples shall be replaced at the Principal Contractors expense.

Nominate for each colour control sample, the source of all aggregates, the particle size gradation of aggregates, the binder/aggregate ratio, the binder (resin & hardener) and any other additives.

SAND OR BLENDED MIX SAMPLE: Tenderer to submit a representative sample of the proposed sand or blended mixture for approval and if required by the Heritage Architect it shall be tested by a NATA registered laboratory or by the CSIRO Building Construction and Engineering Division, Testing Laboratory, North Ryde, Sydney according to the requirements of Sections 11, 12, 24, 33 and 35 of AS 1141-1974 at the Principal Contractor's expense. Submit sample in approved clear plastic containers.

SAND GRADING: If required by the Heritage Architect submit a sieve analysis of the sand or sands proposed to be used carried out by a NATA registered laboratory.

REINFORCEMENT: Submit samples of proposed stainless-steel reinforcement.

TESTING: All tests shall comply with the testing requirement nominated in the preliminaries section of the Specification.

Prior to the commencement of the works and not later than two weeks after the issue of a letter of acceptance the Principal Contractor shall provide if required by the Heritage Architect, six 50mm cubes made of the synthetic stone materials.

3.4.3 SHOP DRAWINGS

REQUIREMENT: Where requested by the Heritage Architect supply shop Drawings where specified and showing the following where applicable: setting out position and identifying number of each stone, details of 1:10 scale of each major synthetic stone repair unit showing reinforcement and type of finish for each stone

Allow for four (4) working days for review of each set of shop Drawings. For each drawing supply two copies in the form of prints on paper.

3.5 SYNTHETIC STONE MATERIALS

REQUIREMENT: Synthetic stone materials shall be an approved epoxy mortar of at least 10 years proven durability of use in similar situations and locations to those proposed in this contract.

All materials used in the preparation of an epoxy mortar shall be approved by the Heritage Architect.

RESIN AND HARDENER - MORTAR RESIN REQUIREMENTS: For synthetic stone mortar the epoxy resin, and hardener shall be supplied by a recognised manufacturer and used in accordance with the manufacturer's instructions.

The epoxy mortar shall be moisture insensitive.

Both components of the resin shall be 100% reactive without any solvent content.

Where resins change colour within the defect's liability period, they will be rejected and made good or replaced at the Principal Contractor's expense.

LOW VISCOSITY EPOXY RESIN: For crack repairs i.e. fine cracks, fill with low viscosity epoxy resin especially formulated for this type of application using a hypodermic type syringe and where appropriate a vacuum suction to ensure full penetration of the epoxy resin.

Both components shall be 100% reactive without any solvent content.

HEALTH HAZARD: There are certain health hazards associated with the use and application of epoxy resins, particularly from skin contact and lack of sufficient ventilation. The Principal Contractor shall ensure that the operators are adequately protected and comply with the requirements of the Occupational Health & Safety Act.

SAND REQUIREMENT: The sand used in the preparation of the epoxy mortar shall be clean, well-washed material, free from clay and any other deleterious impurities.

A blended mixture of different sands shall be used to produce a suitable mortar.

SAND SAMPLE: Submit a representative sample of the proposed sand or blended mixture for approval A.B.S (as before specified) Clause Quality.

SAND GRADING: Submit a sieve analysis A.B.S Clause Quality.

COLOURING AGENTS REQUIREMENT: The colour of the repair mortar shall blend closely with the surrounding sandstone.

Prepare trial samples as specified in Clause Colour Control Samples to the Heritage Architect's approval that this requirement can be met.

Where possible, the colour matching shall be achieved by the careful selection of naturally coloured sands. If it is necessary to use artificial colouring agents, only inorganic pigments approved by the Heritage Architect shall be used, and also in locations approved by the Heritage Architect.

Organic pigments are not permitted.

No ultra-violet absorbing liquid coatings shall be used.

REINFORCEMENT REQUIREMENT: Reinforcement to be Stainless Steel 316 Grade or equal.

Depending on the size and shape of the repair, reinforcement can be provided as a mesh or as individual wires with a minimum diameter of 3mm. A sample of the proposed reinforcement shall be submitted for approval.

BOND COAT REQUIREMENT: Use approved bond coat between the underlying sandstone substrate and the repair mortar as recommended by the manufacturer of the resin used in the mortar.

3.6 EXECUTION

3.6.1 SUBSTRATE PREPARATION

GENERALLY: Complete other preparation -work as before specified (ABS) and prepare stone substrate to provide a firm base to support the synthetic stone repair and reinforcement as required.

3.6.2 SUBSTRATE CLEANING

CLEANING REQUIREMENT: Generally, where directed by the Heritage Architect clean surfaces of all stones to be repaired, of all relatively loose surface deposits, unwanted stains, bird debris, fungal and lichen growths etc. Cleaning shall only be performed to leave the stonework exposed faces with an even weathered and naturally oxidised appearance without streaks or stains.

Determine, with the Heritage Architect, the nature and extent of the dirt and deposits to be removed.

Complete a general washing clean initially with a brush and water then check with the Heritage Architect where further detailed or 'spot' cleaning is required. Do not over clean. Do not damage the stone or building during cleaning. Do not attempt to produce a 'new stone' appearance. Do not use acids. Do not use cleaning agents unless approval in writing has been given by the Heritage Architect, and then on stones specified in the approval.

The aim in cleaning is to provide the approved colour required of the synthetic stone repair.

SAMPLE CLEANING PANEL. Where and when directed by the Heritage Architect provide a sample area using water and scrubbing brushes initially. If this is unsuccessful, use approved bronze brushes and water. Allow to soak the stone prior to brushing.

Where the previous two methods are unsuccessful allow to use an approved very mild cleaning agent such as a mild detergent, soak and brush. This work on the sample panel shall be carried out in the presence of the Heritage Architect.

Allow each sample area to be 300mm long x 300mm high, in locations selected by the Heritage Architect.

PROTECTION: Take all necessary precautions to prevent damage to the building, stonework or nuisance to the occupants.

3.6.3 LIGHT CHISEL SUBSTRATE

REMOVAL OF SALT DEPOSITS: Where required on stones to be repaired, lower aggressive salt content in stones by light chiselling and brushing all 'hardened crust' or decayed stone surface layers on the nominated stones. Chiselled work shall vary from scraping soft surfaces with a chisel to applying a light mallet chisel work. Work to be performed by an approved mason. On completion of light chisel work where required commence cycles of dry vacuum, mist water spraying, wet vacuum removal, drying and brushing in accordance with the desalination Specification requirements.

Perform the work as specified for 'Sponge Washing' where required.

Treat all aggressive salt contamination prior to carrying out the repairs.

3.6.4 REMOVAL OF SALT DEPOSITS

REQUIREMENT:

Desalinate to remove salt deposits and to lower aggressive salt content in stones by dry and wet vacuum salt extraction process. Remove the "hardened crust" or decayed loose stone surface layers as before stated and dry vacuum off loose surface dust and salt particles. Following this mist water spray stone surface, then remove salt laden water with wet vacuum. Then allow stone to dry (drying phase). This process shall be repeated as many times as directed by heritage architect.

Chiselled work shall be carried out by an approved mason.

Perform the work as specified for 'Desalination Wash' where required to all synthetic stone patches in the work Schedules

Treat all aggressive salt contamination prior to carrying out the repairs.

Desalination Washing – Dry / Wet Vacuum Process:

Wet vacuum desalination work shall comprise a cycle of Dry vacuum, water saturation, wet vacuum removal and drying processes, at regular intervals as specified or as directed by the Heritage Architect.

Commence salt extraction process by removing the "hardened crust" or decayed stone surface layers as before stated and dry vacuum off loose surface dust and salt particles. Prior to mist water spraying, fill all open joints, protect all openings from water and provide a suitable water disposal system for wet vacuum.

Proceed with wet vacuum desalination work by mist spray saturating one stone at a time. Wherever possible, no salt laden water is to flow onto adjacent stones. Thoroughly wet a horizontal strip along the top area of the stone. Repeat the process of water saturation in layers down the stone. Repeat by starting again at the top and continue the spraying until the stone is saturated.

At the end of the wetting phase, extract salt laden water with wet vacuum using appropriate heads.

Repeat the work over the entire face of the contaminated stone area for at least 4 cycles, keeping the stonework moist continuously.

Desalination and Drying Times: Allow stone to dry out to allow salt to migrate and form on the surface of the stone. Allow to monitor the drying process and adjust the extent of time in the cycle to allow the stone to dry out (varies due to climatic conditions).

Dry vacuum Process: After the suitable drying out time has elapsed, use an approved dry vacuum to remove all the newly formed salt crystals on the surface of the stone, prior to further wetting desalination treatment.

Wet vacuum cycle: Repeat the desalination, drying and dry vacuum processes initially on a 24 - 48-hour cycle (minimum of 24 and a maximum of 48 hour) cycle.

Wet Weather: Where wet weather occurs during the work, allow for a longer drying out time.

Repeat Dry vacuum / Desalination / Drying Cycles: Allow for at least four (4) cycles in total, unless otherwise directed.

3.6.5 REMOVAL OF INSERTS

REQUIREMENT: Allow to carefully remove inserts where Scheduled prior to repair work. Check extent of insert removal with the Heritage Architect prior to starting the work. Complete all work as specified and work identified on Drawings.

Inspect all holes and other defects. All exposed timber, iron and metal plugs and inserts foreign to the stone shall be carefully extracted with a minimum of damage to the stone. All work shall be executed in an approved manner.

Once all inserts have been removed, all holes shall be thoroughly cleaned out to provide a good key for the patching material.

3.6.6 CUTTING BACK SYNTHETIC STONE REPAIR WORK

REQUIREMENT: Remove all decayed and unsound stone from the repair area to provide a sound base for the repair mortar to adhere to. Use only approved fire sharpened or tungsten tipped chisels. Feather edges are not permitted. The edges of the repair area shall be undercut to provide an effective physical key. The minimum depth shall be as specified in Synthetic Stone Repair and— Repair Methods.

3.6.7 CHEMICAL CONSOLIDANTS OR SOLVENTS

REQUIREMENT: No chemical consolidants or solvents shall be used. Solvent based chemicals shall not be applied over epoxy mortar repairs.

3.6.8 MATCHING EXISTING STONE FINISHES

REQUIREMENT: Synthetic stone repair shall match surface colour, texture and finish of adjacent natural stone. Synthetic stone repair is to match the surface finish of the stone it is applied to. This could be (but not limited to) any of the following finishes;

- Clean Chisel & rubbed finish
- Chiselled finish

- Rockface finish
- Sparrow Pecked finish

3.7 SYNTHETIC STONE MORTAR MIX

REQUIREMENT: All work shall be strictly in accordance with the technical advice of the product manufacturer. All mixing shall be carried out exactly, using the correct proportions in mechanical mixers.

Mix material with suitably approved clean naturally coloured silica sands to ensure that the patch material used resembles the natural sandstone being replaced as closely as possible in colour and structure.

BATCHING AND MIXING: All batching of the mortar ingredients shall be done by weight.

All batches must be prepared using an electric mixer. Very small batches may be mixed by hand. Allow for less than 0.25 of a litre.

Resin and hardener shall be premixed strictly in accordance with the technical advice of the product manufacturers.

The resin and hardener shall be mixed together to obtain a uniform appearance. A machine mixer shall be operated until a thorough blending of the ingredients is achieved. Use "Magapoxy H" or equivalent in mortar mix.

THE MIX: The mix shall consist of not less than 1:10 and not more than 1:12 parts of resin and hardener to sand by weight.

AGGREGATE MIXES: The aggregate mixes shall be carried out using the proportions approved for the three (3) nominated colour mixes.

Aggregate mix batches shall be pre-weighed and packaged to suit both the scale of patching undertaken and pot life both on site conditions and each binder/aggregate ratio.

ADDITIVES: Additives shall not be used to extend pot life.

COMPRESSIVE STRENGTH: To be not less than 30MPa and the bulk density not less than 1750kg/m³ for an epoxy-based mortar mix of 1:10 and to be not less than 25MPa and the bulk density not less than 1720kg/m³ for an epoxy-based mortar mix of 1:12.

3.8 SYNTHETIC STONE REPAIR WORK

3.8.1 SYNTHETIC STONE REPAIR

REQUIREMENT: Repair individual stones separately. Patching shall preserve existing joints and maintain the integrity of individual stones. Pointing between repairs must be carried out separately. Areas should never be repaired as render and joint-scored.

3.8.2 APPLICATION

REQUIREMENT: Prior to any epoxy patching, carry out all preliminary work as specified herein. Provide a minimum of 300 lux lighting level to the working surface during the work. This is particularly important where the working surface is in shade due to scaffolding, hoarding and/or shade cloth etc.

The work shall be kept dry, before, during and 24 hours after patching. Provide complete protection from sun, wind and rain, and allow for temperature and wind variations at all times.

Treat excessive salt contamination prior to carrying out the synthetic stone repairs.

The contact surfaces shall be roughened and then cleaned before being repaired. They shall be free of dust and shall be dry.

Generally, the minimum depth of any unreinforced repair shall be 6mm and 25mm for reinforced repairs. However, for this contract, the Principal Contractor shall allow to provide approved metal reinforcement for each separate repair item for all Epoxy Repair (EP) Work and also for Inject (In) repair crack with epoxy resin. Unreinforced patches may be used where approved by the Heritage Architect and after detailed advice from the Structural Engineer.

Provide all necessary reinforcement, pins, wire, etc. using approved 316 Grade stainless steel to patches as specified.

Patching shall be carried out with resin/sand mixes as previously specified.

The Principal Contractor shall ensure that no epoxy resin or other material discolours or stains the surface of adjoining stones. The Principal Contractor shall make good all such damage.

3.8.3 REINFORCEMENT

REINFORCEMENT REQUIREMENT: All overhanging stone requires reinforcement. Where repairs exceed 75mm diameter or exceed 50mm in depth use reinforcement, which can be provided as a mesh or as individual wires. The reinforcement shall be fixed to sound stone by stainless steel pins or tie wires, whichever is appropriate. Provide all necessary reinforcement, pins, wire, etc. using approved 316 Grade stainless steel. Wires must be 3mm diameter cleaned and abraded / roughened before installation. Reinforcement to be spaced to adequately restrain the patch in relation to depth and patch configuration.

Where requested by the Heritage Architect submit all reinforcement details for approval prior to commencement of the work. Refer to hold point 39 & 41 in this Specification section 3.

All reinforcement is to be inspected and approved by the Principals engineer prior to applying synthetic mortar.

All anchoring pins or tie wires shall be embedded in drilled holes, a minimum of 25mm deep for in-situ patches and with an approved epoxy resin of a stiff, paste consistency such as "Mega poxy PM" or equivalent.

The minimum cover for reinforcement shall be 10mm, unless otherwise advised by the Structural Engineer. Patches deeper than 30mm may require layers of reinforcement.

3.8.4 WORK FINISH

REQUIREMENT: No in situ work shall be finished off with rollers or plasterer's templates. All work must be confined to the cut-out area only and compacted with handheld tools. At no time shall the finished work be smoothed over with trowels or rollers. Completed work shall have an exact textured match with that of the surrounding naturally weathered stone. Any excessively smooth poorly matched finish will be rejected and made good at the Principal Contractor's expense.

3.9 REPAIR METHODS

REQUIREMENT: The following methods of repair are to be used, depending on the size and location of the proposed patch. The synthetic stone repair work may be divided into the following work methods:

Refer to Clause EXTENT OF WORK SCHEDULES for extent and location of the work.

All synthetic stone repair items not specified or documented shall be submitted for approval by Heritage Architect (in writing) prior to commencement of that additional work.

Provide a rate/patch in the SCHEDULE OF LUMP SUM PRICES AND RATES to be submitted with the Tender.

3.9.1 M1 - SMALL PATCHES WITHOUT REINFORCEMENT (SEP)

These patches shall only be carried out (unreinforced patches) following approval by the Heritage Architect.

Patching of small cavities in the stone, filling of small holes etc. less than 80mm diameter, previously formed to hold metal fixing or inserts to be removed, and repairs to edge spalls.

These repairs may require reinforcement. After cleaning, fill with synthetic stone mortar as specified. Finish off flush with the adjacent stone surface.

3.9.2 M2 - REINFORCED PATCHES (EP) AND (PIN)

All repairs shall require the use of stainless-steel reinforcement and pin etc, to increase adhesion and prevent cracking or spalling and for public safety.

These repairs shall be completed insitu. Prepare shop Drawings for all patches where reinforcement is required.

Formwork is to be constructed into which the synthetic stone mortar shall be compacted.

3.9.3 M5 - INJECTION FILLED CRACKS (IN)

Fine cracks in stone which is otherwise sound shall be filled with low viscosity epoxy resin such as "Megapoxy HX" or equivalent. As specified below and in accordance with clause 4.6 Injection Patching – In.

Drill injection ports at maximum 150mm centres - in both directions and ensure that the cracks appearing on the surface are drilled for receiving the synthetic stone resin. Drill the holes down to sound stone depth in the stone plus 25mm.

Gravity inject with an approved low viscosity resin which is compatible with the stone, flowable, durable and compatible with the approved stainless-steel inserts.

During injection, maintain sufficient pressure to enable all cracks and voids to be completely filled. However, all care must be taken to avoid any bursting or breaking of the stone.

3.10 APPLICATION OF SYNTHETIC STONE REPAIR MORTAR - EP

Mortar shall not be placed in any reinforced patches until the Heritage Architect has inspected and approved the reinforcement.

APPLICATION: Place the mortar with a trowel and firmly compact the mortar particularly around reinforcement into corners and around the edges of the repair to prevent voids. It must be applied within the duration of the pot life of the mortar resin/hardener mix. Where required, entire patch planes are to be patched in layers of one application.

The mortar shall be applied in layers in accordance with the Manufacturers data sheets or Specifications and may be applied in some cases not more than 50mm thick, where deep repairs are required.

Repairs showing visible changes in layers in compaction or appearance are unacceptable and shall be replaced at the Principal Contractors expense.

The outer surface shall be smoothed with a trowel dipped in solvent such as methylated spirits, in order to achieve a textural match with that of the adjacent stone.

Repairs may not be sanded back after setting to remove feathered edges or finish defects and shall be replaced at the Principal Contractors expense.

Synthetic stone mortar repairs shall be carried out within a temperature range of 10°C to 30°C. They shall not be applied when the relative humidity is in excess of 80%.

CHEMICAL REACTION: The chemical reaction between the resin and hardener is exothermic. Large repairs are likely to generate considerable heat which can have harmful effects on the durability of the mortar. Refer to the manufacturer's data sheets or Specification.

MASKING TAPE: Use approved masking tape to avoid detrimental staining of adjacent stone.

COMPATIBILITY OF MORTAR AND STONE: The success of the repairs will be influenced by the degree of compatibility of the mortar and the adjacent stone. It is undesirable to have an excessively strong mortar bonded to a weak stone. Their permeability's, thermal expansion and moduli of elasticity should also be similar.

BOND COAT: An epoxy bond coat recommended by the manufacturer of each resin used in the mortar shall be applied over the stone just prior to the placement of the mortar. The bond coat must be still tacky when the mortar is placed. The bond coat shall not be applied over the whole contact surface, but shall have some regularly spaced areas of stone, approx. 40% shall be left uncoated so that the underlying stone can breathe. Where the bond coat has dried prior to the application of epoxy mortar mix, it shall be removed and re-applied. At no time shall one bond coat layer be applied over another.

3.11 INJECTION PATCHING - IN

FILLING OF FINE CRACKS: Remove all loose debris in cracks prior to repairs. Compressed air jetting shall be used to remove dust from cracks etc.

Seal the external surface of the cracks temporarily during the injection treatment with a removable plugging material so that the low viscosity resin does not run back over the stone.

Use a hypodermic-type syringe to inject the resin in the crack or drill small holes and insert small tubes / straws for gravity injection. Submit proposed method for approval prior to commencement of works.

Use Vacuum suction where appropriate to remove air in order to achieve greater penetration in deep cracks.

Take special care to avoid surface staining of the stone adjacent to cracks being repaired.

PROTECTION: At all times protect all stonework from ongoing work, staining, damage of any kind, and inclement weather.

3.12 COMPLETION

3.1.1 CLEANING DOWN ON COMPLETION:

On completion of all work all stone shall be cleaned down and protected. All mortar stains shall be removed from the stone as soon as possible after they occur, and no later than 12 hours after the time of application. In warm weather, the epoxy could harden soon after mixing.

Clean down all stonework and building areas, free of all debris, stone, dust, stains etc.

3.1.2 POINTING AND RE-POINTING

REQUIREMENT: Point and/or re-point all open and defective joints, and all jointing affected by the synthetic stone repair work.

Provide all pointing and/or re-pointing as specified in - Pointing and Re-pointing.

END OF SECTION: SYNTHETIC STONE REPAIR

4 LEADWORK

4.1 GENERAL

Refer to the *General Requirements* section.

4.2.1 CLEANING DOWN ON COMPLETION:

The works include but are not necessarily limited to the following;

The Principal Contractor is to:

- Provide lead weatherings and flashings as indicated in the Scope of Works and as indicated on the Drawings.
- Remove all existing lead weatherings as directed (except for trial area), carefully remove sealant from stone under lead without damaging stonework (leadwork has been adhered to stone using sealant). Provide new lead weatherings and flashings to scoped area as specified and indicated on the Drawings
- Provide new bird deterrent stainless-steel horizontal wires on stainless steel brackets to areas shown on Drawings and per Schedule of Works. Submit sample of and proposed locations for bird deterrent for approval of heritage Architect prior to installation.

4.2.2 INTERPRETATION OF DOCUMENTS

REQUIREMENT: Check dimensions and information on site before proceeding with the work.

The associated drawing is diagrammatic only. Obtain measurements and other information necessary to carry out the work specified.

The Contractor shall be responsible for the accuracy of the work set out and shall bear the cost of making good any inaccuracy to the satisfaction of the Superintendent.

4.2.3 HERITAGE REQUIREMENTS

REQUIREMENT: The Former Education Department Building is listed under the Heritage Act - State Heritage Register and Local Environmental Plan.

The building is of great heritage significance and all work shall be performed and completed without any damage to the heritage fabric of the building.

The Contractor shall be familiar with current conservation philosophy of the ICOMOS Burra Charter and the NSW Heritage Act.

4.2.4 RELATED SECTIONS

Refer to the following sections:

- General Requirements
- Stonework
- Architectural Drawings
- Schedule of Works

4.2 QUALITY

4.2.1 APPROVED CONTRACTOR AND APPLICATOR

Requirement: The work shall be carried out by qualified workers with operatives and applicators experienced in the type of work to be completed in this Specification.

4.2.2 INSPECTION

NOTICE

The Principal Contractor shall be responsible for all WH&S and quality issues on site. Principal Contractor's site supervisor / foreman shall be on site each working day. Principal Contractor's site supervisor shall inspect work prior to pre-handover inspections, and to aim for nil defects.

Witness points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Witness Point items listed in the Schedule require inspection.

Hold points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Hold point items listed in the Schedule require inspection. Do not conceal those parts of the works or proceed without approval.

Minimum notice for inspections to be made: 5 working days for on-site inspections.

Concealed elements: Give notice so that inspection may be made of elements to be concealed.

HOLD POINTS

Refer to Inspection Test Plan (ITP) in Section 1 for Hold and Witness point activities.

4.2.3 SAMPLES

Submit samples of the following:

- Lead sheet and underlay
- Sealant

4.3 MATERIALS

4.3.1 LEAD

To be cast copperised lead sheeting of NSW manufacture and equal in all respects to that supplied by either Consolidated Alloys Pty Ltd, Wetherill Park NSW, or Thomas Thoms Pty Ltd, Lead products, 16 Jurnal Pl Smithfield NSW.

Lead shall conform to AS 1804-1976 with copper content between 0.01 & 0.02%. Weight of lead is to be minimum 25 kg/m².

4.3.2 UNDERLAY

Underlay for all leadwork shall be an approved underlay system which will not adhere to the lead or stone / timber substrate under temperature changes. Provide a non-woven polyester felt underlay 220g/m² "Midland Lead Multi-Lay" (supplied by Architectural leadwork Ph 0416 243 396 or equal).

4.3.3 PATINATION OIL

To be equal to "Patination Oil" as manufactured by "Valspar" (Paint Product UN No. 1263) and as supplied by such suppliers as Thomas Thoms Pty Ltd Lead Products, 16 Jurnal Pl Smithfield NSW.

4.3.4 COPPER FIXING CLIPS

Copper to comply with AS 1566 (Copper and copper alloys), minimum thickness 24 gauge, not less than 50mm wide.

4.3.5 COPPER

To conform to AS 1566 (1997). Use 24 gauge for clips. Use 24 gauge for the continuous copper strip on medium projections along the front edge of the stone to stiffen the lead covering along that edge and for the continuous copper strip along the rear edges of coping and coping/cornice areas. Use 22 gauge for stiffening clips for wide projections.

4.3.6 SEALANT

To be an approved elastomeric sealant material the material to be equal in all respects to Sika Flex Pro colour pale brown. Submit colour sample and details of sealant proposed to be used for approval prior to any work being carried out on site. The sealant shall be applied in accordance with manufacturer's instructions, using foam backing rod, primer 3N, etc. Note: the sealant shall only be used to seal the first joint above the cornice or as detailed or instructed by the Heritage Architect.

4.3.7 BACKING ROD

To be an approved open cell polyurethane backing rod supplied by Sika or equal. Open cell PU backing rod has the advantages of allowing moisture access to the front and back of the joint simultaneously facilitating faster curing. Also, open cell PU backer rod is much more compressible than closed cell PE foam thus one diameter rod can be used in a much wider range of joint widths. Closed cell PE backer rod can cause bubbling in uncured sealant in rising temperature conditions if its outer skin is punctured. It is essential that oil or tar impregnated backing materials are not used. Refer to *Sika Technical data Sheet*.

4.4 EXECUTION

4.12.1 PROTECTION

General: Keep the roofing and rainwater system free of debris and loose material during construction and leave them clean and unobstructed on completion. Repair damage to the roofing and rainwater system.

4.12.2 METAL SEPARATION

Prevent direct contact between incompatible metals, and between green hardwood or chemically treated timber and aluminium or coated steel, by either applying an anti-corrosion, low moisture transmission coating to contact surfaces; or inserting a separation layer.

4.12.3 FLASHINGS AND CAPPINGS

Flashing material: Lead flashings to relevant Standards.

Installation: Provide leadwork as specified.

Preform to required shapes where possible. Notch, scribe, bossing, flute or dress down as necessary to follow the profile of adjacent surfaces. Mitre angles and lap joints 150mm in running lengths. Provide matching expansion joints at intervals indicated in Lead Sheet in Building - A Guide to Good Practice by the Lead Development Association.

In masonry or concrete: Turn 25 mm into joints or grooves, wedge at 200mm centres with compatible material and seal with elastomeric sealant and backing rod.

Fixing to pipes: Solder, or when instructed by Heritage Architect seal with neutral cured silicone rubber and either secure with a clamping ring; or provide a proprietary stainless-steel flexible clamping shoe with attached metal surround flashing.

4.12.4 WORKMANSHIP – LEAD WEATHERING

All leadwork is to be carried out by suitably skilled and experienced leadworkers and shall be in accordance with the best work practices as recommended in “Lead Sheet in Building – A Guide to Good Practice” 1978 (amended 1984) by the Lead Development Association, London.

4.12.5 LAYING – LEAD WEATHERING

4.4.5.1 REQUIREMENT

Lay lead in accordance with the details and Specification.

Lead sheets shall be laid on an approved underlay, laid over a clean, smooth stone surface, free of any sharp edges, objects or debris.

4.4.5.2 SUBSTRATE PREPARATION

Where sufficient fall is not available allow to provide an approved mortar topping in order to provide a smooth, even, slightly sloping surface to the leading edge. Mortar topping to be 4:1 sand cement mix.

4.4.5.3 LAYING

The lead shall be laid flat, inserted 25mm into the first joint above or along the cornice and fixed in the joint with lead wedges. Where the joint is wider than 12mm, insert the lead 25mm into the joint with a folded edge into the joint.

The joint above the cornice shall be pointed with the approved elastomeric sealant and applied as before specified (A.B.S).

Where there is no joint along the wall or stonework at the rear of the horizontal projection to be covered with lead, provide a continuous welt with a 25kg/m² continuous lead strip, or approved equal, for the lead weathering to be turned over. Refer to sketch Detail No. 2 at the end of this Section.

The continuous lead strip for the welt shall be 150mm wide to allow for approved screw fixing to the stone A.B.S, and for forming the turnover or welt. Allow 100mm width for fixing to the stone. Create the continuous strip with a 50mm upturn approximately 12-15mm from the wall. Turn the lead strip over, with the lead weathering from the wall to form an approved lead welt as specified.

Insert a foam backing rod into the gap formed by the welt and the stone wall and apply the approved elastomeric sealant A.B.S. along the gap.

The lead shall be dressed from the first joint or rear welted joint along the rear wall to the front edge of the cornice stone or portico, where it shall be turned down 25mm lower than leading edge profile of the stone to form a drip clear of the stone. Refer to sketch Detail No. 1 at the end of this Section.

4.4.5.4 LAYING WIDE PROJECTIONS

Where specified and/or indicated in the Drawings and where horizontal projection stones over 500mm wide are to be covered, lead weatherings shall be of No. 6 lead sheet laid in maximum lengths of 800mm.

4.4.5.5 LAYING MEDIUM PROJECTIONS

Where specified and/or indicated in the Drawings and where horizontal projection stones over 300mm wide are less than 500mm wide, provide lead weatherings of No. 5 lead sheet in maximum lengths of 800mm.

4.4.5.6 LAYING NARROW PROJECTIONS

Where specified and/or indicated in the Drawings and where horizontal projection stones or cornices are less than 300mm wide, provide lead weatherings of No. 4 lead sheet in maximum lengths of 1500mm.

4.12.6 JOINTING – LEAD WEATHERING

4.4.6.1 REQUIREMENT

Join lead sheets in accordance with the details required to suit the width of the horizontal offset surface or projection.

4.4.6.2 JOINTING WIDE PROJECTION

Join with flat folded welts or seams, with lead edges turned up 50mm for the overlap and 25mm for the underlap and copper fixing clips between the lead laps to fix the welt to the stone. Allow two (2) clips per joint.

The edge of the overlap is to be loosely turned over, lightly folded down and dressed away from the prevailing weather. Unless otherwise specified, line the welts generally at right angles with the drip edge.

The copper fixing clips are to be 50mm x 24-gauge copper, twice brass or stainless steel screwed with brass washers, screwed into approved plastic inserts set into the stone. Provide two clips per seam, evenly spaced along the width (or girth) of the cornice. The screws to be countersunk 30mm long x 10 gauge. Brass washers to be of a diameter of 6mm size and of 19 gauge.

Allow for dress the lead weathering horizontally into the projection jointing and seal with the approved elastomeric sealant or up any upstand where needed to insert the weathering up to the first joint above the projection.

Seal the top joint where the lead is inserted into the first stone joint above the projection using the approved elastomeric sealant A.B.S.

4.4.6.3 JOINTING MEDIUM AND NARROW WIDE PROJECTION

Join with flat folded welts or seams with lead edges turned up 50mm for the overlap and 25mm for the underlap and copper fixing clips between the lead laps to fix the welt to the stone. Allow one (1) clip per joint.

The edge of the overlap is to be loosely turned over, lightly folded down and dressed away from the prevailing weather. Line the welts generally with the stone joints.

The copper fixing clips are to be 50mm x 24-gauge copper, twice brass or stainless steel screwed with brass washers, screwed into approved plastic inserts set into the stone. Evenly space the copper clip in the middle of the projection width (or girth). The screws to be countersunk 30mm long x 10 gauge. Brass washers to be of a diameter of 6mm size and of 19 gauge.

Allow to dress the lead weathering horizontally into the projection jointing and seal with the approved elastomeric sealant or up any upstand where needed to insert the weathering up to the first joint above the projection.

Seal the top joint where the lead is inserted into the first stone joint above the projection using the approved elastomeric sealant A.B.S.

4.12.7 FIXING – LEAD WEATHERING

4.4.7.1 REQUIREMENT

Fix lead weatherings in accordance with the details required to suit the fixings for the widths of the horizontal offsets, surfaces and projections.

The front bottom edging of the lead is to be held and stiffened by turning it back under to form a neat continuous welted drip edge of 15mm below the bottom leading edge of the stone offset. This drip is to also be 15 mm clear of the stone face.

4.4.7.2 FIXING WIDE PROJECTION

Fix and stiffen the front edge of the lead over the cornice by turning it over a continuous lead strip of maximum 1500mm lengths. Provide the lead strip which shall be approximately 250mm x 20 kg/m² lead, fixed with brass or stainless-steel screws into approved plastic plugs and herringbone spaced at 75mm minimum centres with plugs set back approx. 150-175mm from the face edge.

Where fixings for the continuous lead strip to the wide projections are greater than 150mm back from the leading edge, provide 50mm wide copper clips to stiffen the lead. Allow two (2) clips per bay. Locate copper clips underneath the continuous lead edge strip.

Provide two (2) intermediate fixings equally spaced in each bay of the leadwork and located in the rear one-third of the width of the horizontal projection. The intermediate fixings shall be made with lead burned capped screws and washers screwed into approved plastic or brass inserts set into the stone. The intermediate fixings shall be capped with lead burned to the lead covering.

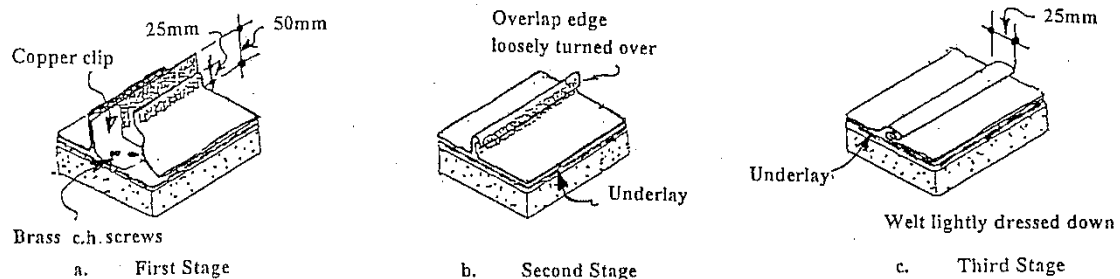
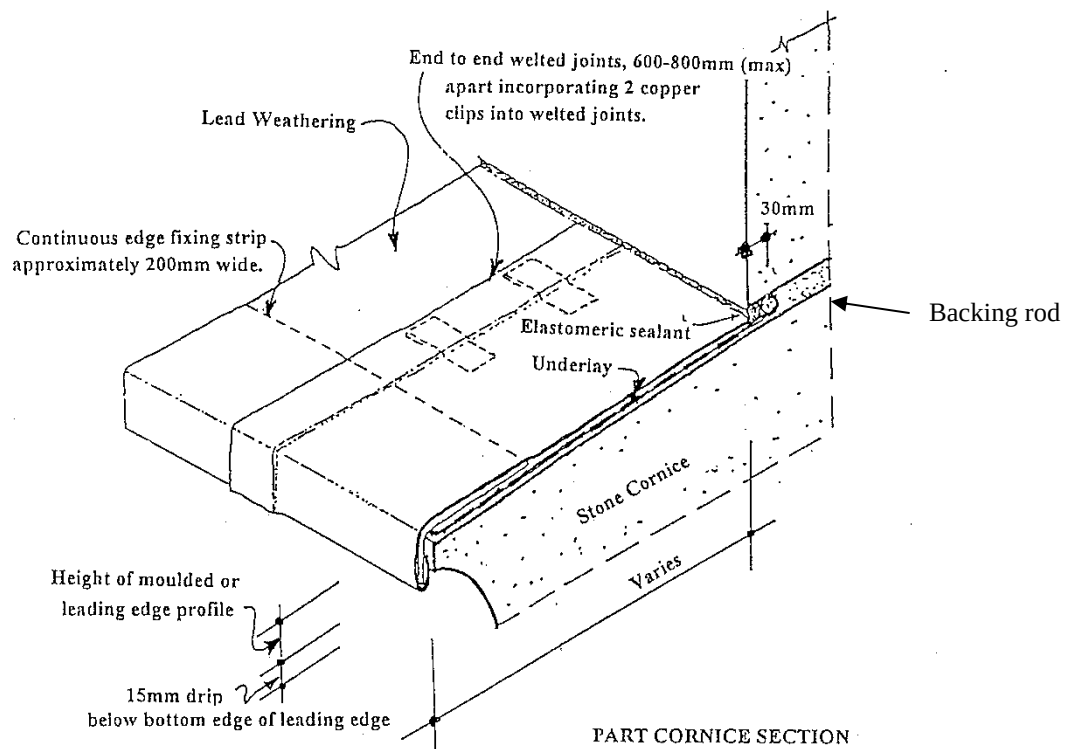
4.4.7.3 FIXING MEDIUM PROJECTION

Fix and stiffen the front edge of the lead by turning it over a continuous copper strip of maximum 1500mm lengths. Provide the copper strip which shall be approximately 175mm wide complete with a welted edge or safe edge with 10mm seam, fixed with brass or stainless-steel screws set into approved plastic plugs and herringbone spaced at 75mm minimum centres with plugs set back approximately 150mm from the face edge.

4.4.7.4 FIXING NARROW PROJECTION

Fix and stiffen the front edge of the lead by turning it back under to form a neat continuous welted drip edge of 25mm below the bottom leading edge of the stone projection. Provide 50mm wide by 21-gauge (0.71 mm) copper clips at 450mm centres maximum, screw fixed 75mm back from the leading edge and turned down the depth of the lead face, with the copper clips engaged inside the lead welting.

Where required, additional fixings shall be placed approximately 750mm centres along the centre of the cornice or horizontal weatherings, made with lead burned capped screws and washers screwed into approved plastic or brass inserts set into the stone. The intermediate fixings shall be capped with lead burned to the lead covering.

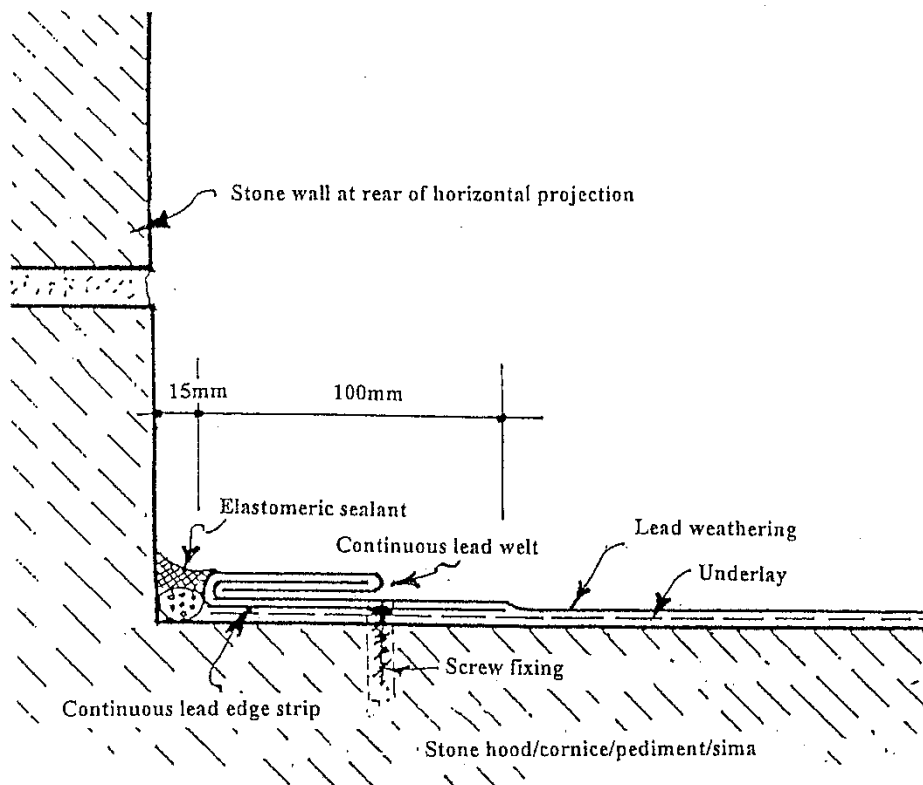


SEAM OR WELT DETAILS

This drawing is diagrammatic only

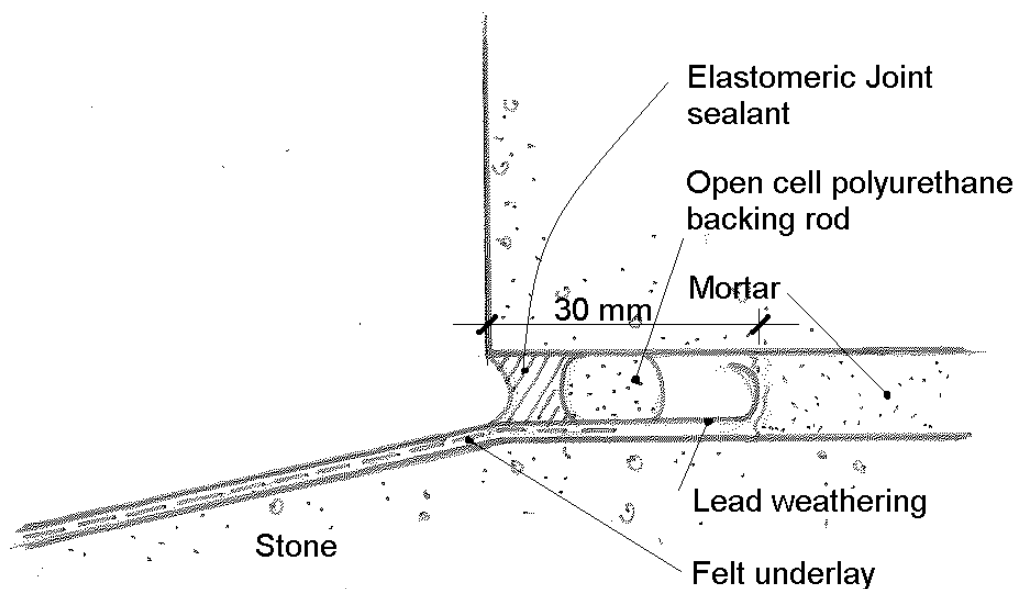
Not to scale

Lead Weathering Detail No. 1. Welt Details and Part Cornice Section



Not to scale

Lead Weathering Detail No. 2. Cornice Wall Detail



Typical top vertical joint at cornice

Not to scale

Confirm with Heritage Architect correct wall detail type in each location.

END OF SECTION: LEAD WEATHERINGS

5 BALCONY FLOOR MEMBRANE

5.1 GENERAL

5.1.1 CLEANING DOWN ON COMPLETION:

The works include but are not necessarily limited to the following;

Provide new floor membrane over existing flooring to all balconies. Keep existing lead flashing, readjust into position when all works are completed.

5.1.2 INTERPRETATION OF DOCUMENTS

REQUIREMENT: Check dimensions and information on site before proceeding with the work.

The associated drawing is diagrammatic only. Obtain measurements and other information necessary to carry out the work specified.

5.2.1 HERITAGE REQUIREMENTS

REQUIREMENT: The Former Education Department Building is listed under the Heritage Act - State Heritage Register and Local Environmental Plan.

The building is of great heritage significance and all work shall be performed and completed without any damage to the heritage fabric of the building.

The Contractor shall be familiar with current conservation philosophy of the ICOMOS Burra Charter and the NSW Heritage Act.

5.2.2 RELATED SECTIONS

Refer to the following sections:

- General Requirements
- Stonework
- Leadwork
- Architectural Drawings
- Schedule of Works

5.2 QUALITY

5.2.1 APPROVED CONTRACTOR AND APPLICATOR

Requirement: The work shall be carried out by qualified workers with operatives and applicators experienced in the type of work to be completed in this Specification.

5.2.2 INSPECTION

NOTICE

The Principal Contractor shall be responsible for all WH&S and quality issues on site. Principal Contractor's site supervisor / foreman shall be on site each working day. Principal Contractor's site supervisor shall inspect work prior to pre-handover inspections, and to aim for nil defects.

Witness points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Witness Point items listed in the Schedule require inspection.

Hold points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Hold point items listed in the Schedule require inspection. Do not conceal those parts of the works or proceed without approval.

Minimum notice for inspections to be made: 5 working days for on-site inspections.

Concealed elements: Give notice so that inspection may be made of elements to be concealed.

HOLD POINTS

Refer to Inspection Test Plan (ITP) in Section 1 for Hold and Witness point activities.

5.2.3 SAMPLES

Submit samples of the following:

- Built-up Membrane

5.3 MATERIALS

5.3.1 BUILT-UP MEMBRANE

Provide three coat Tremco Tremproof 3000 system or approved equivalent.

Supply and fix new 3mm thick polyester mat impregnated with polymer- based bitumen compound "Tremco Tremproof 3000". Sub-base to be primed with Tremco's Bituminous Primer. Finish with second layer consisting of 4mm thick polyester mat impregnated with Polymer based bitumen compound with surface of mineral slate chips "Tremco's Tremproof 4000M".

All applied as per manufacturer's recommendations and work undertaken by Contractors recommended by Tremco.

On Balcony as per Schedule of Proposed Repair Works membrane is to span maximum 3000mm lengthwise. At every 3000mm provide new brick plinth laid in mortar and brick plinth to be capped with continuous copper 0.71 mm strip

5.4 PROTECTION

Keep existing balcony outlets. Check if they are functioning, clean if blocked.

6 METAL FRAME WINDOWS

6.1 GENERAL

6.1.1 CROSS REFERENCES

6.1.1.1 RELATED SECTIONS

Schedule of Works

Architectural drawings

Protection and Removal of Elements

6.1.1.2 SCOPE

For full scope of works, refer to Schedule of Works and architectural drawings. Note dimensions shown on drawings are indicative only and contractor is to check all dimensions on site.

Windows within scope include all windows to all external elevations East, South, West and North .

The project scope is for the repair and repainting of window frames, restriction of window sash openings and replacement of broken glazing.

All repairs to frame are to be undertaken with windows in situ. Exterior works to be undertaken from scaffold.

6.1.1.3 STANDARDS

SAA loading codes – wind loads: to AS 1170.

Glass type & thickness to AS 1288-2006.

Materials and Installation to AS/NZS 4667.

NCC

6.1.1.4 QUALITY

6.1.1.4.1 SUBMISSIONS

Provide the following:

- Site preparation including safety aspects on the site
- Proposed Schedule of Repairs to each window
- Proposed primer, finished paint type and colour
- Methods of re-installation of hardware including fixing.
- Proposed Putty /sealant type, Glazing details / workmanship
- Hardware, fittings and accessories.
- Method to limit of window opening distance to 100 mm, including details of tamper proof fixings (Only where windows will remain operational to allow opening and closing)
- Proposed exterior mastic sealant and colour

6.1.1.5 NOTICE

The Principal Contractor shall be responsible for all OH&S and quality issues on site. Principal Contractor's site supervisor / foreman shall be on site each working day. Principal Contractor's site supervisor shall inspect work prior to pre-handover inspections, and to aim for nil defects.

Witness points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Witness Point items listed in the schedule require inspection.

Hold points: The Principal Contractor shall give notice to the Principal's Representative at the stage of work when the Hold point items listed in the schedule require inspection. Do not conceal those parts of the works or proceed without approval.

Minimum notice for inspections to be made: 5 working days for on-site inspections.

Concealed elements: Give notice so that inspection may be made of elements to be concealed.

6.1.1.6 HOLD POINTS

Refer to Schedule of Works for Hold point activities.

6.1.2 SAMPLE AREA

Samples shall be incorporated into the repair of one selected window. This window when completed to the Heritage Architect's satisfaction will be used as reference for the acceptable standard of repair for the rest of the windows.

6.2 MATERIALS

6.1.1 GENERALLY

All steel-framed windows within the scope are to be refurbished as per Window Schedules and repainted

Use salvaged materials in the first instance for any repairs and where permissible by relevant Codes and standards. Use new material where the existing is damaged beyond repair and where suitable salvaged material is not available.

6.1.2 STEEL FRAMED WINDOWS

Metals

Performance: Provide metals so that they transmit the loads imposed and ensure the rigidity of the assembly without causing deflection or distortion of finished surfaces.

Incompatible metals: Do not use incompatible metals.

All stainless steel to be of Grade 316.

New and part sashes, frames, glazing bars, stays and the like shall match existing. Refixing of windows into the masonry reveals shall use new stainless steel.

The site has had a Salvage Window Program from Internal Windows- allow to use any missing elements where shown on Window Schedules and where instructed on site by Superintendent to install using salvaged currently stored elements

Furniture and Fasteners

Existing window furniture: Refer to Window Schedules. Preserve existing, where missing re-instate from currently stored salvaged windows.

6.1.3 GLAZIER'S PUTTY

The replacement glass is to be installed into the frames with small plastic spacers and set into a bed of silicone on the internal face. The silicone is a (non- acetic) neutral cure silicone to prevent etching of the glass similar or equal to GE (General Electric) Silglaze N-10 (SCS 2700).

Glazier's 'steel window' putty shall be used for re-glazing windows on the external face between the steel frame and the glass. The putty is to be "Robertson's Fast Steel putty" by Oldfields Pty Ltd. The putty must cure for a minimum of one week but no longer than four weeks before painting. The putty must be sealed.

Apply putty to manufacturer's recommendations. Putty to be finished smooth and even.

6.1.4 GLASS

Generally

Replacement of the glazing is required where glass is broken to all metal framed windows following the removal of existing broken glass, putty and silicone.

Lead paint removal to occur at the start of the works prior to metal framed window dismantling and repair works.

Install new Grade A safety glass in metal framed windows in accordance with AS1288, and as indicated on drawings. The edges of the laminated sheets of glass are to be fully sealed with clear silicone to prevent ingress of moisture into the plastic layer.

Metal framed windows to toilet and laundries are to have 6 mm thick, toughened, clear, obscure "Kosciuszko" pattern Grade A or Grade B safety glass.

Louvres to be replaced with 6mm Georgian wire obscure Grade A toughened safety glass louvre blades. Hexagonal wired patterned glass to be replaced with like 6mm Grade A safety glass.

Georgian wire obscured glass, to be replaced with 6mm Georgian wire obscured Grade A safety glass. All other areas are to have 6 mm thick, toughened, clear, Grade A safety glass.

Contractor to allow sufficient delivery time for the ordering of toughened glass, which will require greater lead time than standard glass to manufacture. If any of the above products cannot be sourced, report to heritage architect for direction.

6.3 EXECUTION

6.1.1 PROTECTION GENERALLY

Provide and maintain all necessary protection against ongoing work to exclude damage to the building fabric, contents or passers-by etc.

6.1.2 PREPARATION OF THE WORK SITE

The Principal Contractor shall ensure that the work site is adequately prepared to ensure that the section or individual windows to be worked on are isolated from general access to tenants and public. This area is referred to as the "Site".

6.1.3 CONSTRUCTION GENERALLY

Fasteners

Performance: Provide new stainless-steel grade 316 fasteners.

Materials: Provide fasteners of adequate mechanical strength.

Fabrication

Edges and surfaces: Keep clean, neat and free from burrs and indentations. Remove sharp edges without excessive radiusing.

Thermal movement: Accommodate thermal movement in joints and fastenings.

Joints

General: Fit joints to an accuracy appropriate to the class of work. Finish visible joints made by welding, brazing or soldering using grinding, buffing or other methods appropriate to the class of work, before further treatment.

Self-finished metals: Free of surface colour variations, after jointing.

Joints: Fit accurately to a fine hairline.

Welding

Quality: Provide finished welds free of surface and internal cracks, slag inclusion, and porosity.

6.1.4 METAL FRAME WINDOWS

Scope of work

Refer to Schedule of Works for full details along with the architectural drawings.

The works include the removal of existing lead paint where required due to poor existing condition , window repairs, replacement of glazing where broken and application of new paint.

6.1.5 PAINT STRIPPING

Where paint is in very poor condition remove all lead based paint from window frames, sashes and hardware in situ using a proprietary paint removal poultice equal to Heritage No1. Undertake paint removal in accordance with the manufacturer's recommendations and in accordance with relevant Australian Standards, Codes and Regulations i.e. dealing with hazardous material removal (lead based paint) and AS 4361.2-1998 "Guide to lead paint management, Part 2: Residential and commercial buildings".

Refer to Painting section for further details.

6.1.6 METAL TREATMENT

Preparation and cleaning

All new and existing metalwork to be prepared for painting as detailed in the paint manufacturer's data sheets.

- Remove all lead based paint from window sashes and frames in situ as described in above in section 6.1.5 Paint Stripping and Painting section.
- Rust, millscale, oxide deposits and old paint films on metal surfaces should be removed by hand or power tool (AS1627.2 St 3) cleaning as a minimum. Badly deteriorated steel shall be scraped to remove loose and flaky material. All steel should be thoroughly wire brushed until clean sound metal is showing consistently over the whole surface of the material to AS 1627.2. The surface preparation should be finished with hand sanding.
- Fully wash down and desalinate metal with clean water to remove any surface salts. Remove grease, oil and other contaminants in accordance with AS1627.1 prior to priming.
- Coating performance is proportional to the degree of surface preparation. Apply paint sealer within manufacturers recommended time period. Refer to Painting section of this Specification.

Treatment of On Site Welding

- Remove weld splatter.
- Round off all rough welds and sharp edges.

6.1.7 PAINT APPLICATION

Refer to Paint Section

6.1.8 GLAZING PUTTY - WORKMANSHIP

Wherever glazing putty is required the following procedures shall be undertaken:

The replacement glass is to be installed into the frames with small plastic spacers and set into a bed of silicone on the internal face. Tool off excess silicone internally.

The silicone is a (non acetic) neutral cure silicone to prevent etching of the glass similar or equal to GE (General Electric) Silglaze N-10 (SCS 2700).

Glazier's 'steel window' putty shall be used for re-glazing windows on the external face between the steel frame and the glass. The putty is to be "Robertson's Fast Steel putty" by Oldfields Pty Ltd. The putty must cure for a minimum of one week but no longer than four weeks before painting.

- Apply putty to manufacturer's recommendations.

- Clean steel rebate surfaces, ensure all surfaces are free from dirt, dust, grease and foreign matter.
- Clean the glass surface to be in contact with the putty and silicone
- Install new glazing putty into the rebate and tool off to match existing profile. Ensure a smooth surface finish is achieved and any excess putty is removed from glass and frame.
- Allow putty to cure, as required by the manufacturer, and prime the tooled surface.
- Glass Installation Methods to AS 1288.

6.1.9 EASE AND ADJUST WINDOW HARDWARE

Where windows are nominated to stay functional ease and adjust window hardware to ensure sashes open easily. Provide adequate clearance between stop and beads to accommodate new coats of paint.

Where window sashes are warped, allow to manipulate the hinges to straighten the sash and enable the window to open and close.

6.1.10 HARDWARE

REQUIREMENT: Check existing window hardware. Where required, remove paint from hardware using paint stripping method. Treat hardware to prevent corrosion. Lightly oil or lubricate with graphite powder as appropriate. Ensure fixings are secure.

For existing non-painted furniture, prior to painting, dismantle and tag, repair/modify reinstate in original locations on completion of painting.

MISSING HARDWARE: Where original hardware is missing, allow to replace with recycled hardware from currently stored salvaged windows. This includes but is not limited to window handles, catches, casement stays, ring pulls etc.

REPRODUCTION: On this project not required. Use elements from currently stored salvaged windows.

MODIFICATION: Where windows are nominated to stay functional allowing opening and shutting allow to modify window opening function in accordance with architectural drawings and Schedule of Works to limit the opening of the windows sashes to 100mm. Modification to comply with Part 3.9.2.5 of the National Construction Code 2016.

REINSTATEMENT: On completion of painting, reinstate window furniture using the original attachment points unless otherwise approved. Matching fixings to be used unless noted otherwise.

COMPLETION: All windows must be able to be latched closed. Existing latches to be reused or where missing, be reinstated using recycled hardware from currently stored salvaged windows. The latch is to be fixed using the original fixing points.

6.1.11 FINISHING

On completion of painting, window frame and brick reveal junction to be caulked in a colour to match the stone work. Sample to be provided for heritage architect's review and approval.

6.4 PAINT FINISHES SCHEDULES

Metal framed Windows & Doors - Finishes schedule for windows with currently very poor paintwork.

Item	Surface	Finish	Preparation On site
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Metal window Preparation	All interior and exterior surfaces to the metal windows	Hand or power tool cleaned to AS1627.2 St 3	Removal of paint with stripping method. Removal of rust with hand scraping and sanding.
Metal window 1 st coat	All interior and external surfaces to the metal framing excluding the hardware	1 coat 125 microns DFT	Durebild STE
Metal window 2 nd coat	All interior and external surfaces to the metal framing excluding the hardware	1 coat 125 microns DFT	Durebild STE
Metal window 3 rd coat	All interior and external surfaces to the metal framing excluding the hardware	1 coats 100 microns DFT	Weathermax HBR Gloss
Metal window 4 th coat	All interior and external surfaces to the metal framing excluding the hardware	1 coats 100 microns DFT	Weathermax HBR Gloss

Dry film thickness (DFT)

WINDOWS THAT ARE IN REASONABLE CONDITION:

For windows that are in reasonable condition, Superintendent will advise based on current Window Trail the number of required paint coats. Note where paintwork is not fully removed to base metal surfaces the extent of paint warrantee cannot be provided with a guarantee and hence Owner will need to place those windows onto their Maintenance Register and annually check their condition and repaint as necessary.

7 PAINTING

7.1 GENERAL

7.1.1 RESPONSIBILITIES

7.1.1.1 General

Requirement: Provide coating systems to substrates, as documented.

7.1.2 CROSS REFERENCES

7.1.2.1 General

Requirement: Conform to the following:

- *Schedule of Works*
- *Architectural drawings*
- *Metal Frame Windows*

7.1.3 STANDARDS

7.1.3.1 Painting

General: To the recommendations of those parts of AS/NZS 2311 referenced in this work section.

7.1.4 SUBMISSIONS

7.1.4.1 Samples

Opaque coatings: Submit labelled samples of each coating system, on representative substrates, showing surface preparation, colour, gloss level, texture, and physical properties.

7.1.4.2 Coated samples schedule

Substrate	Paint system	Colour	Sample size (Hold Point)
Steel window frame	Top coat	To match existing	One window
Ground Floor External Gates and External Ground Floor Grills	Final Coat	To Match Existing	One Gate and one window grill
Bronze Door assembly Main Entry South Elevation	Do Not Paint Preserve patina and lightly restore	To match existing	small 300x300 mm

7.1.4.3 Paint

General: Submit the following at least 3 weeks before the paint is required:

- Paint brand name and product range quality statement.
- Safety data sheets (SDS) showing the health and safety precautions to be taken during application.
- The published recommendations for maintenance.

7.1.5 INSPECTION

7.1.5.1 Notice

Inspection: Give notice so that inspection may be made of the following:

- Painting stages:
 - . Completion of surface preparation.
 - . After application of final coat.

7.2 PRODUCTS

7.1.1 GENERAL

7.2.1.1 Storage and handling

General: Store materials not in use in tightly covered containers in well-ventilated areas with temperatures maintained at the manufacturer's recommendations.

7.1.2 PAINTING MATERIALS

7.2.2.1 Standards

Paint types: To AS/NZS 2311 Table 4.2 and the following:

- Metal primer for steel, lead and chromate free: To AS 3730.21 and AS/NZS 3750.19.
- Metal primer, latex: To AS 3730.15.
- Metal primer for metallic-coated surfaces, solvent-borne: To AS 3730.21.
- Zinc-rich organic binder/primer for steel: To AS/NZS 3750.9.

7.2.2.2 Combinations

General: Do not combine paints from different manufacturers in a paint system.

7.2.2.3 Putty and fillers

Material: To the recommendations of the paint system manufacturer, suitable for the substrate and compatible with the primer.

7.2.2.4 Tinting

General: Provide only products which are colour tinted by the manufacturer or supplier.

7.2.2.5 Toxic ingredients

General: To the *Poisons Standard July 2016 (including SUSMP 13)* Part 2 Section 7.

7.3 EXECUTION

7.1.1 MANAGEMENT OF LEAD CONTAMINATED PAINTED SURFACES

7.3.1.1 Lead safe practice

Where assessment by the Principal or testing by the Principal Contractor has established the presence of lead exceeds the permissible level all surface preparation and painting must be carried out in accordance with this specification and the requirements of AS4361.2, Guide to lead paint management.

7.3.1.2 Protection of personnel

The Principal Contractor must, when working on "lead paint risk" surfaces, ensure that its employees, the Principal's tenants and the public are protected from exposure to lead hazards in accordance with the requirements of section 6 of AS4361.2.

7.3.1.3 Painted surfaces internal and external

When working on "lead paint risk" surfaces, all necessary precautions must be taken to ensure the containment of all debris, dust and contaminants in accordance with the requirements of AS4361.2, Section 5. All blistered, flaked and peeling paint must only be removed by safe methods as described in AS4361.2, Section 3.4.4(a). Allow surfaces to dry. Voids and imperfections are then to be filled, sanded smooth, dusted off and spot sealed (unless specified otherwise). Remove lead paint debris during the process and at the end of every day.

New paint is to be applied in accordance with the relevant requirements of the specification.

All paint scrapings and residue are to be collected up into sealed bags and properly disposed as required by the Environment Protection Authority.

The above procedures should be carried out for both internal and external surfaces requiring repainting.

The main aim in the above process is to minimise dust, fumes and lead contaminated spores entering the surrounding atmosphere, soil and waterways or causing health problems for people or animals.

Ensure that no waste from the site is conveyed to or deposited at any place that cannot lawfully be used as a waste facility for that waste.

7.3.1.4 Monitoring

Monitor waste volumes and record their method and location of disposal and whether or not that location is a place that could lawfully be used as a waste facility for that waste. Submit a progress report every two months, and a summary report before Completion, on the implementation of waste management measures, including the total quantity of material purchased, quantity purchased with recycled content and the total quantity of waste generated, total quantity recycled, total quantity disposed of and the method and location of disposal.

Report immediately the details of any waste from the site which has been conveyed to or deposited at any place that cannot lawfully be used as a waste facility for that waste.

7.1.2 PREPARATION

Existing paint: Where existing paint is very badly deteriorated remove existing paint with a proprietary paint stripping method equal to **Heritage No. 1** as described in 7.5 Paint Stripping.

General: Prepare substrates to receive the painting systems. Refer to Metal Frame Windows section.

Cleaning: Clean down the substrate surface. Do not cause undue damage to the substrate or damage to, or contamination of, the surroundings.

Filling: Fill cracks and holes with fillers, sealants, putties or grouting mortar as appropriate for the finishing system and substrate, and finish smooth.

All metal surfaces to be treated with rust converter or similar product where corrosion is evident.

7.3.2.1 Order of work

Other trades: Before painting, complete the work of other trades as far as practicable within the area to be painted, except for the installation of fittings.

7.3.2.2 Protection

General

Before painting, clean the area and protect it from dust contamination. Use drop sheets and masking agents to protect surfaces, including finished surfaces and adjacent finishes, during painting.

Fixtures and furniture: Remove window furniture before painting, and conform to the following:

- Labelling and storage: Attach labels or mark fixtures using a non-permanent method, identifying location and refixing instructions, if required. Store and protect against damage.
- Difficult to remove fixtures: Where removal is impractical or difficult, apply surface protection before substrate preparation and painting.

Private property

Protect all tenants' property from damage including furniture, floor coverings, curtains, gardens, plants, etc. make good any damage. When working on or about any open windows and doors ensure that any necessary temporary barriers are in position to stop dust and/or debris from entering the premises. All tools, in particular electric sanders and planes, must have dust bags attached to ensure the encapsulation of all disturbed debris and dust.

7.3.2.3 Wet paint warning

Notices: Place in a conspicuous location and do not remove until the paint is dry.

7.3.2.4 Substrate preparation – generally

General: Prepare substrates to receive the painting systems to the paint manufacturer's recommendations.

Cleaning: Clean down the substrate surface. Do not cause damage to the substrate or the surroundings.

Filling: Fill cracks and holes with fillers, sealants, putties or grouting cements as appropriate for the finishing system and substrate, and sand smooth.

7.3.2.5 Unpainted surfaces

Standard: To AS/NZS 2311 Section 3.

7.3.2.6 Previously painted surfaces

Preparation of steel substrates with protective coatings: To AS/NZS 2312.1 Section 8 and AS 1627.1.

7.1.3 PAINTING

7.3.3.1 Light levels

General: ≥ 400 lux.

7.3.3.2 Substrate moisture content

Requirement: Use a moisture meter to demonstrate that the moisture content of the substrate is at or below the recommended maximum level for the type of paint and the substrate material.

7.3.3.3 Paint application

Standard: To AS/NZS 2311 Section 6.

Prior to application, ensure that the surface is free of contaminants including oil, grease, dirt, dust, salt and any other deleterious materials that will interfere with coating performance.

Timing: Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur. Apply subsequent coats after the manufacturer's recommended drying period has elapsed.

Ensure each coat of paint is uniform in colour, gloss and texture and free of runs, sags, blisters and other dis-continuances, and to correct dry film thickness of paint.

7.3.3.4 Painting conditions

General: Unless the paint is recommended for such conditions, do not paint under the following conditions:

- Dusty conditions.
- Relative humidity: $> 85\%$.
- Surface temperature: $< 10^{\circ}\text{C}$ or $> 35^{\circ}\text{C}$.

7.3.3.5 Spraying

General: If the paint application is by spraying, use conventional or airless equipment which conforms to the following:

- Satisfactorily atomises paint being applied.
- Does not require paint to be thinned beyond the maximum amount recommended by the manufacturer.
- Does not introduce oil, water or other contaminants into the applied paint.

Paint with known health hazards: Provide personal protection, masking, ventilating and screening facilities to AS/NZS 4114.1 and AS/NZS 4114.2.

7.3.3.6 Sanding

Clear finishes: Sand the sealer using abrasives no coarser than 320 grit without cutting through the colour. Take special care with round surfaces and edges.

7.3.3.7 Repair

Requirement: Clean off marks, paint spots and stains progressively and restore damaged surfaces to their original condition.

Maintenance painting: To AS/NZS 2311 Section 8.

7.3.3.8 Tinting

General: Tint each coat of an opaque coating system so that each has a noticeably different tint from the preceding coat, except for top coats in systems with more than one top coat.

Proprietary items: Repaint only if damaged.

7.3.3.9 Windows

Operation: Make sure opening windows function correctly before and after painting.

7.1.4 COMPLETION

7.3.4.1 General

Protection and masking: Remove masking and protection coverings before paint has dried.

7.3.4.2 Cleaning

On completion of painting, remove splatters by washing, scraping or other methods which do not scratch or damage adjacent finished surfaces.

In addition to the progressive cleaning required of the Works area, the Principal Contractor shall clean and polish all window glass and frames inside upon completion. Cleaning shall be carried out by professional trades-persons, leaving the whole of the work in good and safe condition.

Glass cleaning agents shall be clean distilled water to which detergents may be added in small quantities or an approved glass cleaning agent. Do not use agents such as paraffin (kerosene), acid or abrasive cleaners or proprietary household cleaners which contain feldspar. Remove cement, paint or labels without cutting, scratching or otherwise marking the glass surface.

Allow to remove paint where it has been applied wider than the putty thickness, i.e. on glazing bars and edges of stiles or rails.

7.3.4.3 Reinstatement

Repair, replace or refinish any damage, including works of other trades. Touch up new damaged decorative paintwork or misses only with the paint batch used in the original application.

7.3.4.4 Removed fixtures

Refix undamaged fixture in the original location, make sure they are properly fitted and in proper working order.

7.3.4.5 Disposal of paint and waste materials.

Requirement: Conform to requirements of the local government authority.

7.4 SELECTIONS

7.1.1 PAINTING SYSTEMS

7.4.1.1 General

Number of coats: Except where one or two coat systems are documented, each paint system consists of at least 3 coats.

Final coat selection: **EXTERIOR PAINTING SCHEDULE.**

7.4.1.2 Low VOC emitting paints

General: Provide the VOC limits as documented in the **Exterior painting schedule.**

7.4.1.3 New unpainted exterior surfaces

Standard: To AS/NZS 2311 Table 5.2.

7.4.1.4 Previously painted surfaces

Standard: To AS/NZS 2311 Tables 8.2 and 8.3.

7.1.2 PAINTING SCHEDULES

7.4.2.1 Exterior painting schedule

Substrate	Final coat	VOC g/litre	limit	Colour reference
Steel window frames, windows and window grills Gates (at four elevations at Ground Level)	Weathermax	280		To match existing

7.5 PAINT STRIPPING

7.1.1 SCOPE

7.5.1.1 Requirement

Where existing paintwork badly deteriorated remove existing applied paint finish coatings using a chemical stripping method to all steel framed windows, internally and externally, Refer to Schedule of Works .

7.5.1.2 Recommended chemical method

Paint removing poultice applied by hand with a spreader and left on surface for up to 24 hours or longer before removing. This is a propriety product Heritage No. 1 manufactured by Heim Surface Technologies. It may be diluted with sufficient amount of water to allow application by spraying. Suggested supplier: Let's Clean Pty Ltd 3/93 Greenwich Road Greenwich NSW, 2065 Telephone: +61 2 9438 204

7.5.1.3 Application

- > Mix poultice thoroughly before use
- > Apply thick coat of stripper (approx. 3mm) onto surface to be stripped. Application methods: trowelled on or sprayed on with hopper gun.
- > Leave for 30 minutes to an hour, test with scraper to determine if paint is sufficiently softened. Stripping time depends on number of paint layers, age and type. The product may be left on for 24 hours or even longer. Keep poultice moist. In dry conditions cover with gladwrap, plastic sheets.
- > Remove poultice with scraper and collect waste into bucket. Wash off residue with low to high pressure water or wash and scrub clean with medium to hard brush. Removal of multi layers of paint may need repeat application.

7.5.1.4 Safety and personnel

Lead based paints shall be removed by personnel who are properly trained and qualified in the methods of removal. Provide personnel with protective equipment. Protect and contain the immediate environment from air borne lead dust contamination. Disposal of lead paint shall be in accordance with NSW regulations and Workcover guidelines.

7.5.1.5 Alternative methods of lead paint removal

If the Contractor wishes to nominate alternative methods for preparation and lead paint removal these methods must be submitted to the Superintendent and Heritage Architect for approval prior to testing and work commencing.

7.5.1.6 Disposal

Dispose of the waste in accordance with the Environmental Protection Authority requirements, and all other appropriate authorities' requirements, particularly where the paint waste may contain lead and be considered as hazardous waste material.

7.1.2 DATA SUBMISSIONS- PAINT STRIPPING

7.5.2.1 Requirement

Submit the following data to the superintendent:

- Certificates/approvals, etc, of acceptability from the relevant authorities for proposed: works.
- Paint-stripping methods;

- Hazardous waste capture, containment, storage, hazardous waste transportation and disposal methods.
- Product Supplier's Data: Written technical data from the product supplier, stating:
- Experience in the required type of work and particulars of established quality control procedures (if any), and the category of the procedures to the relevant standard;
- The physical properties and test data of the various materials to be used;
- A warranty certifying that the materials supplied comply with the specification and are suitable for the intended use;
- Approval of the specialist applicator firm, if the warranty is conditional on such approval;
- Recommendations for application.

7.5.2.2 Technical data requirement

Submit for approval prior to commencement, the intended paint-stripping methods. The paint-stripping process shall be an approved proven system for the removal of the existing lead paint systems.

7.5.2.3 Steel window and sash frames, window and door grills and entry gates

"Heritage No. 1" paint stripping system, as manufactured by Heim Surface Technologies or equal. Remove paint in accordance with relevant Australian Standards, Codes and Regulations i.e. dealing with hazardous material removal (lead based paint). Also refer to section 11.

Submit a full description of the nominated paint stripping process complete with all relevant technical data sheets; the recommended procedures and process by the Manufacturer, the relevant safety requirements and the Manufacturer's Warranty. Submit material safety data sheets. Submit evidence of previous work where the proposed paint-stripping system has been used to remove paintwork off similar materials. Name buildings, locations, areas, etc. and name the relevant referees.

Where required submit details of the manufacturer's requirements for proven applicators to carry out the work. Submit safety precautions and requirements.

The relevant paint-stripping manufacturer's technical data sheets for each product shall form part of this specification. The products shall be applied strictly in accordance with these data sheets.

7.1.3 TESTING AND SAMPLE PANELS

7.5.3.1 Paint-stripping samples

Before commencing paint-stripping, provide representative sample of stripping to one window frames and sash which meet the specified requirements for the paint-stripping method and process. Locations shall be confirmed on site with the Principal's Heritage Architect prior to commencement.

Amend methods where required to meet the specified requirements for the paint stripping and prepare further samples until the specified requirements are achieved. The cost of preparing such samples and any alterations to the tendered methods and/or processes shall be borne by the Principal Contractor.

7.1.4 MATERIALS GENERALLY

7.5.4.1 Paint strippers

Use paint-strippers in accordance with the manufacturer's data sheets and recommendations.

7.5.4.2 Paint-stripping Processes

Use only paint-stripping processes and materials, which only produce hazardous waste material able to be disposed of in accordance with the Environment Protection Authority requirements.

7.1.5 PAINT-STRIPPING WORK

7.5.5.1 Requirement

Where required, and as scheduled, remove all existing applied finishes including previously applied kalsomine and lead based paint systems, etc, to obtain a clean finish. Clean down and remove oil, grease and loose foreign matter, including laitance, efflorescence, moss, lichen, mould, mildew, dirt and

corrosion products in a manner which causes neither undue damage to the substrates nor damage to, or contamination of, the surroundings.

Remove all chemical residue and neutralise the substrate at the end of the process. The method of paint removal shall be in accordance with the environmental requirements of the relevant authorities.

Paint removal is not to commence until all required Data Submissions have been submitted to the Principal's Heritage Architect in accordance with Clause .2.1, and all work shall be completed in accordance with the requirements and provisions of the submitted Data Sheets.

Determine the paint removal or paint stripping process by performing an approved sample complete to the Principal's Heritage Architect's satisfaction. Sample areas when approved shall be used to compare the standard of the work.

7.1.6 PRECAUTIONS DURING PAINT-STRIPPING

7.5.6.1 Generally

Take the necessary precautions to prevent damage to the building and its surroundings resulting from paint-stripping operations. Prevent water paint-stripping material and wastes from entering the building or spraying over surrounding areas. Suspend work during weather conditions, which preclude compliance with the above.

7.5.6.2 Runoff

Prevent runoff from the paint-stripping operations from marking or tracking across other surfaces. Collect residual water and wastes and restrict them to an approved means of disposal. Prevent water from soaking into the ground adjacent to the building.

7.5.6.3 Caulking

Provide temporary caulking of an approved type where necessary to prevent the entry of water and wastes into open or suspect joints, penetrations, building-pavement junctions, and the like. Remove all traces on completion of paint-stripping.

7.5.6.4 Cleaning down on completion

On completion of all the work, all building areas shall be cleaned free of all paint-stripping debris, material and waste. Leave the site area clean and tidy.

7.1.7 FRENCH POLISHING

7.5.7.1 Generally

Where nominated in entry doorways on four elevations allow to re-French polish the doorways and adjacent flanking windows or highlights. All to be re-sanded, cleaned with mentholated spirits and re-French polished using two coats of orange shellac, finished with two coats of bees wax and rubbed in with traditional pumice powder. This work to be undertaken in-situ by an approved (By Heritage Architect) skilled and experienced French polisher (Note not a normal painting company).
Hold Point: Finished French polishing. Approval by Heritage Architect of sample 300x 300mm required.

NORTH ELEVATION

GROUND LEVEL

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

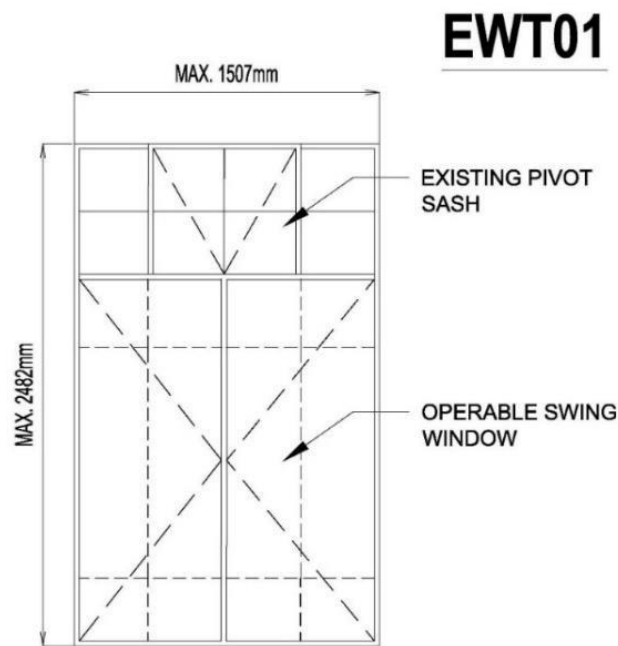
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W130



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes tied shut	
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	1.5 lin m replacement	1.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

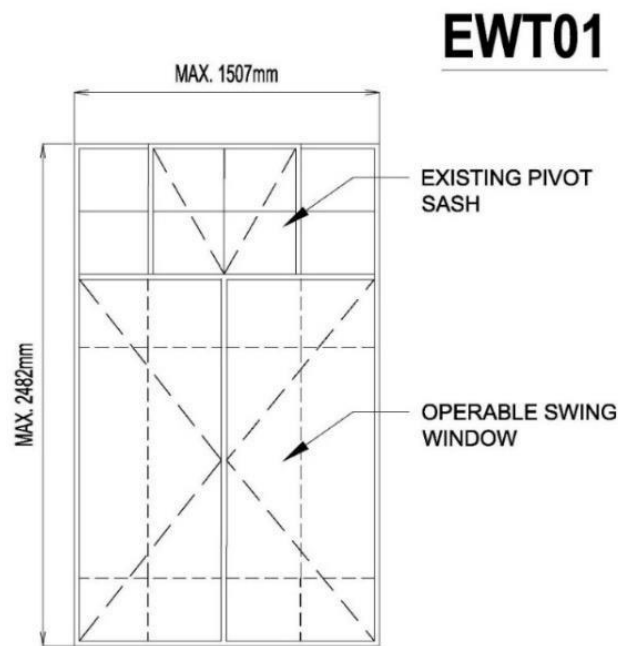
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W131



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes tied shut	
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	1.5 lin m replacement	1.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

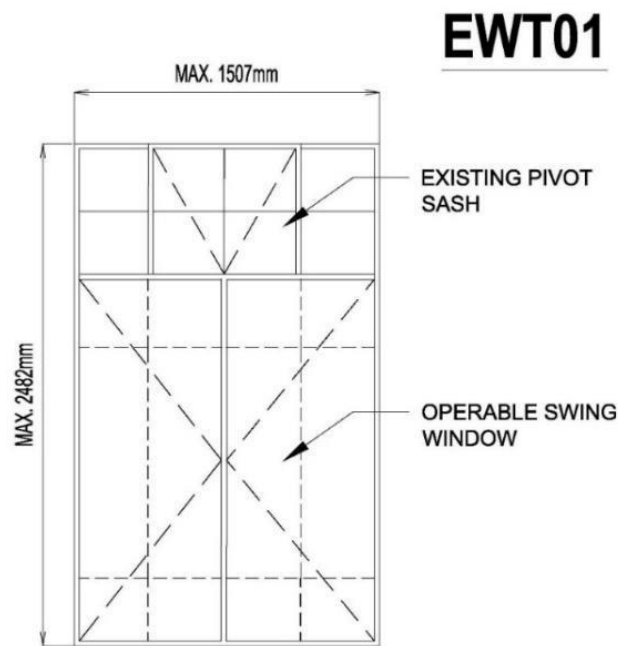
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W132



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	RH sash deformed at base, does not close tight	
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.75 lin m replacement			
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

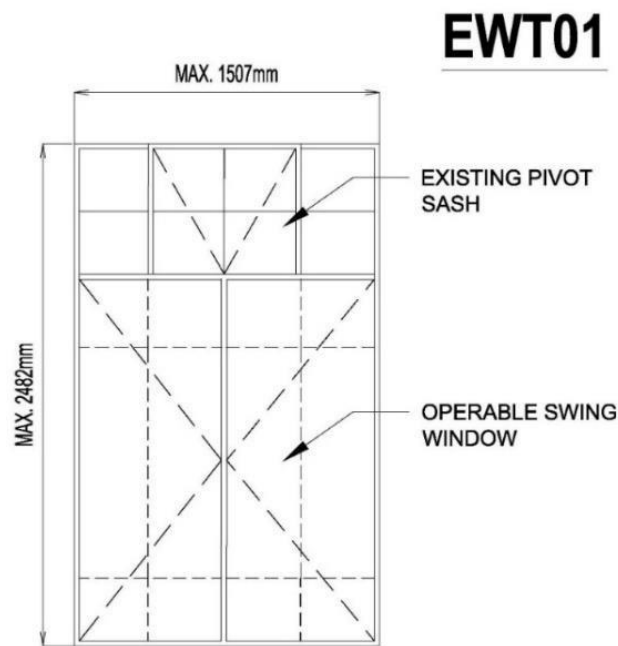
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W133



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	Neither sash closes tight due to looseness /deformity of central meeting stile	
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.75 lin m replacement	1.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

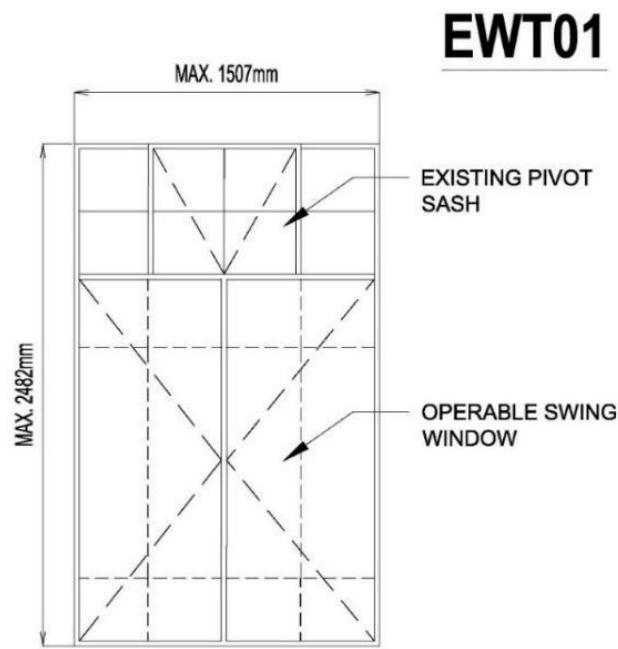
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W134



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes tied shut	
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

NORTH ELEVATION

WINDOW TYPE: EWT01

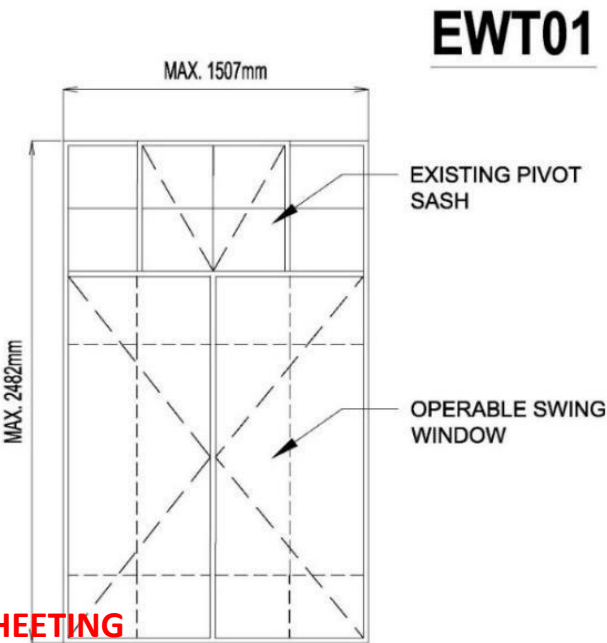
HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W135

NO INTERNAL ACCESS WINDOW TOO HIGH

NO INTERNAL ACCESS WINDOW COVERED WITH PLASTIC SHEETING

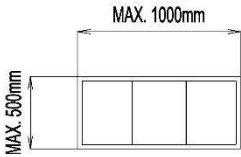


Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

NORTH ELEVATION

WINDOW TYPE: EWT15

HANDING WHEN VIEWED FROM INSIDE



LEVEL: GROUND

WINDOW NUMBER: W136

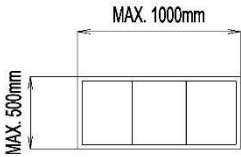
NO INTERNAL ACCESS WINDOW TOO HIGH

Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener				
Lower fastener			Ease	
Stay			Ease	
Hinges			Ease	
Sub-sill				
Plaster reveals				
Paint sashes and frames	F to G			

NORTH ELEVATION

WINDOW TYPE: EWT15

HANDING WHEN VIEWED FROM INSIDE



LEVEL: GROUND

WINDOW NUMBER: W075

NO INTERNAL ACCESS WINDOW TOO HIGH

Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener				
Lower fastener			Ease	
Stay			Ease	
Hinges			Ease	
Sub-sill				
Plaster reveals				
Paint sashes and frames	F to G			

NORTH ELEVATION

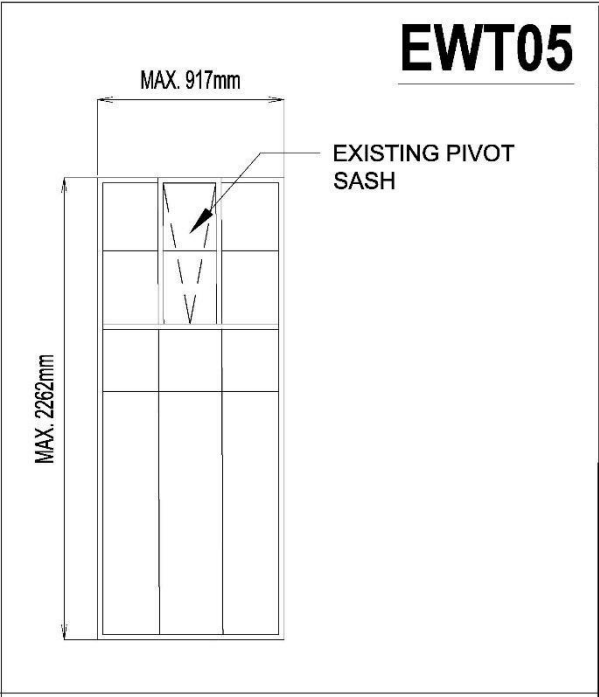
WINDOW TYPE: EWT05

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W076

NO INTERNAL ACCESS WINDOW TOO HIGH



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

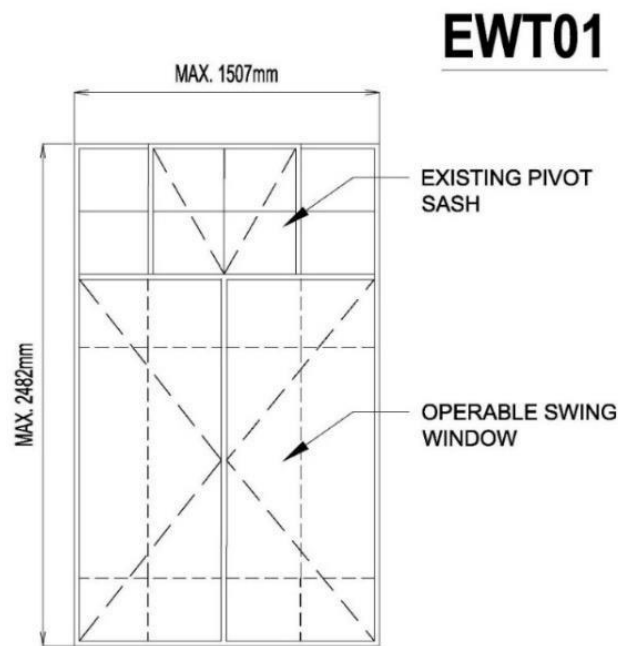
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W077



Window element			Remarks	Category of Repair
Casement sashes				
Opens			FIXED GLAZING ONLY	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener				
Stay				
Hinges				
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

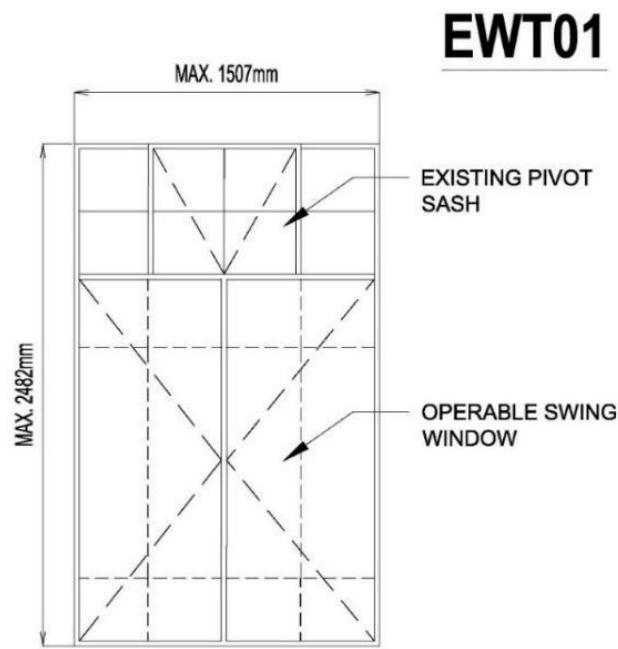
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W078



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

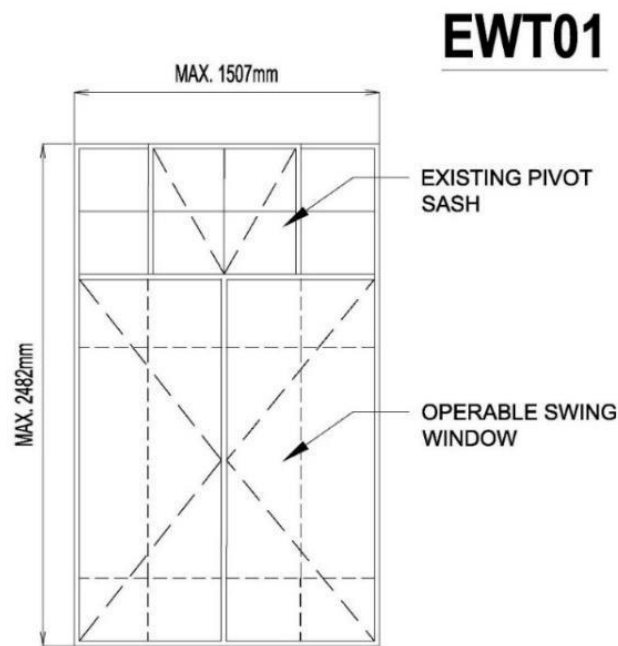
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W079



Window element			Remarks	Category of Repair
Casement sashes				
Opens			FIXED GLAZING ONLY	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener				
Stay				
Hinges				
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

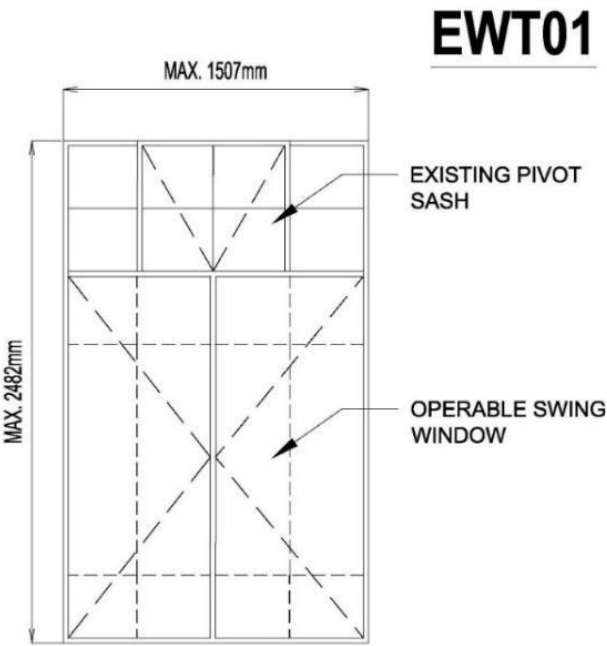
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W080



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	Neither sash closes tight	
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

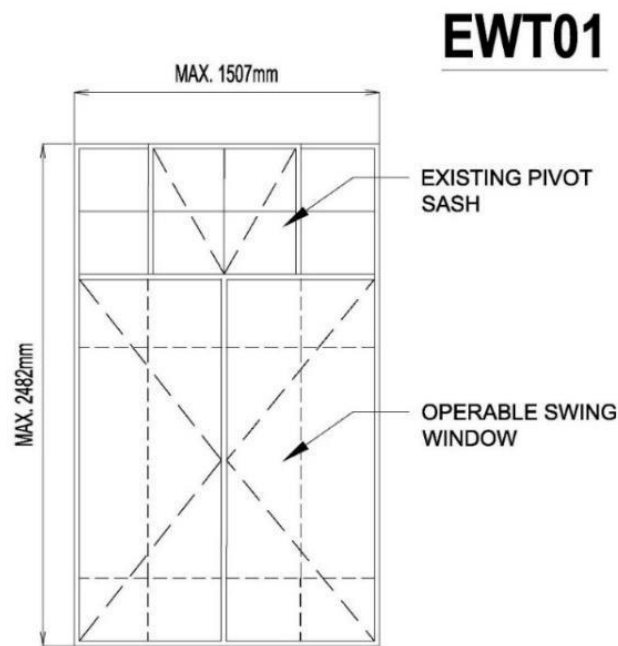
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W081



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes tied shut	
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

NORTH ELEVATION

LEVEL 1

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

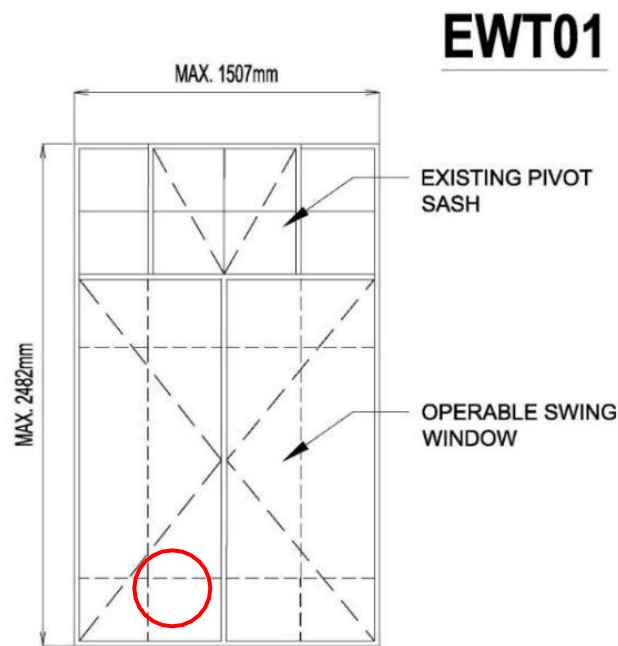
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W227



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	Neither sash closes tight	
Does not open				
Deformity				
Level of rust	S	S		
Glazing	Broken glass			
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Bent -replace	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

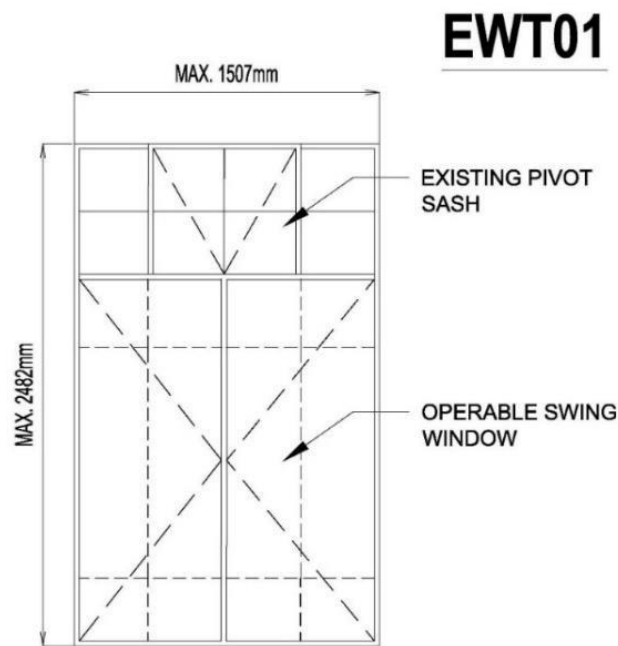
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W228



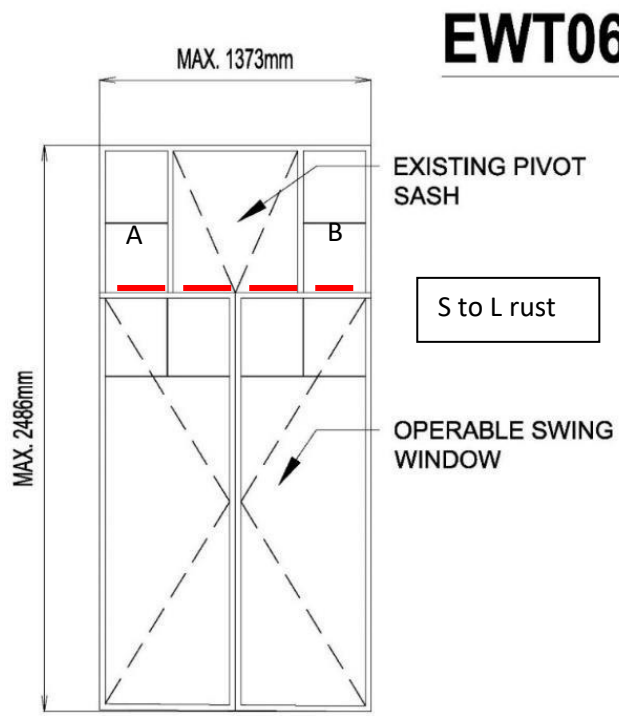
Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes tied shut	
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	??	Broken	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

NORTH ELEVATION

WINDOW TYPE: EWT06

LEVEL: 1

WINDOW NUMBER: 229



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.5 lin m replacement	0.5 lin m replacement		
Pivot sash	LH	RH		
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights	A	B		
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S	S		
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Bent -replace	Ease	
Hinges	??	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

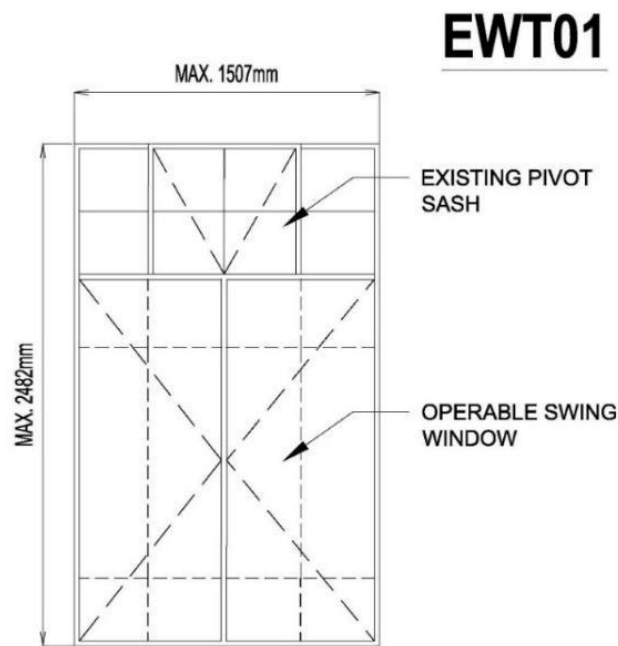
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W230



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Bent -replace	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

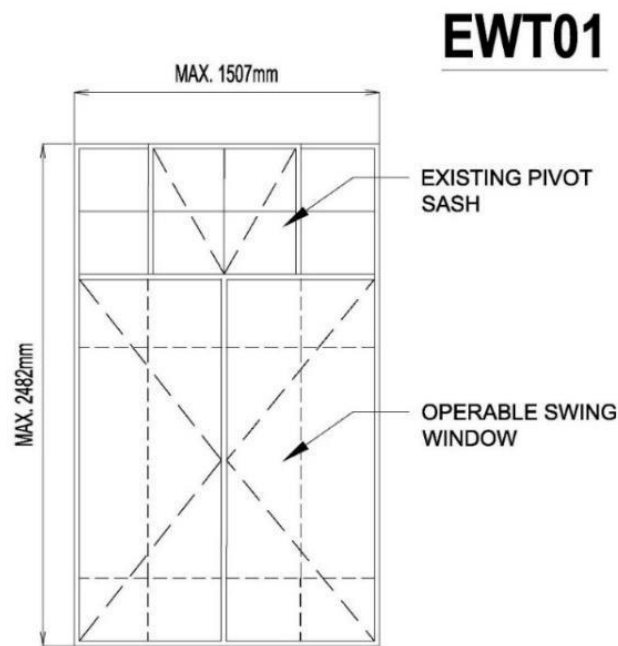
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W231



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Neither sash closes tight due to looseness /deformity of central meeting stile	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Pivot sash				
	??		Operator missing	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust			
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a	n/a	
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

NORTH ELEVATION

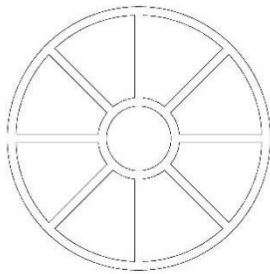
WINDOW TYPE: EWT09

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W232

EWT09



CANNOT ACCESS FROM INSIDE - TOO HIGH

Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener				
Stay				
Hinges				
Sub-sill				
Plaster reveals				
Paint sashes and frames	F to G			

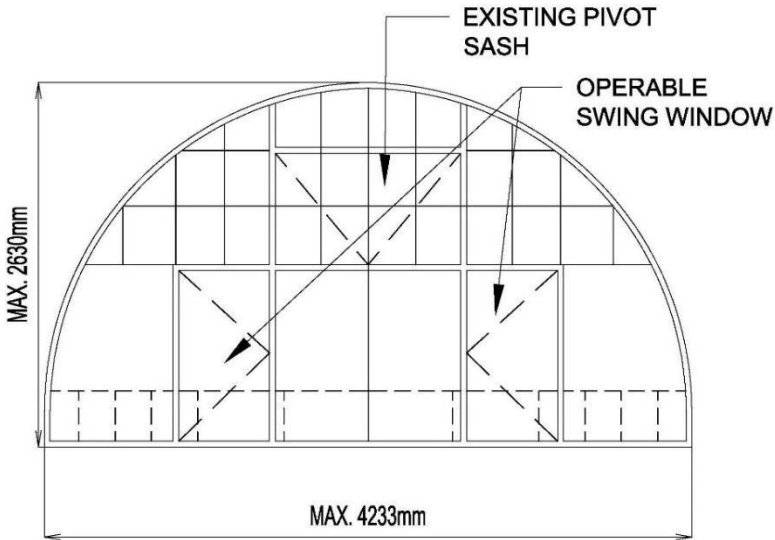
NORTH ELEVATION

WINDOW TYPE: EWT04

LEVEL: 1

WINDOW NUMBER: 165

WINDOW DRAWING NEEDS TO BE REVISED



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash	LH	RH		
Opens				
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Fixed lights	A	B		
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener				
Lower fastener				
Stay				
Hinges				
Sub-sill				
Internal sill				
Plaster reveals				
Paint sashes and frames	F to G			

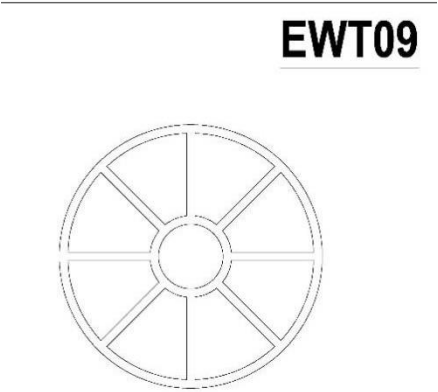
NORTH ELEVATION

WINDOW TYPE: EWT09

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W166



CANNOT ACCESS FROM INSIDE - TOO HIGH

Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener				
Stay				
Hinges				
Sub-sill				
Plaster reveals				
Paint sashes and frames	F to G			

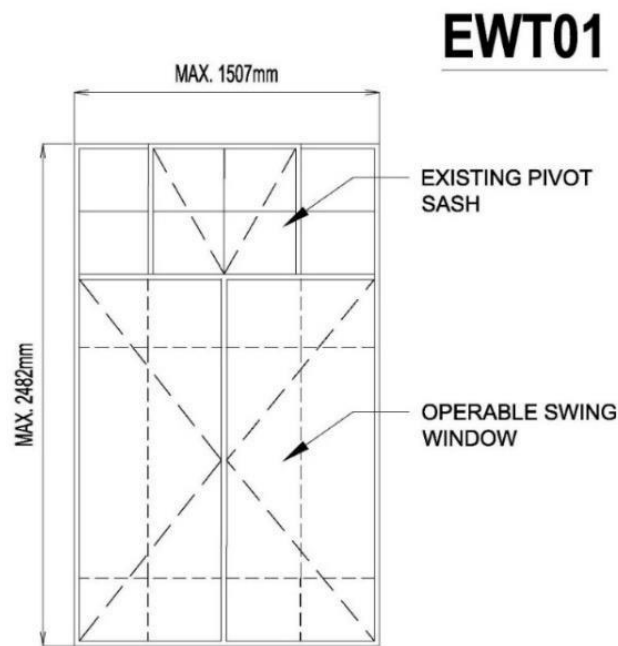
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W167



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	Neither sash closes tight due to looseness /deformity of central meeting stile	
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

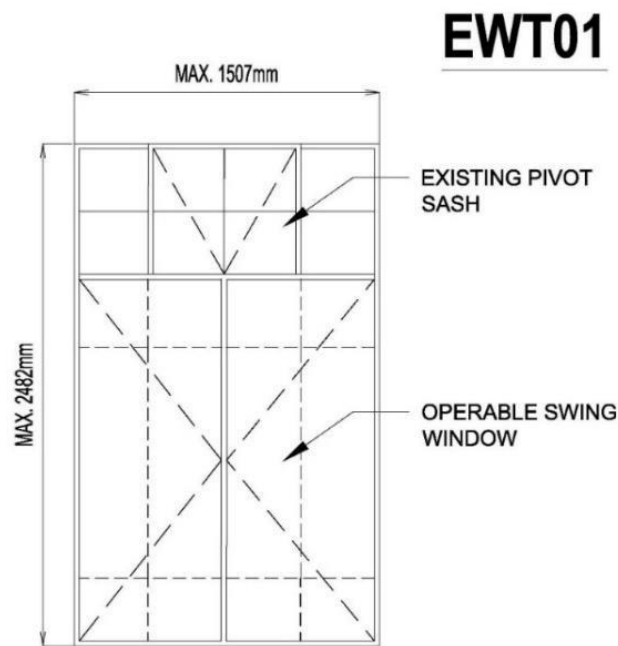
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W168



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	RH sash does not close tight	
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition	0.75 lin m replacement			
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

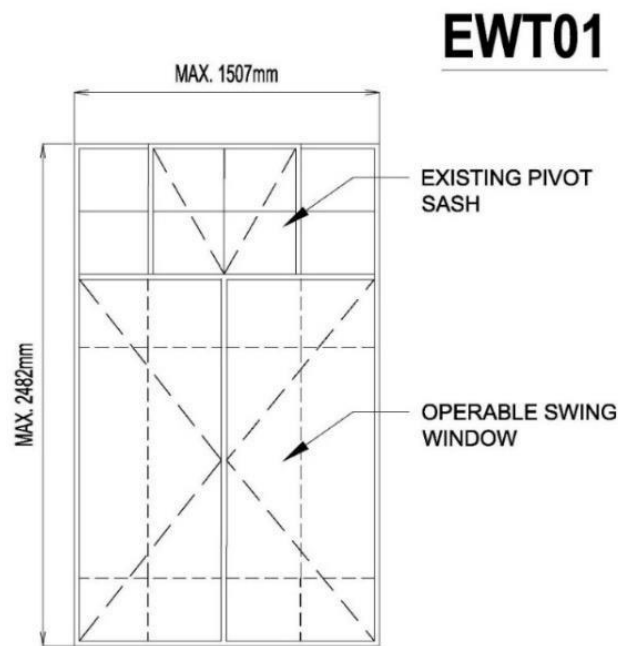
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W169



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close, holds in wide open position. LH sash does not close tight	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Pivot sash				
	??		Operator missing	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust			
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Missing –replace	
	Hinges	Operable	Operable	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

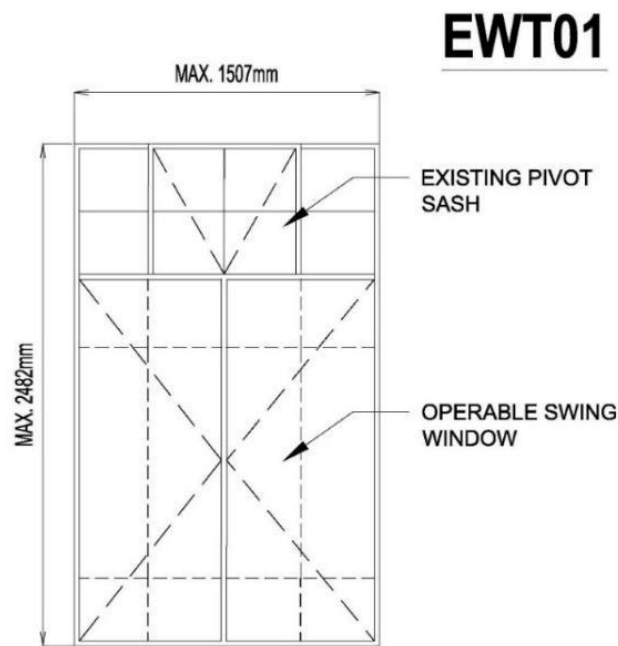
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W170



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are closed with tie RH sash does not close tight	
Deformity				
Level of rust				
Glazing	S	S		
Glazing putty condition				
	0.5 lin m replacement	0.5 lin m replacement		
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

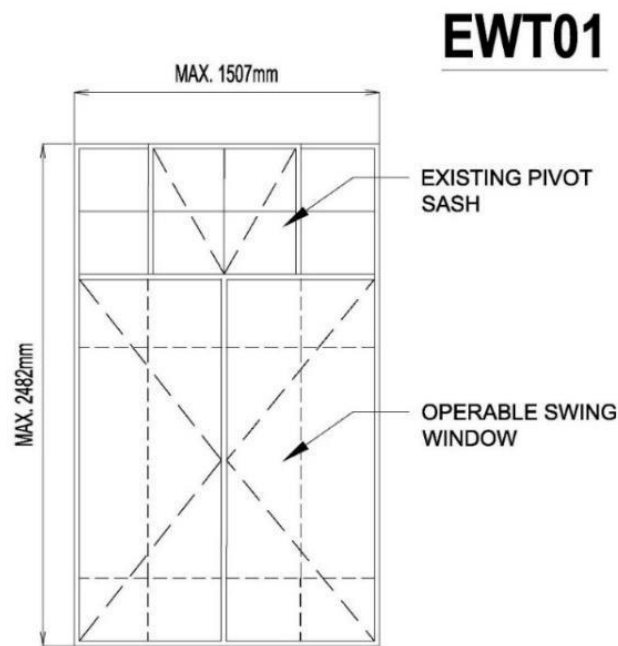
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W171



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

NORTH ELEVATION

LEVEL 2

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

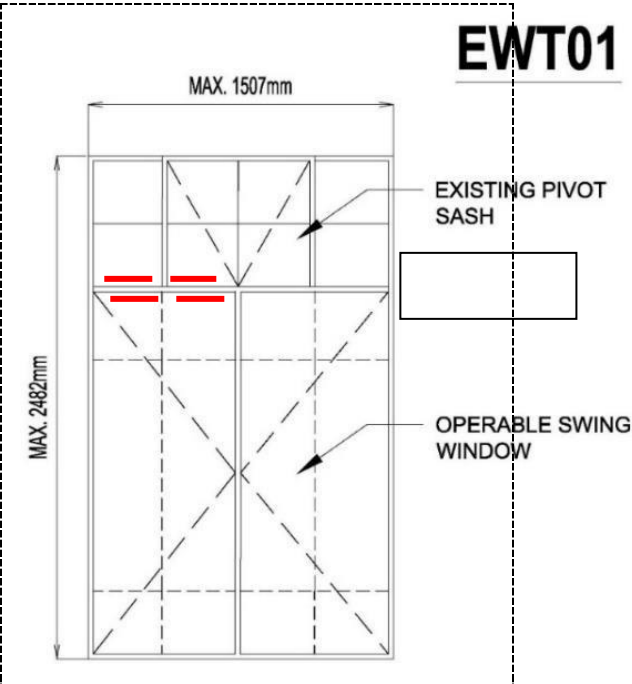
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W322



Window element			Remarks	Category or Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes tied shut	
Deformity	Some	Some		
Level of rust				
Glazing				
Glazing putty condition	0.75 lin m replacement	0.75 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	??	NO	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

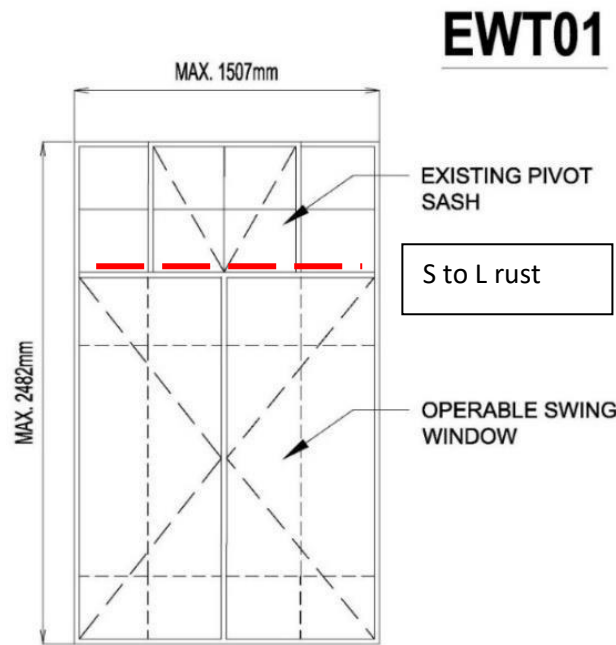
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W323



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.75 lin m replacement	0.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Missing –replace	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

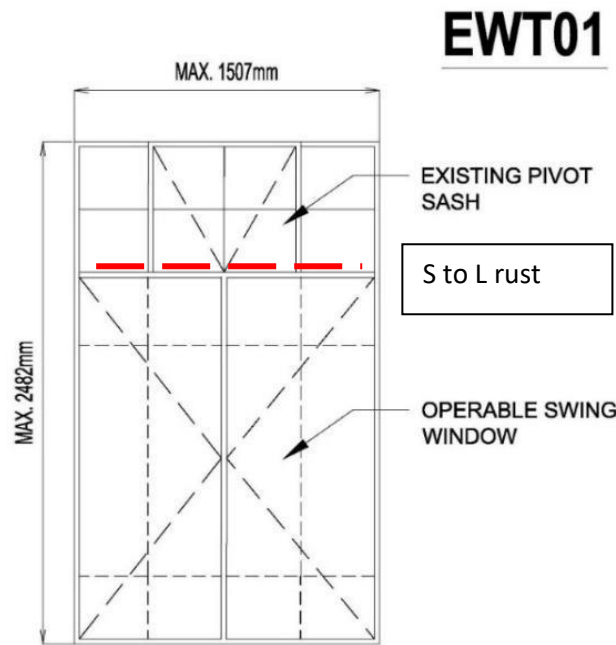
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W324



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.75 lin m replacement	0.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Missing –replace	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

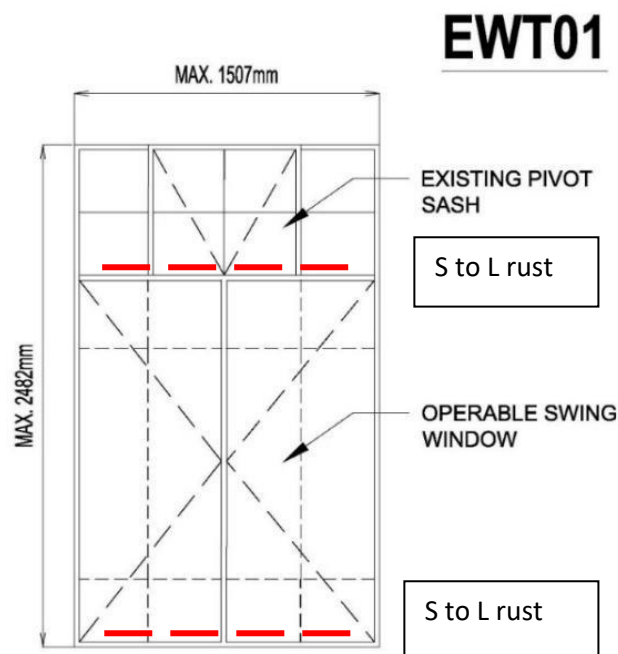
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W325



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.5 lin m replacement	0.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Missing –replace	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

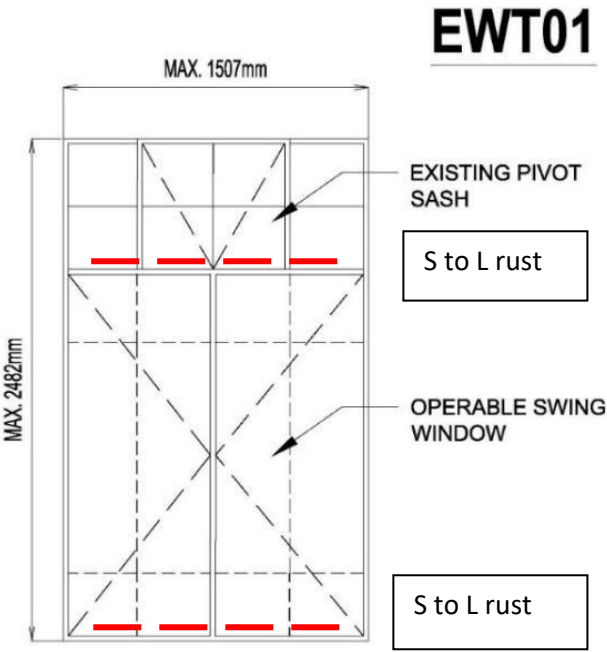
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W326



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.5 lin m replacement	0.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Missing –replace	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

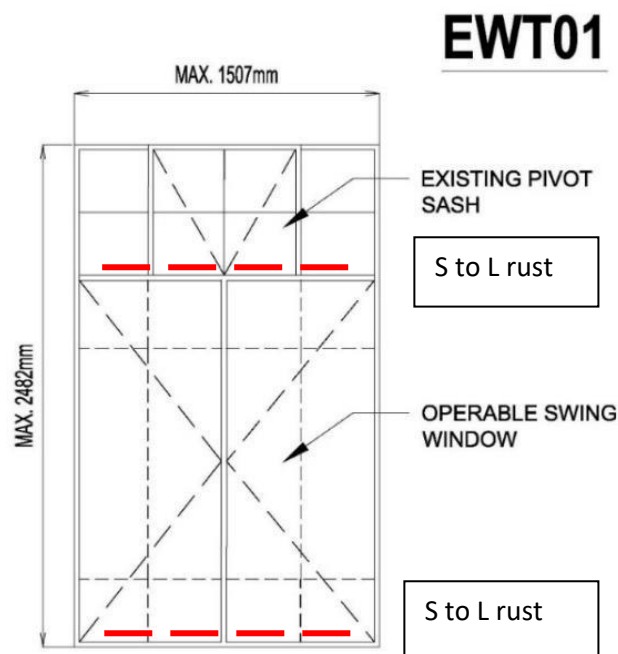
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W327



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.5 lin m replacement	0.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Missing –replace	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

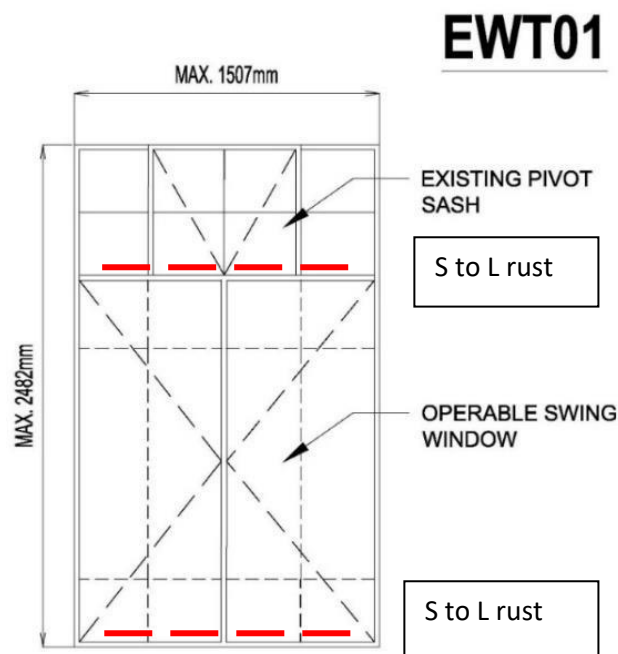
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W260



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.5 lin m replacement	0.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Missing –replace	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

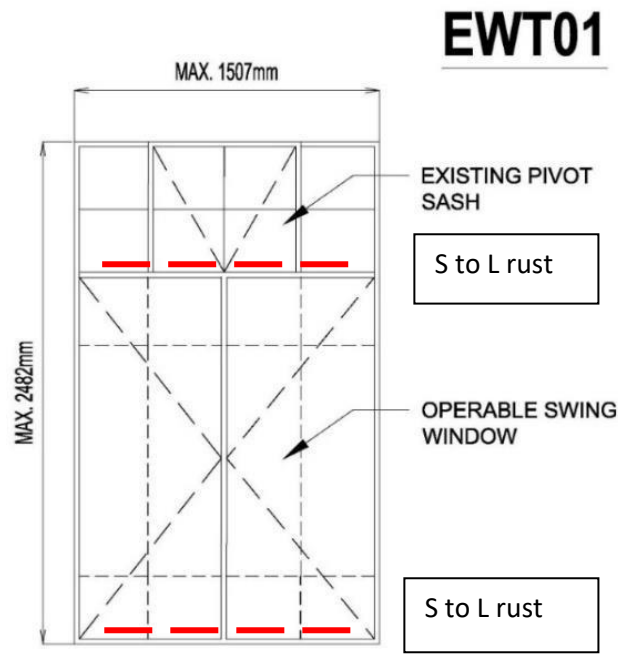
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W261



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.5 lin m replacement	0.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Missing –replace	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

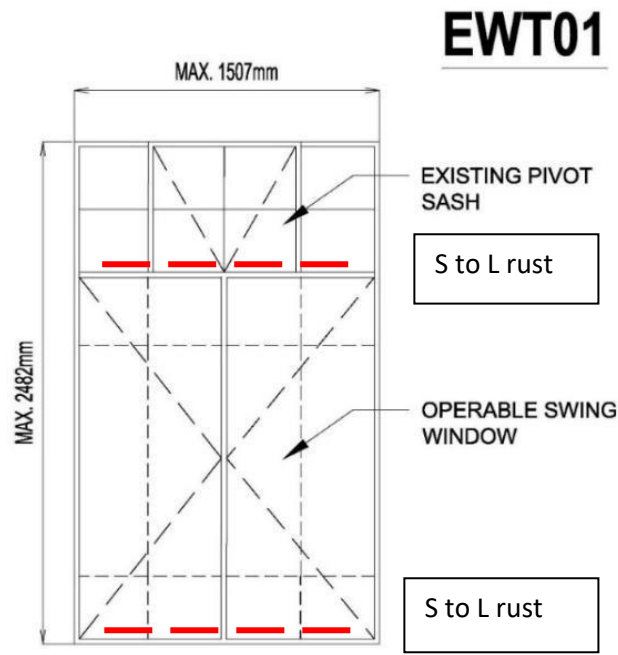
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W262



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.5 lin m replacement	0.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Missing –replace	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

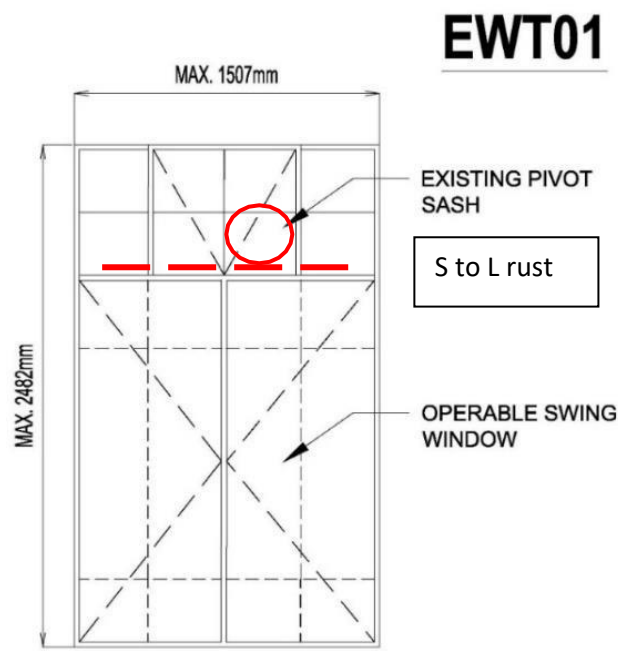
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W263



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.75 lin m replacement	07.5 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing	Broken glass 			
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Missing –replace	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

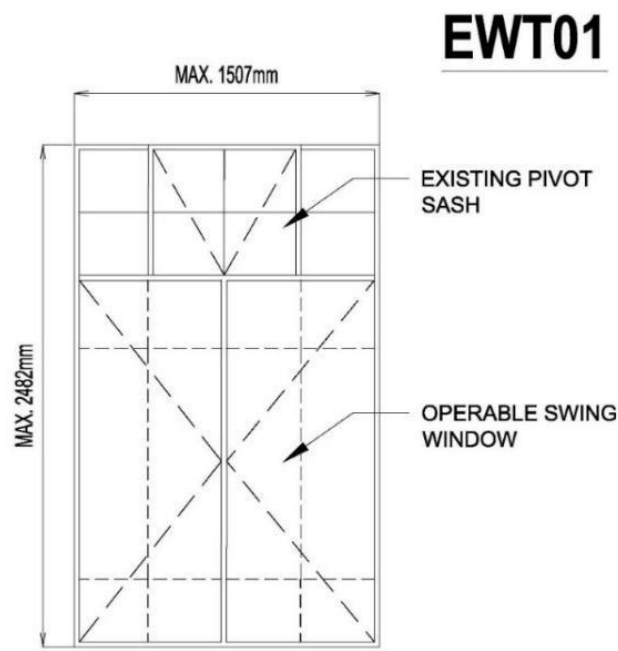
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W264



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	But very tight to open and do not close tight	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Pivot sash				
	??		Operator missing	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

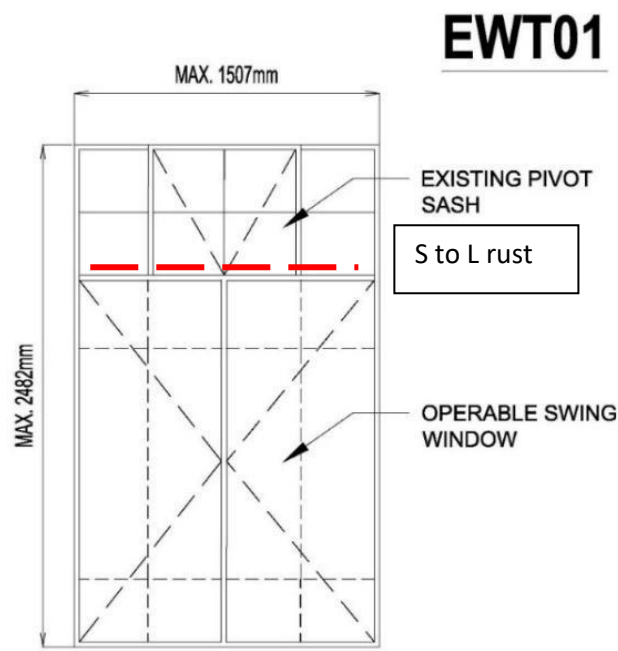
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W265



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	RH does not close due to deformity and/or drop at hinge and looseness of centre meeting stile	
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition		0.5 lin m replacement		
Pivot sash				
Opens				
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition		0.3 lin m replacement		
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

NORTH ELEVATION

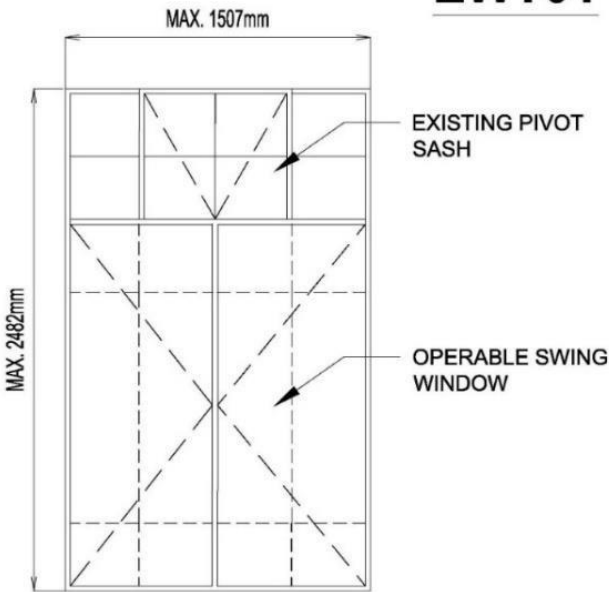
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W266

EWT01



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	But both sashes very tight to move	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
Glazing putty condition				
Pivot sash				
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

NORTH ELEVATION

LEVEL 3

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

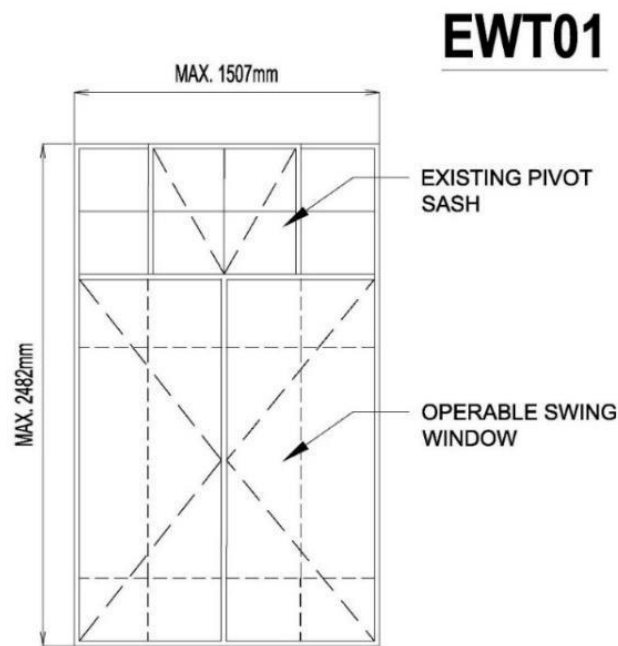
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W420



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.5 lin. m replacement	0.3 lin. m replacement		
Pivot sash				
Opens	??		Operator n missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.3 lin. m replacement	0.3 lin. m replacement		
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

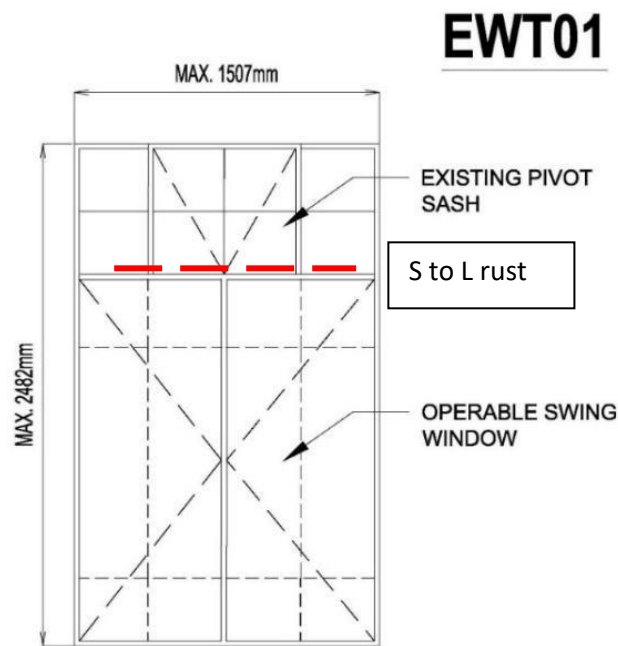
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W421



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.5 lin. m replacement	0.5 lin. m replacement		
Pivot sash				
Opens	??		Operator n missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition	0.5 lin. m replacement			
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.3 lin. m replacement	0.3 lin. m replacement		
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

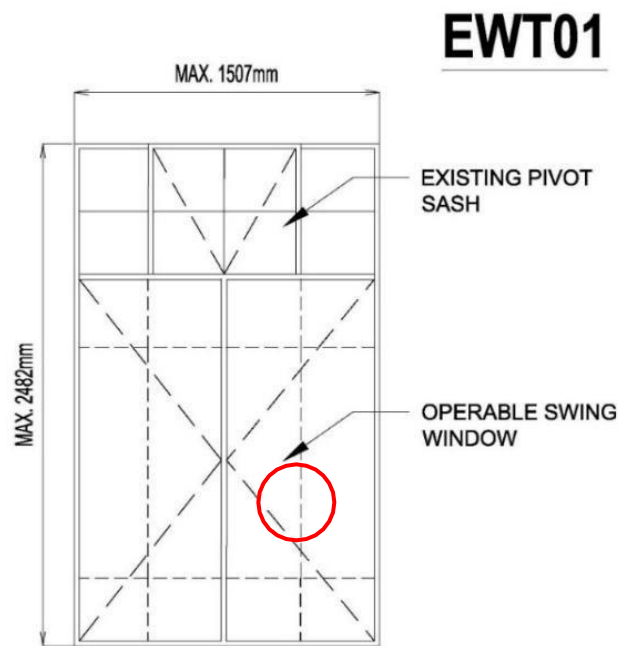
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W422



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing	Broken glass			
Glazing putty condition		0.5 lin. m replacement		
Pivot sash				
Opens	??		Operator n missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition		0.3 lin. m replacement		
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease RH side is bent – replace	
Hinges	???	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

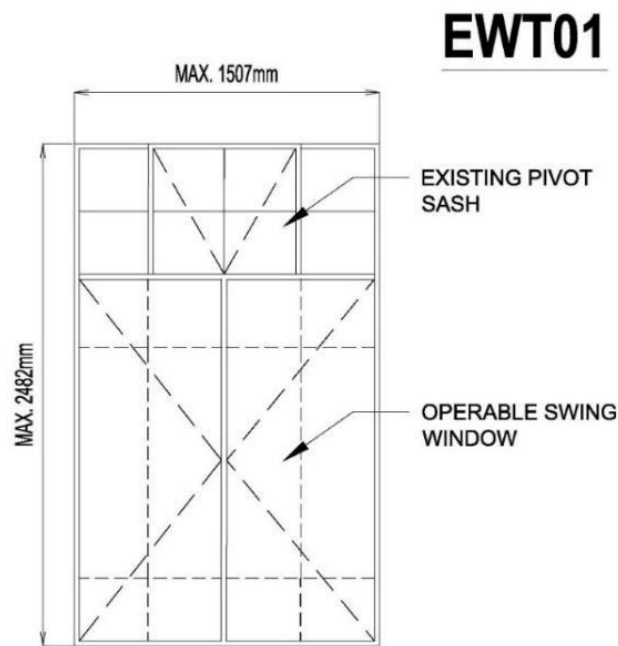
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W423



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator n missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	???	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

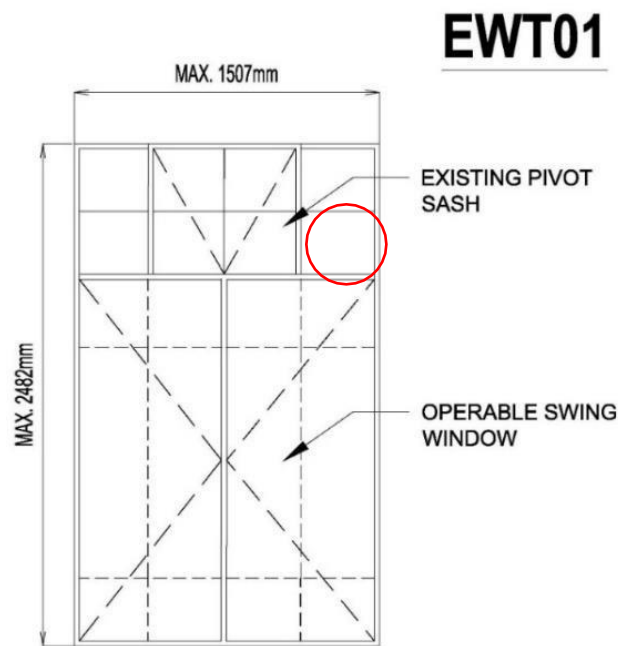
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W424



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator n missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing	Broken glass			
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	???	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

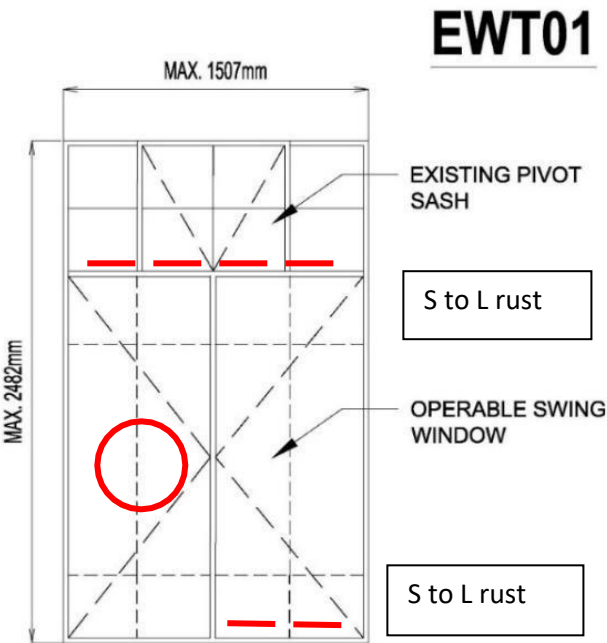
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W425



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X			
Deformity		RH sash deformed at bottom		
Level of rust	○			
Glazing				
Glazing putty condition	Broken glass			
Pivot sash				
Opens	??		Operator n missing	
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	???	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

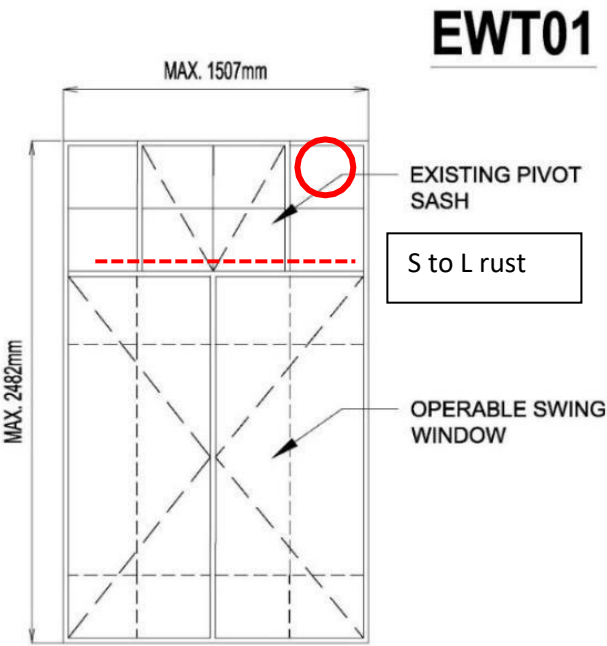
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W358



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	But sashes need great effort to close tight due to some deformity	
Does not open				
Deformity	Yes	Yes		
Level of rust				
Glazing				
Glazing putty condition		0.3 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition	0.5 lin m replacement			
Fixed lights				
Deformity				
Level of rust				
Glazing		Broken glass		
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

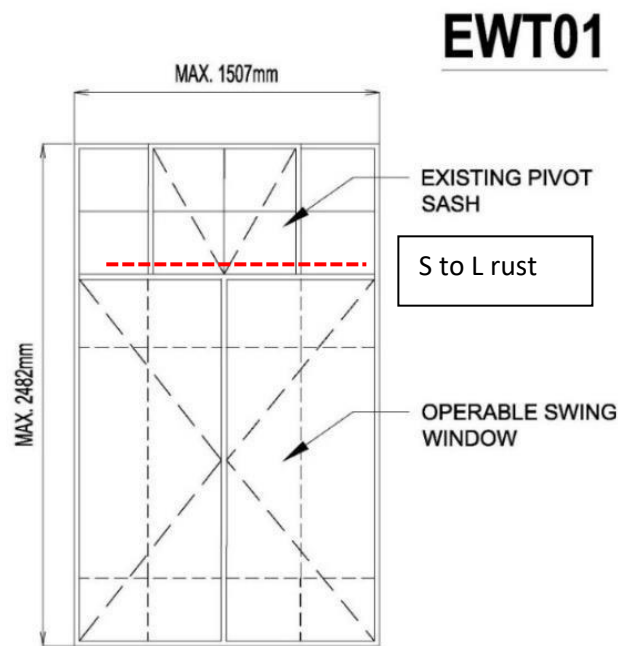
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W359



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	But sashes need great effort to close tight due to some deformity	
Does not open				
Deformity	Yes	Yes		
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

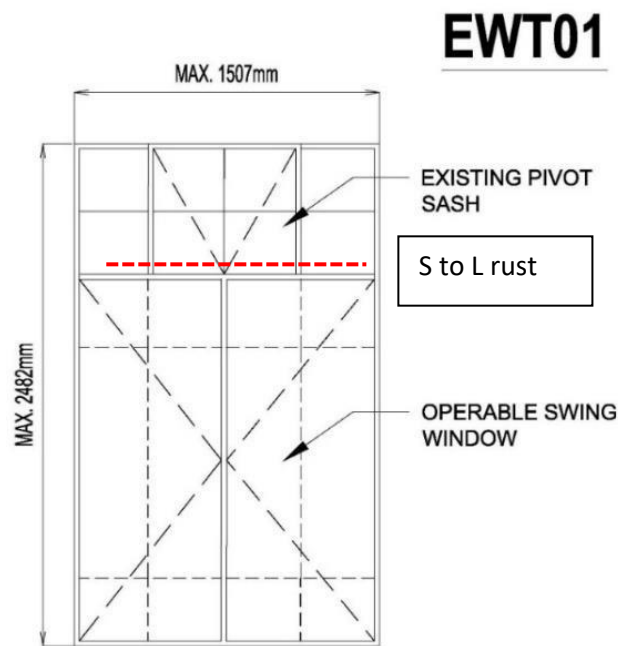
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W360



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	But sashes need great effort to close tight due to some deformity	
Does not open				
Deformity	Yes	Yes		
Level of rust				
Glazing				
Glazing putty condition	0.5 lin m replacement	0.3 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

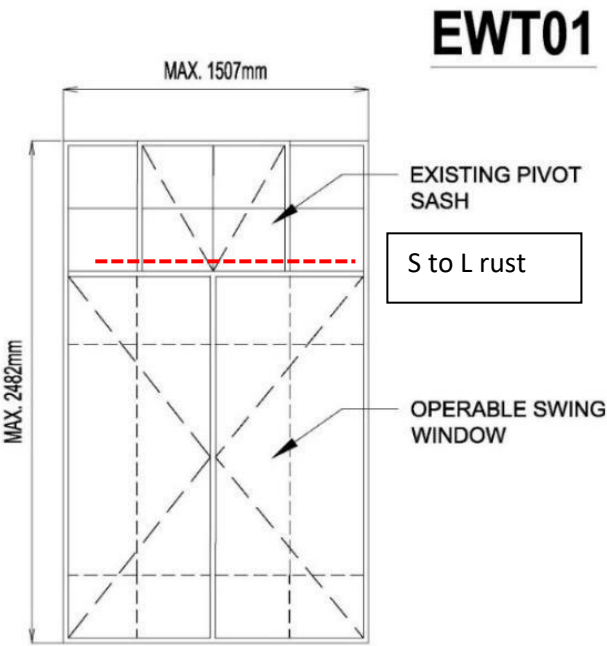
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W361



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	But sashes need great effort to close tight due to some deformity	
Does not open				
Deformity	Yes	Yes		
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

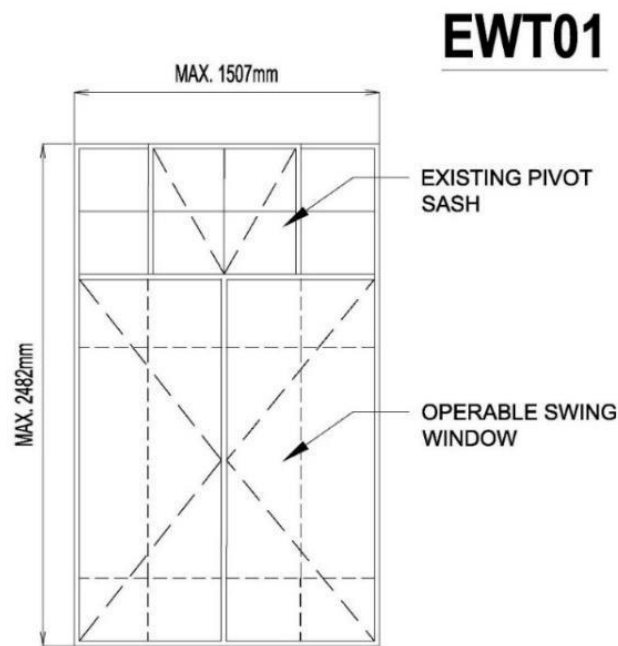
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W362



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.3 lin m replacement			
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

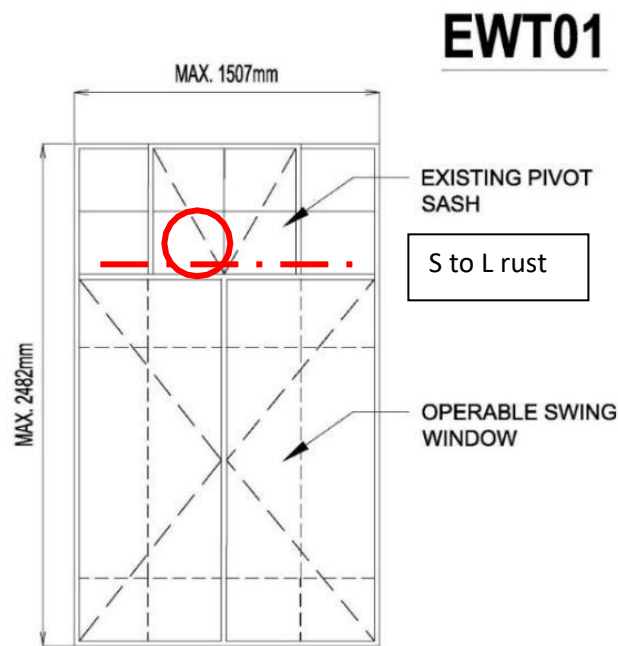
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W363



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition	1.0 lin m replacement	1.0 lin m replacement		
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust				
Glazing	Broken glass			
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust				
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

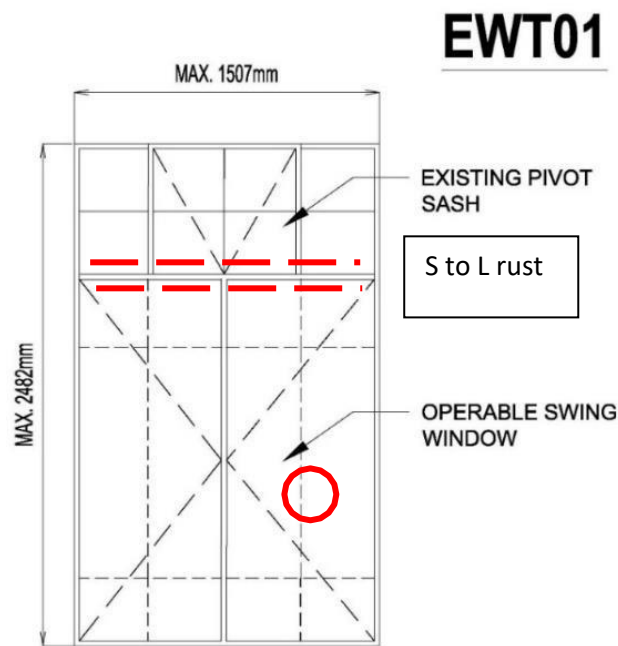
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W364



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open	X		
	Deformity			
	Level of rust			
	Glazing	Broken glass		
	Glazing putty condition	1.0 lin m replacement	0.75 lin m replacement	
Pivot sash				
	Opens	??	Operator missing	
	Does not open			
	Deformity			
	Level of rust			
	Glazing	Broken glass		
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust			
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	??	??	Ease
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

NORTH ELEVATION

LEVEL 4

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

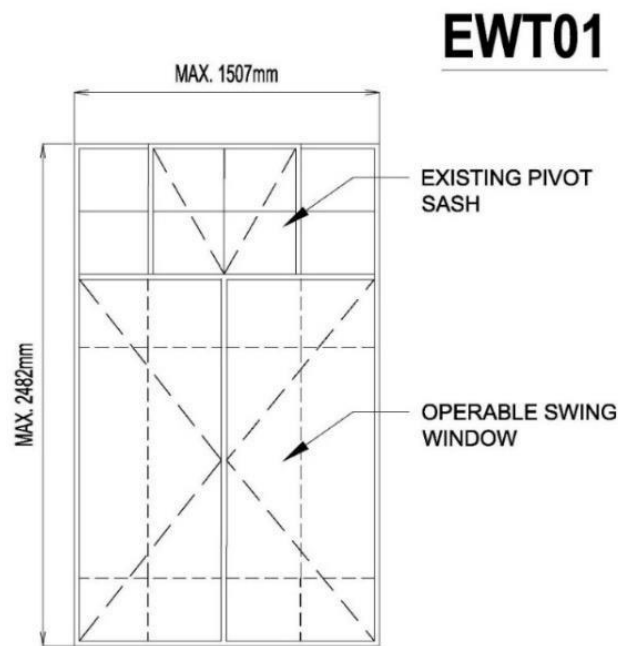
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W519



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X		
Deformity				
Level of rust	Neg	Neg		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	Neg			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg	Neg		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	Neg			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

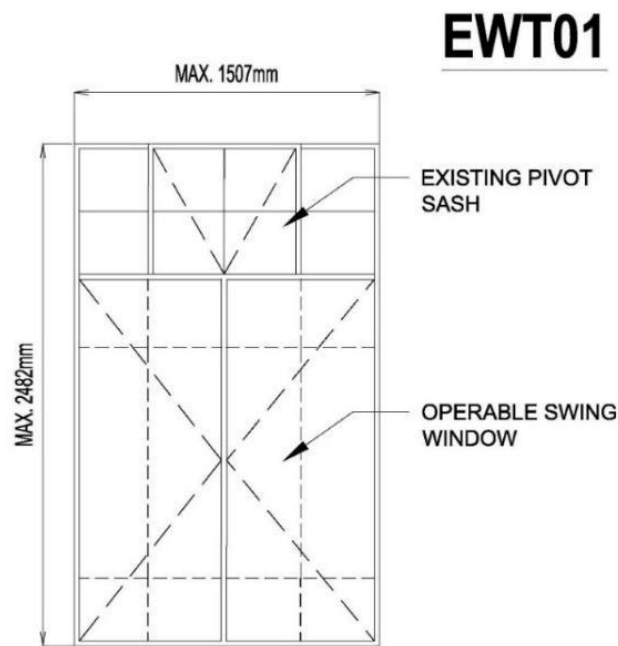
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W520



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X		
Deformity				
Level of rust	Neg	Neg		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	Neg			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg	Neg		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	Neg			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

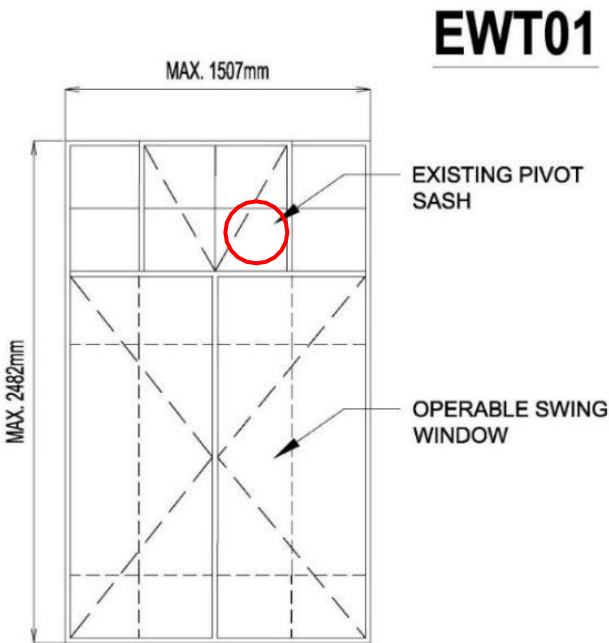
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W521



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X		
Deformity				
Level of rust	Neg	Neg		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	??		Operator missing	
Does not open				
Deformity				
Level of rust	Neg			
Glazing	Broken glass			
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg	Neg		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	Neg			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease RH rusted - replace	
Hinges	??	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

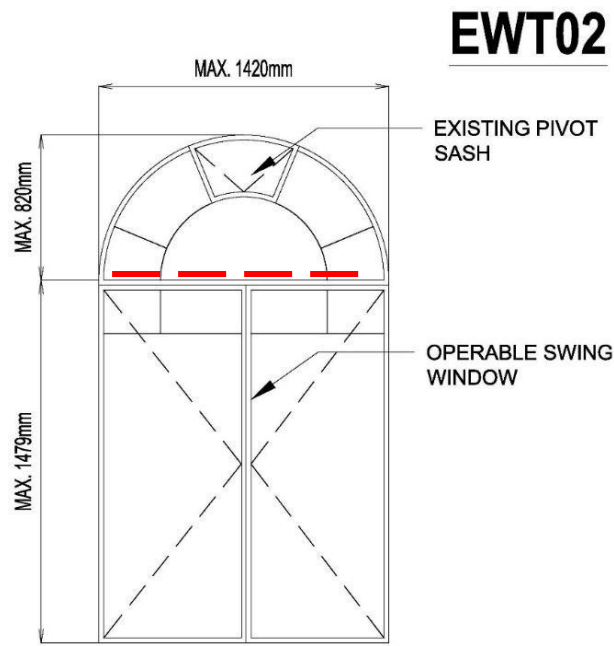
NORTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W522



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg	Neg	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
Fixed lights				
	Deformity			
	Level of rust	S to L rust		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

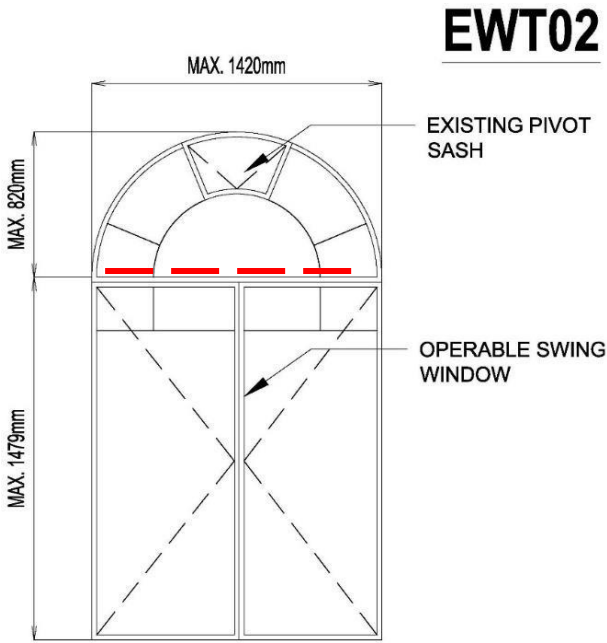
NORTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W523



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
Fixed lights				
	Deformity			
	Level of rust	S to L rust		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

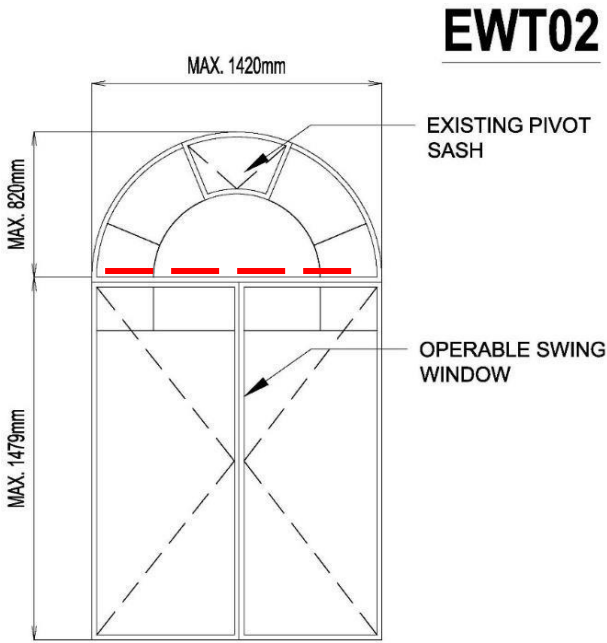
NORTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W524



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg	Neg	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
Fixed lights				
	Deformity			
	Level of rust	S to L rust		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

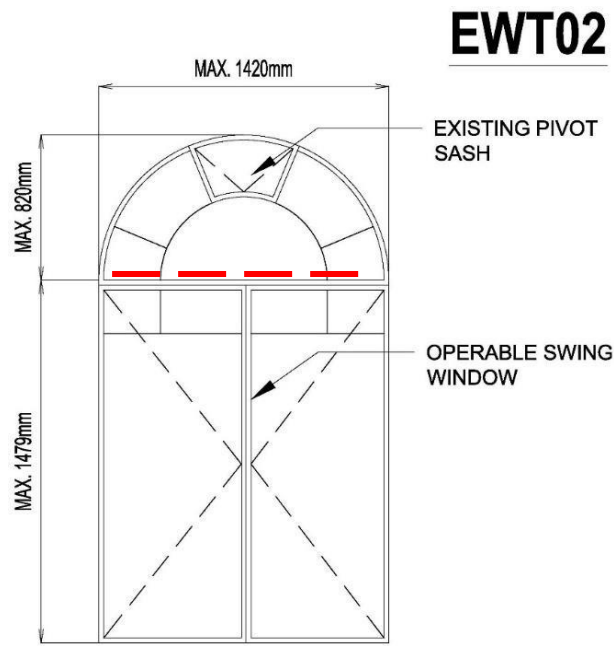
NORTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W457



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S to L rust		
	Glazing			
	Glazing putty condition	0.5 lin. m		
Frame				
	Deformity			
	Level of rust	Neg		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

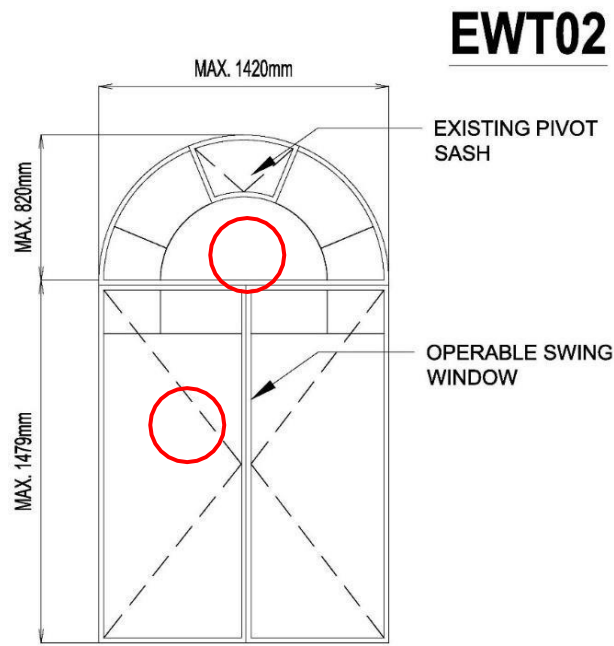
NORTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W458



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing	Broken glass		
Pivot sash	Glazing putty condition			
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing	Broken glass		
Fixed lights	Glazing putty condition			
	Deformity	Nil		
	Level of rust	Neg		
	Glazing			
Frame	Glazing putty condition			
	Deformity			
	Level of rust	Neg		
Are there glazing bars to be replaced	Other			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

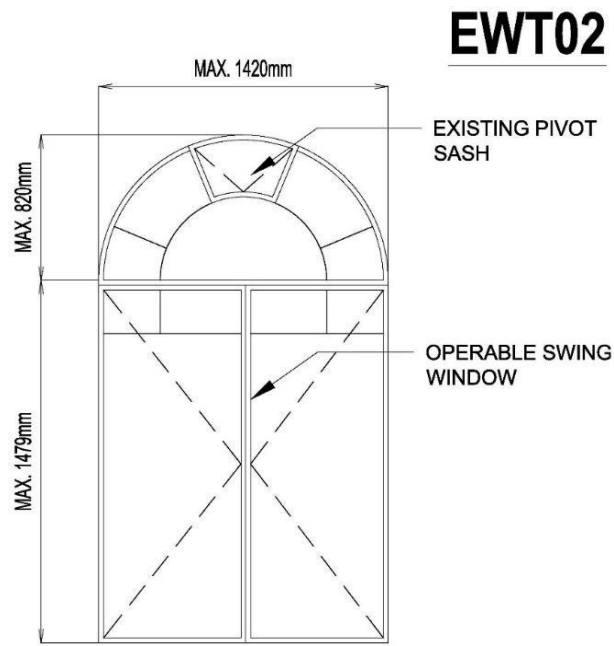
NORTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W459



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity	Nil		
	Level of rust	Neg		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

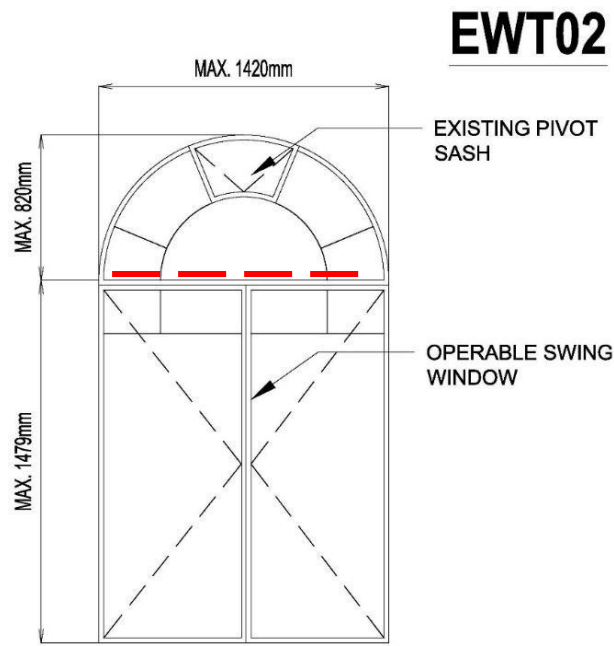
NORTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W460



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S to L rust		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg		
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

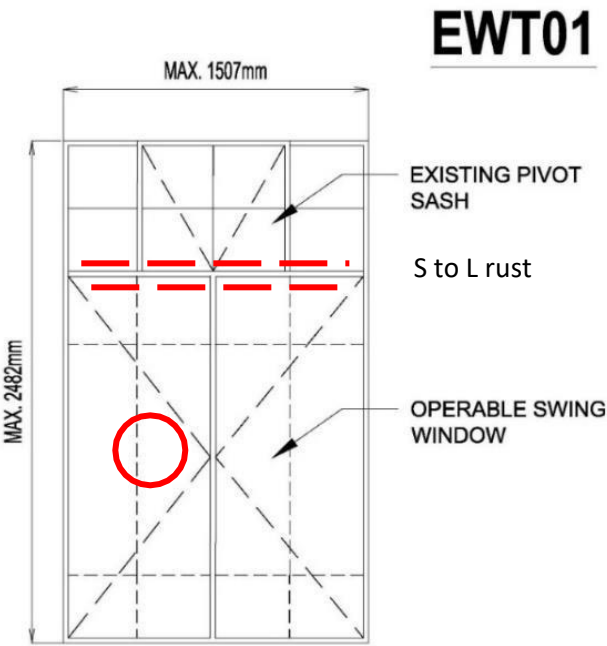
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W461



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Neither sash opens out and both do not close tight	
Deformity				
Level of rust				
Glazing	Broken glass			
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	Neg			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

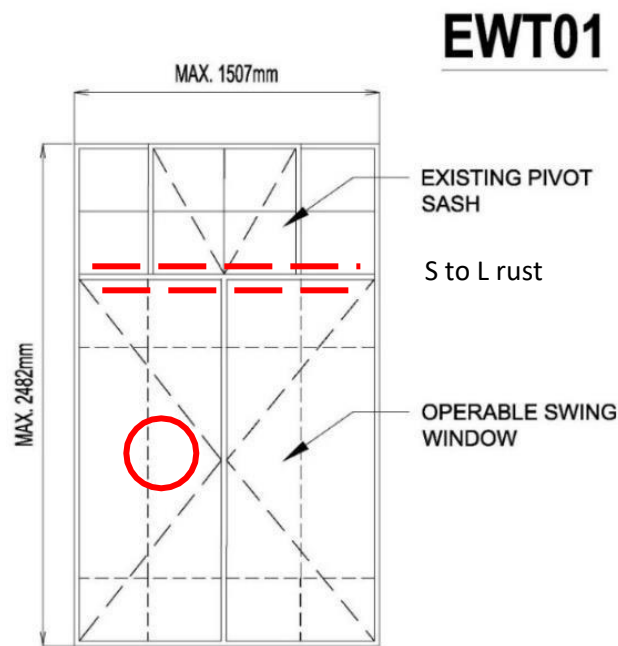
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W462



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Neither sash opens out and both do not close tight	
Deformity				
Level of rust	Neg	Neg		
Glazing	Broken glass			
Glazing putty condition		2.0 lin. m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	Neg			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg	Neg		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	Neg			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	??	??	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

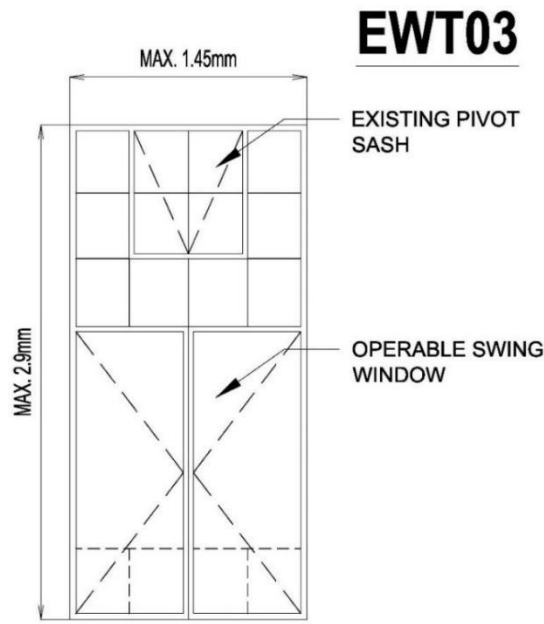
NORTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W463



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X		
Deformity				
Level of rust	Neg	Neg		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator missing	
Does not open				
Deformity				
Level of rust	Neg			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	Neg			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	???	???	Ease	
Sub-sill	S only			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

SOUTH ELEVATION

GROUND

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

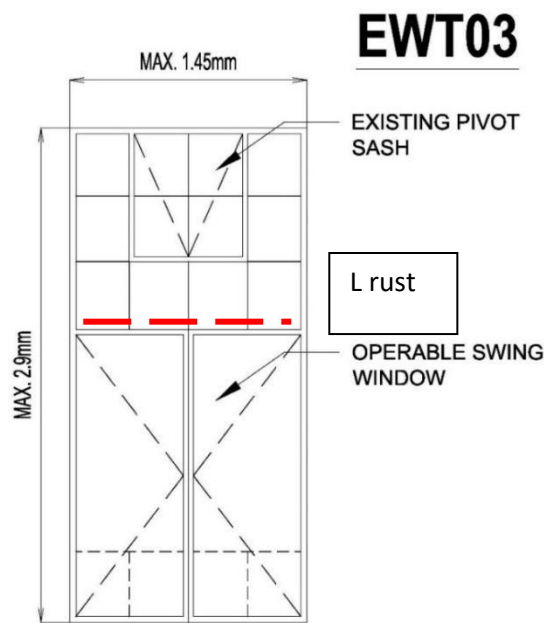
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W101



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	Neither sash closes tight. Fasteners do not operate	
Does not open				
Deformity				
Level of rust	S	Neg to S		
Glazing				
Glazing putty condition		0.75 lin. m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	Neg to S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg to S			
Glazing				
Glazing putty condition	0.2 lin. m replacement			
Frame				
Deformity				
Level of rust	Neg to S			
Other	Neg to S louvres			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	No	No		
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

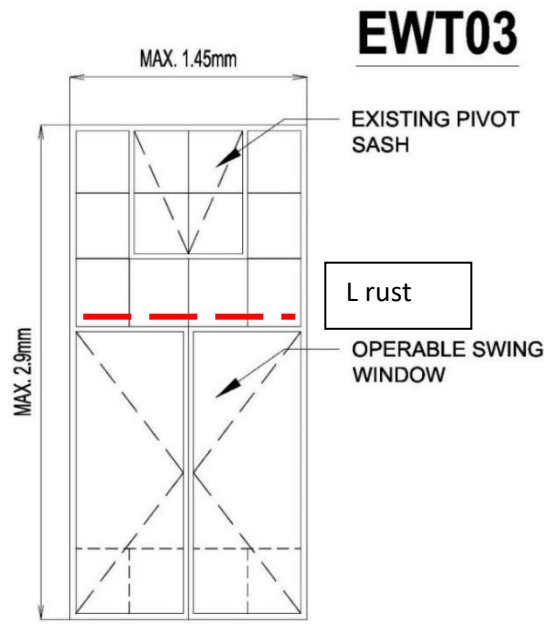
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W102



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close tight	
	Opens			
	Does not open			
	Deformity	Deformity?		
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement	0.2 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	LH stay requires refixing	
	Hinges	Operable	Ease	
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

SOUTH ELEVATION

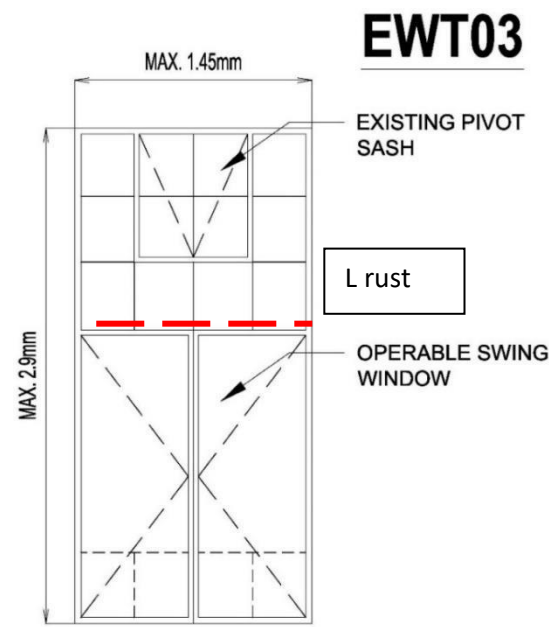
WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W103

NO INTERNAL ACCESS COVERED WITH PLYWOOD



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	??	??		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S	Neg to S	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	Louvres S to L		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	???	Ease	
	Stay	???	Ease	
	Hinges	???	Ease	
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

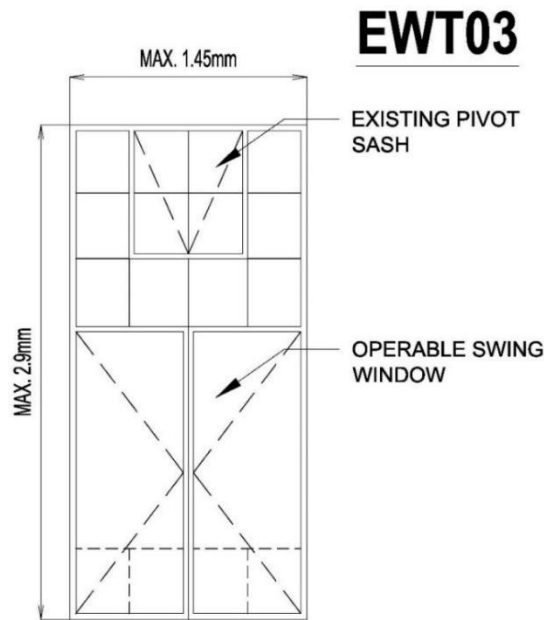
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W104



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S	Neg to S	
	Glazing			
	Glazing putty condition	0.3 lin. m replacement	0.3 lin. m replacement	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	S to L rust louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Operable	
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

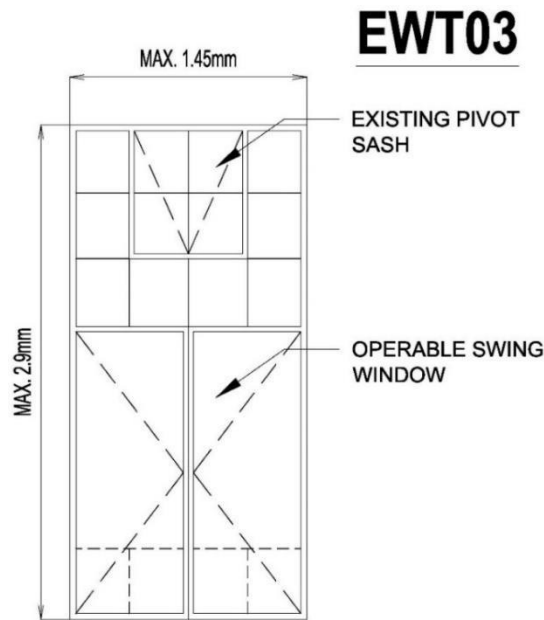
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W105



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S	Neg to S	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	S to L rust louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Operable	
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

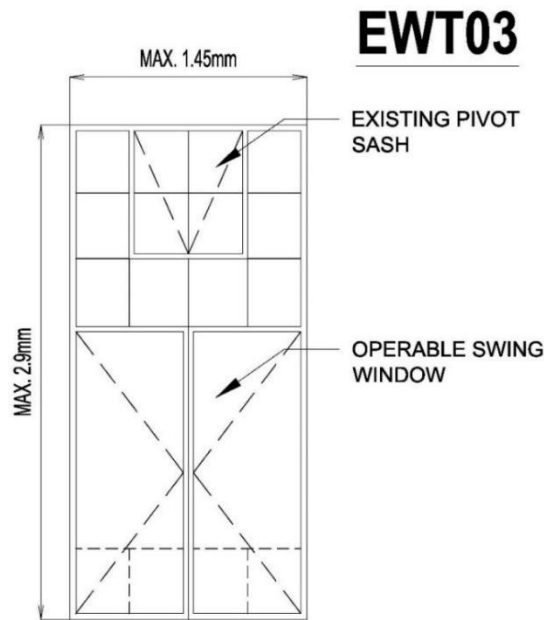
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W106



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S	Neg to S	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	S to L rust louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	No		
	Stay	Operable	No	Ease. RH operator needs refixing
	Hinges	Operable	Operable	Ease
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

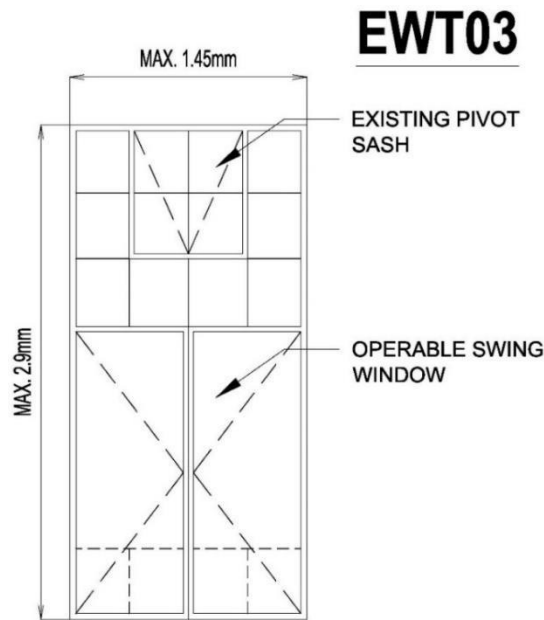
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W107



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S	Neg to S	
	Glazing			
	Glazing putty condition		0.1 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	S to L rust louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	No		
	Stay	Operable	Operable	Ease.
	Hinges	Operable	Operable	Ease
Sub-sill	S/L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

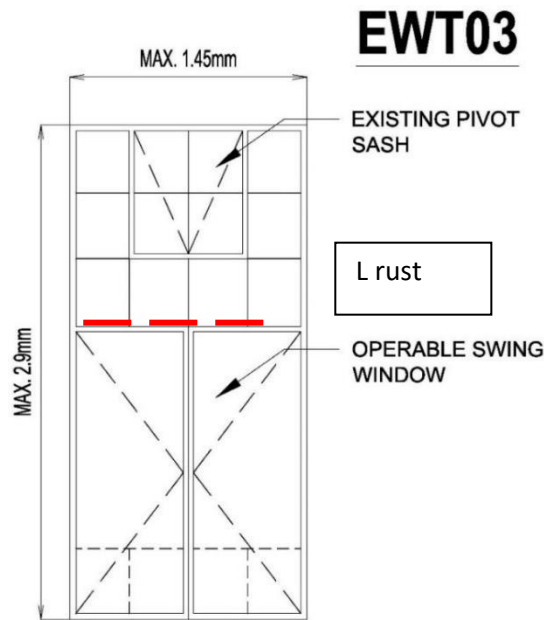
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W108



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Neither sash closes tight	
	Opens			
	Does not open			
	Deformity	Deformity??		
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.5 lin. m replacement	0.7 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres S to L rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	??	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

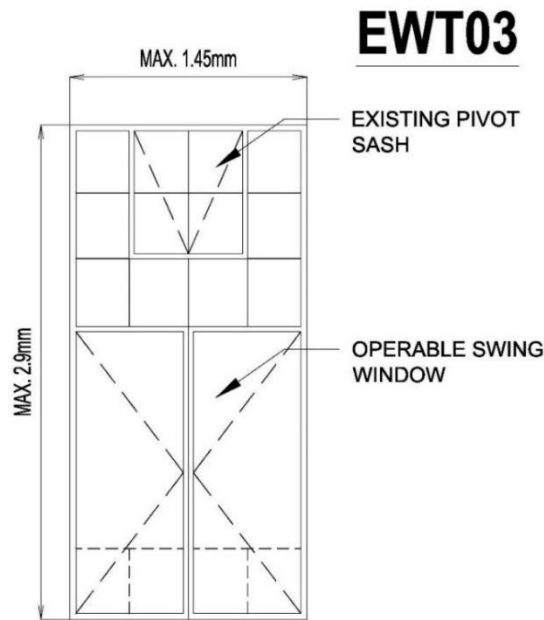
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W109



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	RH sash does not close tight	
Does not open				
Deformity		Deformity??		
Level of rust	Neg to S	Neg to S		
Glazing				
Glazing putty condition	0.3 lin. m replacement	0.3 lin. m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition	0.2 lin. m replacement			
Fixed lights				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S			
Other	L rust louvres			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S to L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

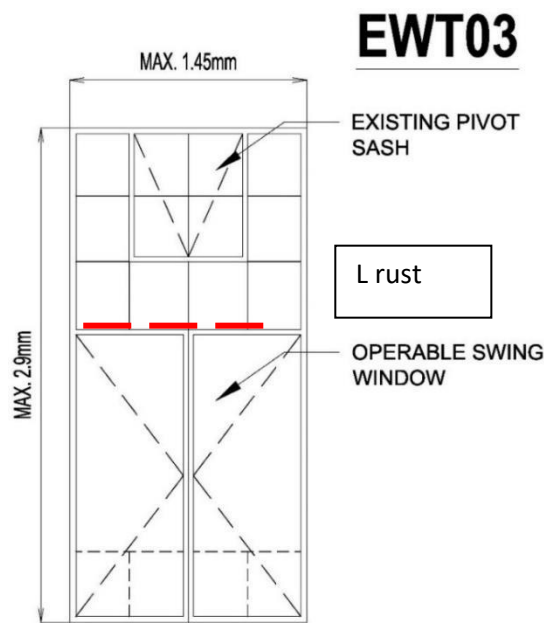
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W110



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity	Deformity??		
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
	0.3 lin. m replacement			
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres S to L rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

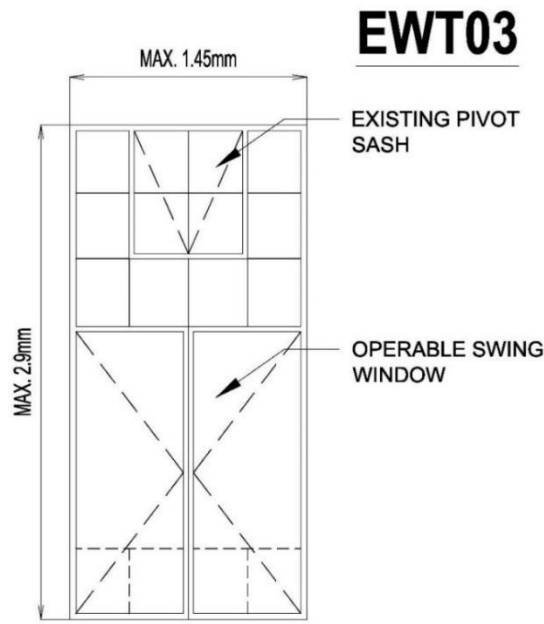
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W111



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close tight	
	Opens			
	Does not open			
	Deformity	Deformity?		
	Level of rust			
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust			
	Other			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	50% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

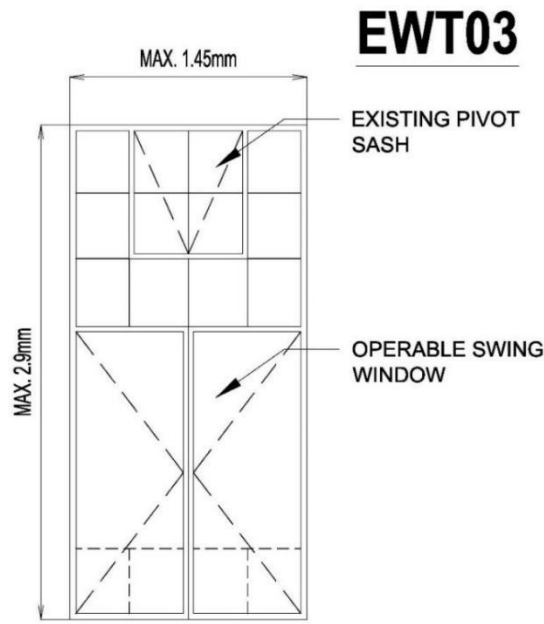
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W112



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close tight	
	Opens			
	Does not open			
	Deformity	Deformity?		
	Level of rust	Neg to S	Neg to S	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	Louvres S rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a	n/a	
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

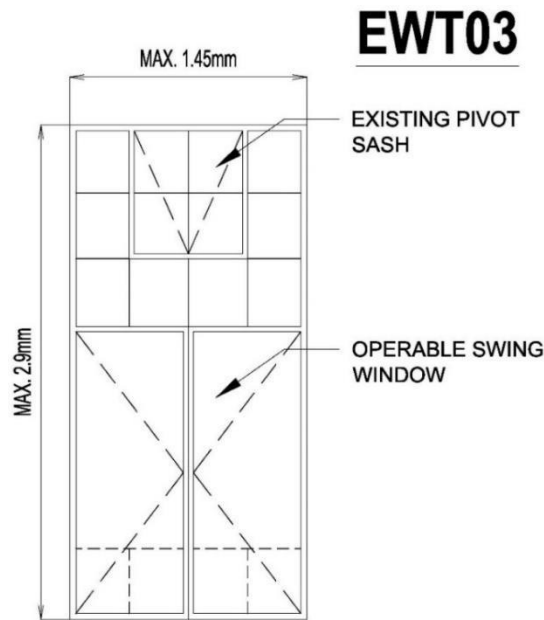
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W113



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH sash does not close tight	
	Opens			
	Does not open			
	Deformity	Deformity?		
	Level of rust	Neg to S	Neg to S	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	Louvres S rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a	n/a	
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

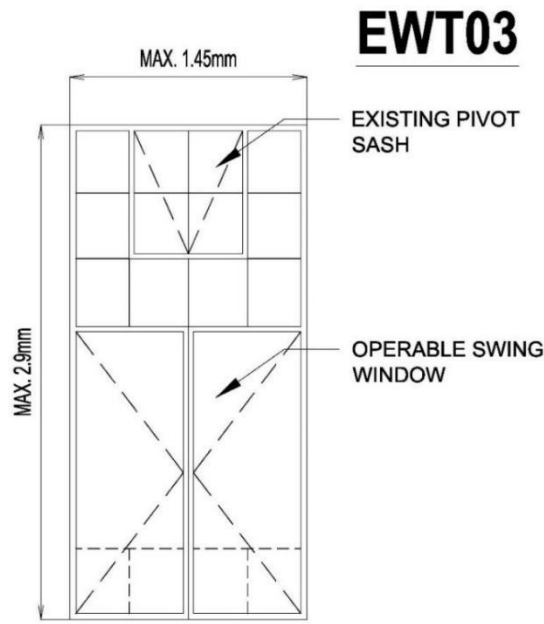
SOUTH ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W114



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	RH sash does not close tight	
Does not open				
Deformity		Deformity?		
Level of rust	Neg to S	Neg to S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	Neg to S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg to S			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	Neg to S			
Other	Louvres S rust			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

SOUTH ELEVATION

LEVEL 1

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

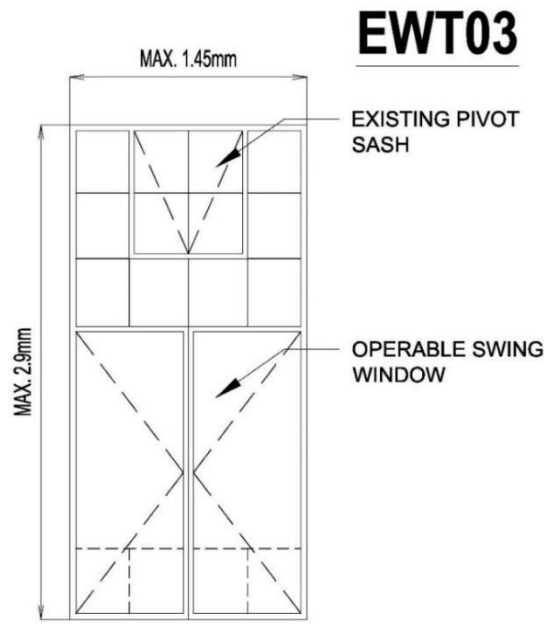
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W193



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S to L	S to L	
	Glazing			
	Glazing putty condition	0.7 lin. m replacement	0.7 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.3 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

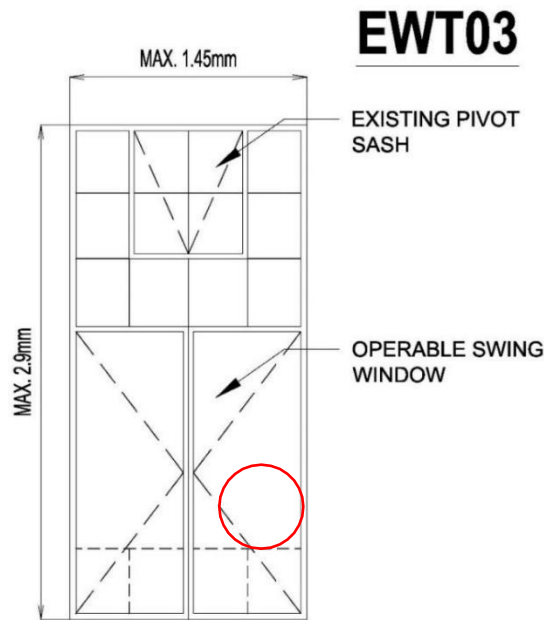
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W194



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing	Broken glass		
	Glazing putty condition	0.5 lin. m replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.3 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S/L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

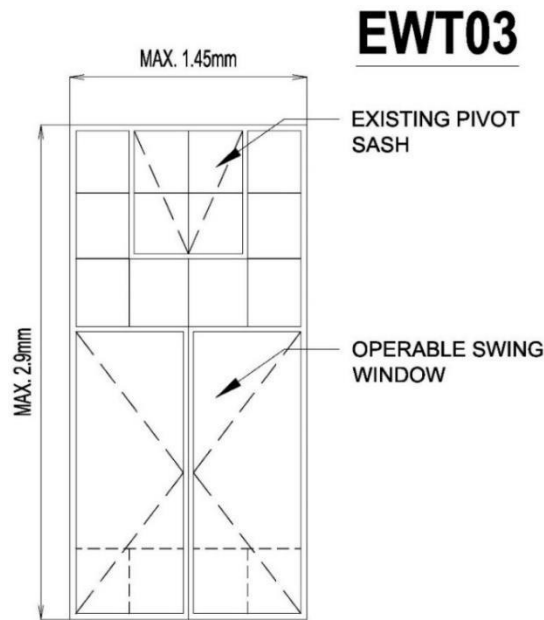
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W195



EWT03

Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.7 lin. m replacement	0.7 lin. m replacement	
Pivot sash				
	opens		But operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.3 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres S/L rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S /L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

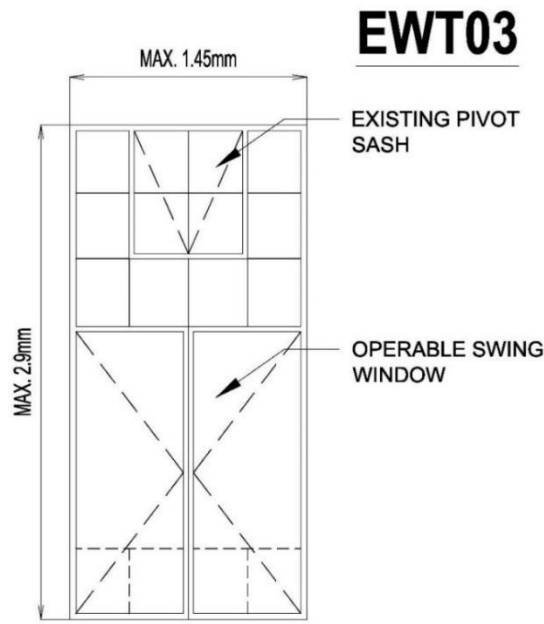
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W196



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition	0.3 lin. m replacement	0.3 lin. m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	Louvres S/L rust			
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

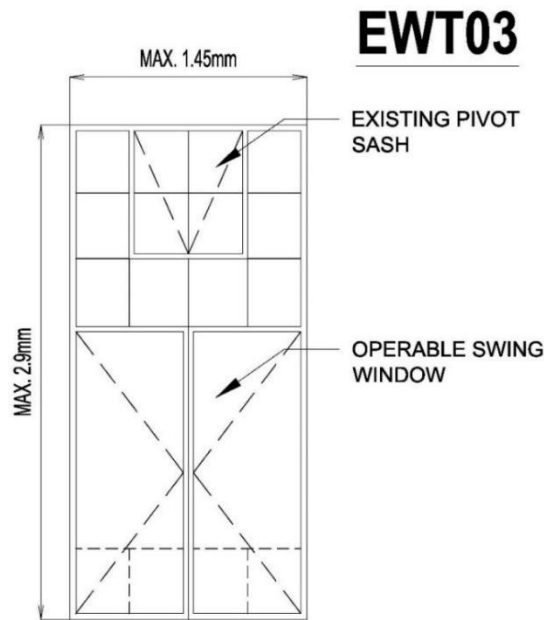
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W197



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement	0.4 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

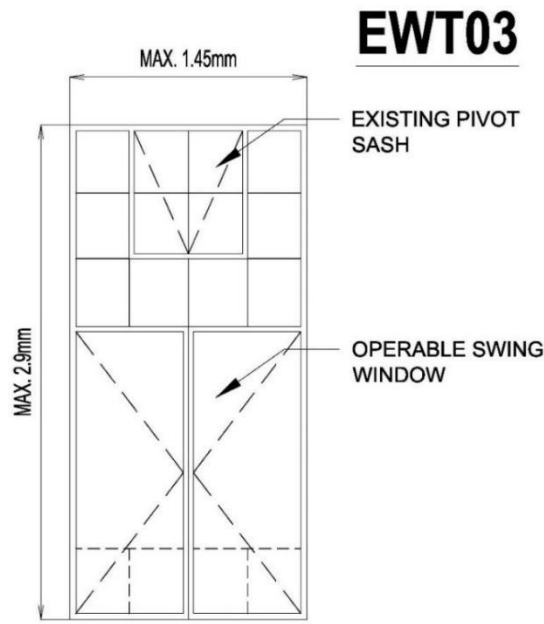
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W198



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	RH does not close tight	
	Opens			
	Does not open	Deformity?		
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.4 lin. m replacement	0.4 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

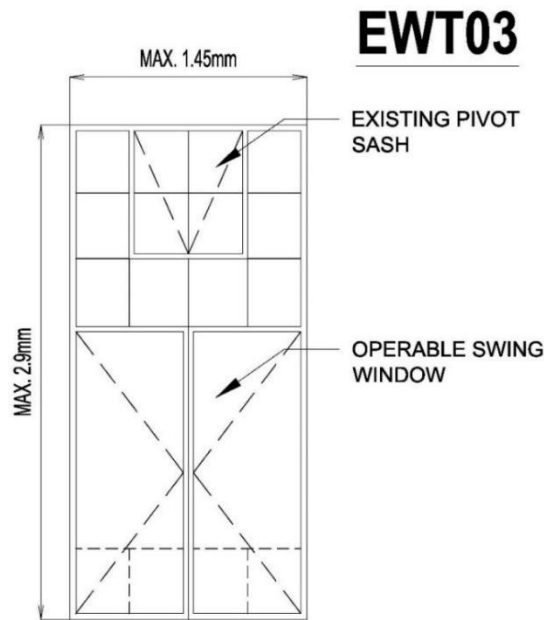
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W199



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	LH does not close tight	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition	0.6 lin. m replacement	0.6 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
	0.2 lin. m replacement			
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

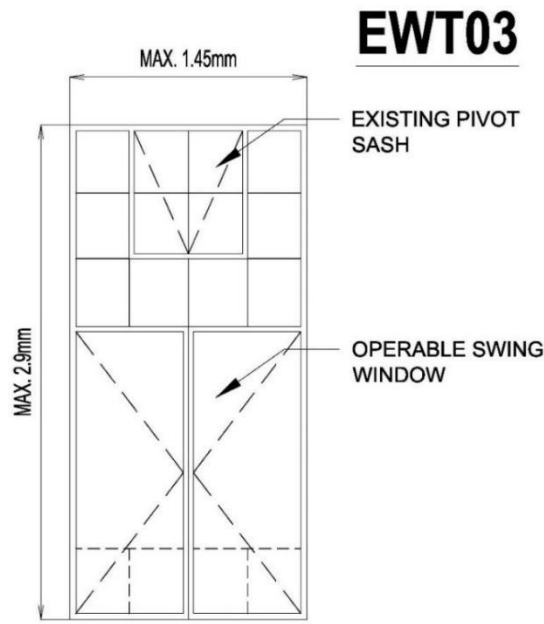
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W200



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Neither sash closes tight	
	Opens			
	Does not open			
	Deformity?	Deformity?		
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.3 lin. m replacement	0.3 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.3 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease. Stay requires tightening	
	Hinges	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

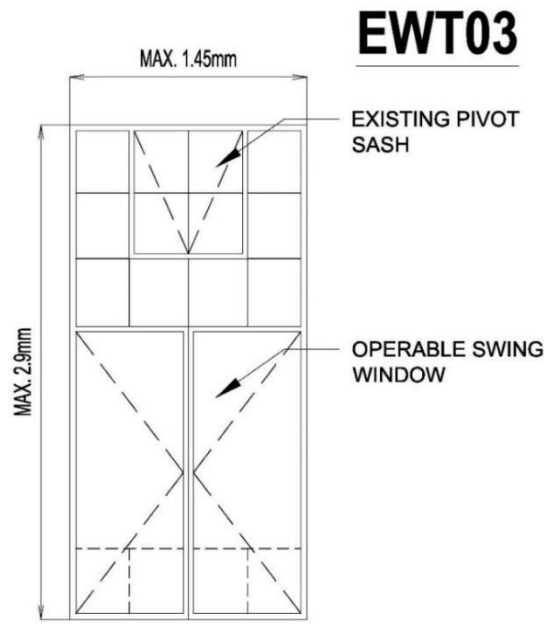
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W201



EWT03

Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement	0.2 lin. m replacement	
Pivot sash				
	opens		But operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S /L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

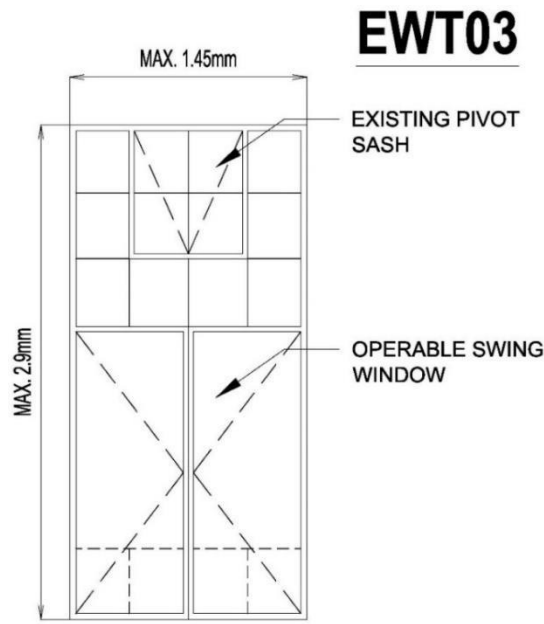
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W202



EWT03

Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition	0.6 lin. m replacement	0.75 lin. m replacement	
Pivot sash				
	opens		But operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.3 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.4 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres S/L rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	S /L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

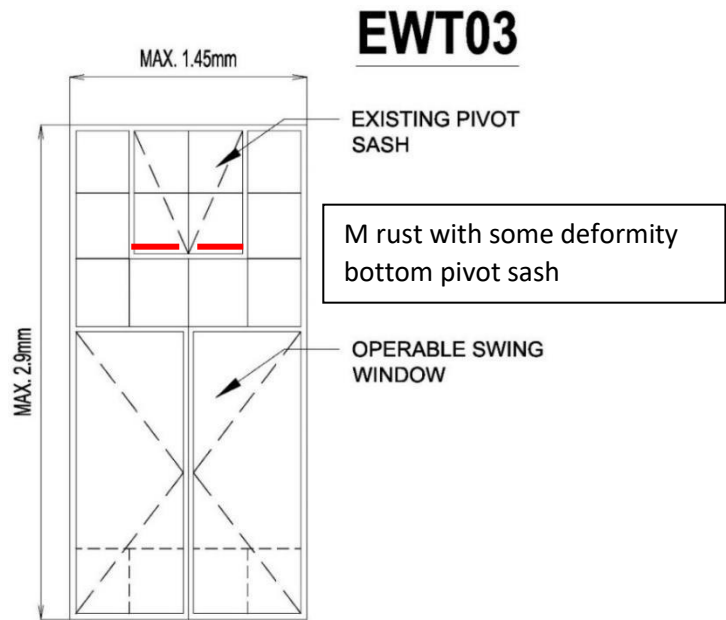
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W203



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing			
	Glazing putty condition	0.2 lin. m replacement	0.6 lin. m replacement	
Pivot sash				
	opens		But operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.3 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S /L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

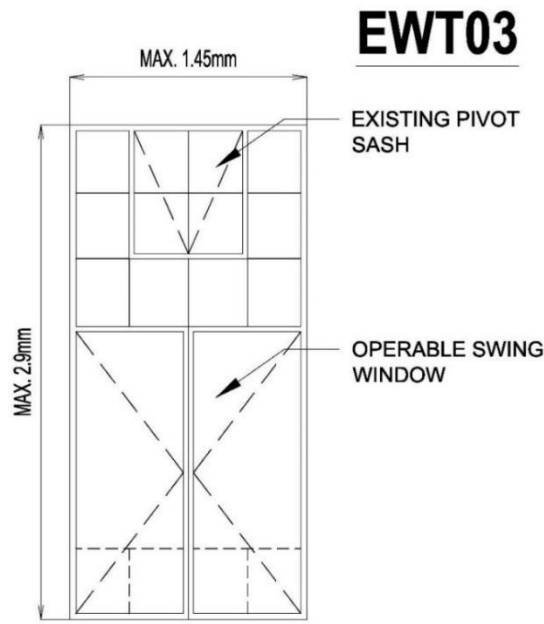
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W204



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.6 lin. m replacement	0.6 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.4 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

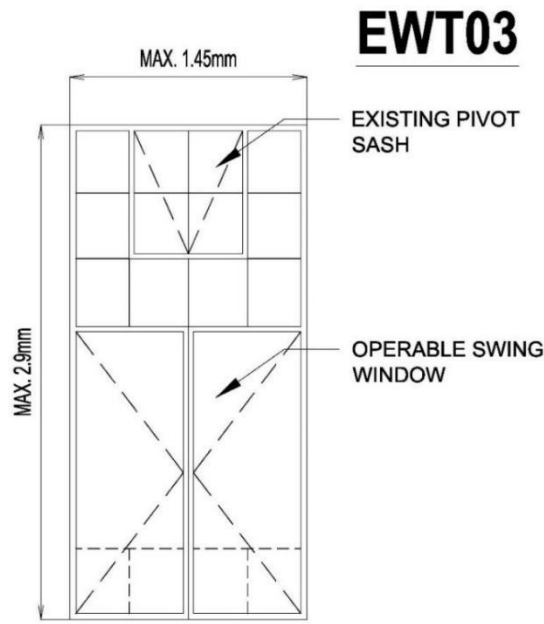
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W205



EWT03

Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.7 lin. m replacement	0.7 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.2 lin. m replacement		
Fixed lights				
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	0.4 lin. m replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	Louvres L/M rust		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

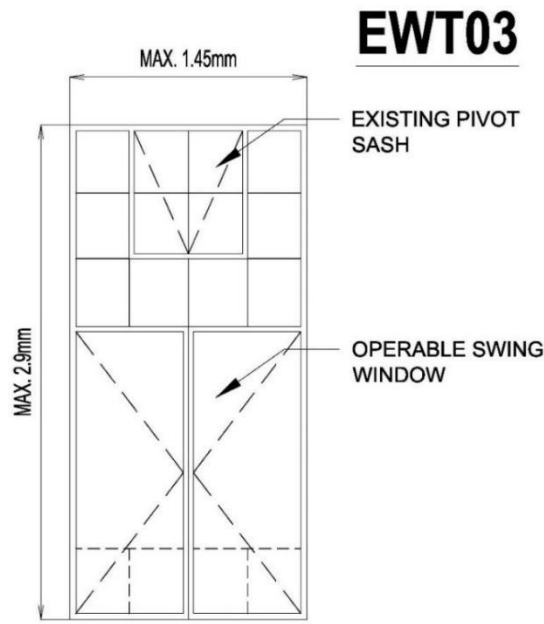
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W206



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg	Neg	
	Glazing			
	Glazing putty condition	0.1 lin. m replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	Neg to S rust louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	50% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

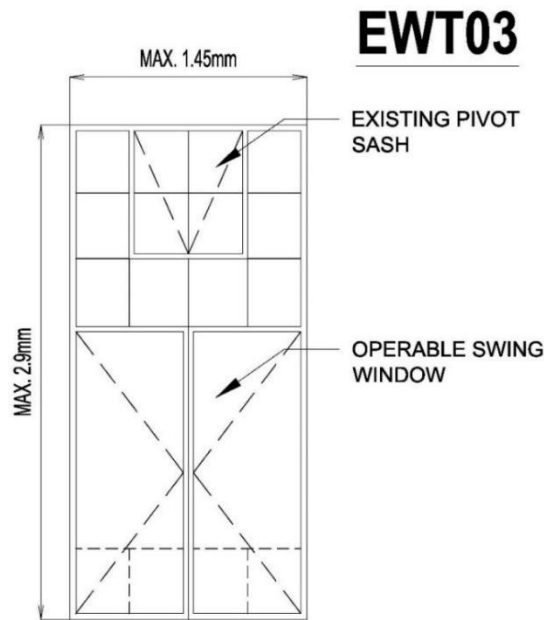
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W207



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg	Neg	
	Glazing			
	Glazing putty condition	0.1 lin. m replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	Neg to S rust louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	50% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

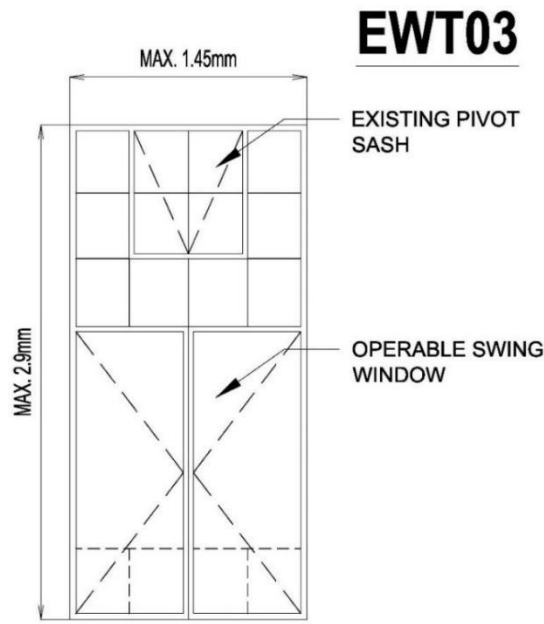
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W208



EWT03

Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg	Neg	
	Glazing			
	Glazing putty condition	0.3 lin. m replacement	0.5 lin. m replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	Neg to S		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	Neg to S		
	Other	S to L rust louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	50% M to H rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

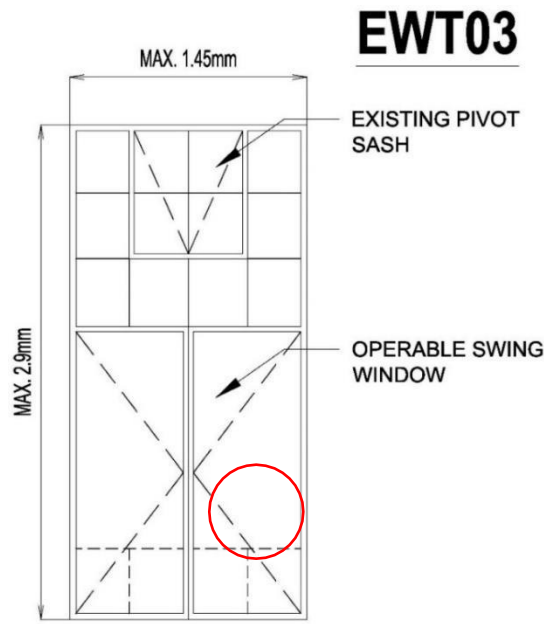
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W209



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	Neg to S	Neg to S		
Glazing	Broken glass			
Glazing putty condition	0.3 lin. m replacement	0.3 lin. m replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	Neg to S			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	Neg to S			
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	Neg to S			
Other	S rust louvres			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	S			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

SOUTH ELEVATION

LEVEL 2

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

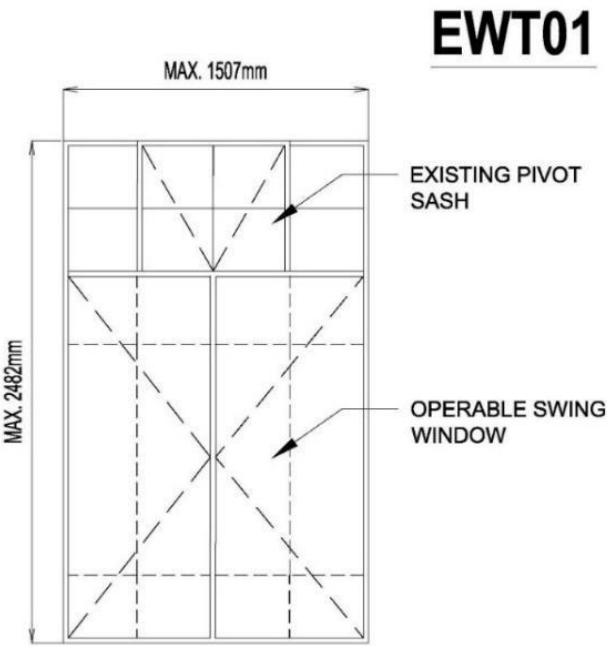
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W288



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.75 lin. m putty replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition				
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a	n/a	
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

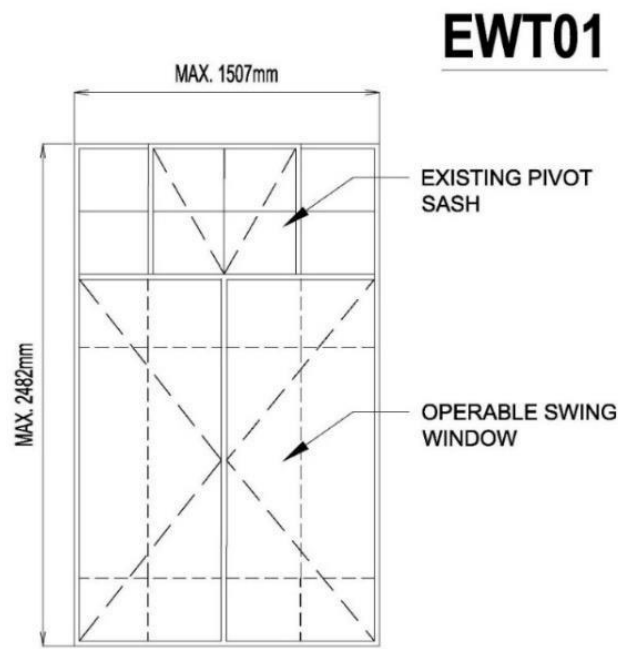
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W289



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.75 lin. m putty replacement	Allow 0.5 lin. m putty replacement	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow for 50% replacement of putty		
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement	Allow 0.3 lin. m putty replacement	
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
	Are there glazing bars to be replaced	Nil		
Hardware	LH	RH		
	Upper fastener	n/a	n/a	
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

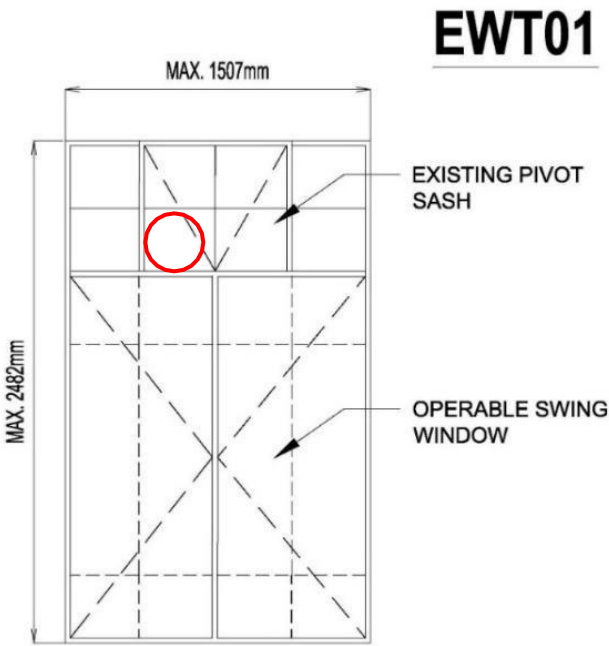
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W290



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	?	?	Sashes are tied shut possible because of deformity which does not allow sashes to fully close	
	Does not open			
	Deformity	Possible	Possible	
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.75 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken/cracked		
Glazing putty condition	Allow 1.0 lin. m putty replacement			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.3 lin. m putty replacement	
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	n/a	n/a		
	Upper fastener	Present	Unknown if operable, but likely	
	Lower fastener	Present	Unknown if operable, but likely	
	Stay	Present	Unknown if operable, but likely	
Hinges	Present	Present	Unknown if operable, but likely	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

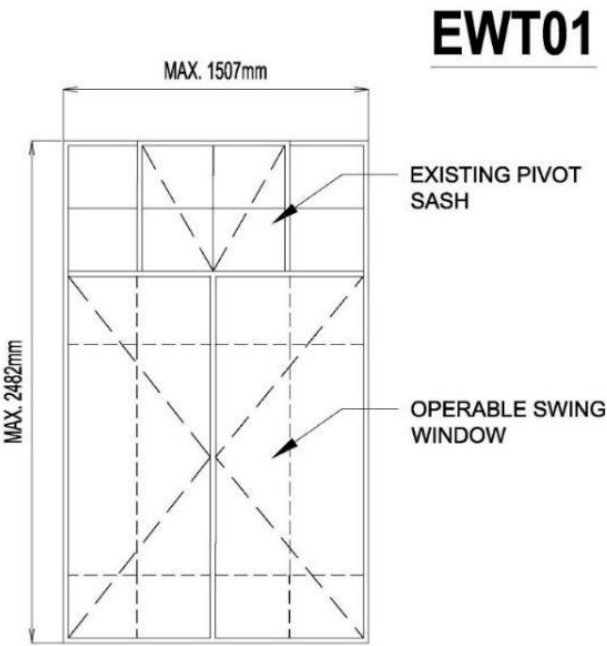
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W291



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	?	?	Sashes are tied shut	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.5 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition				
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Present	Unknown if operable, but likely	
	Stay	Present	Unknown if operable, but likely	
	Hinges	Present	Unknown if operable, but likely	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

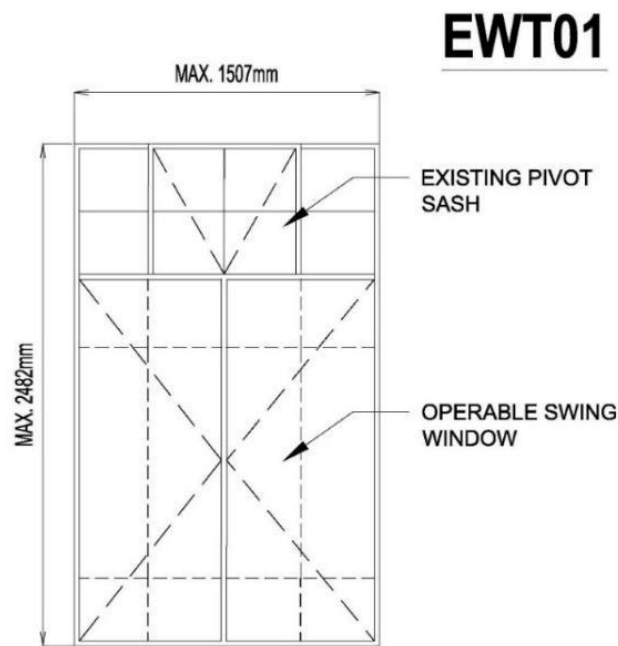
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W292



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	?	?	Sashes are tied shut	
	Opens			
	Does not open			
	Deformity	Minor deformity		
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.2 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition				
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Present	Present	Unknown if operable, but likely
	Stay	Present	Present	Unknown if operable, but likely
	Hinges	Present	Present	Unknown if operable, but likely
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

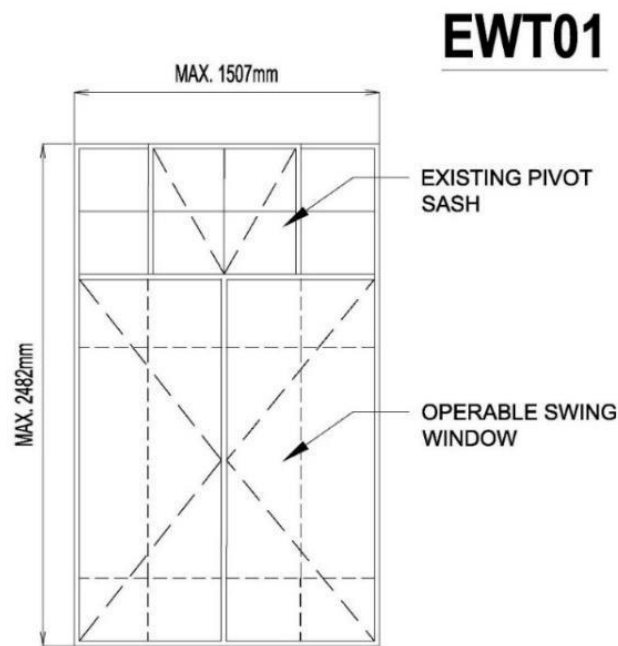
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W293



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	?	?	Sashes are tied shut	
	Opens			
	Does not open			
	Deformity	Minor deformity		
	Level of rust	S only		
	Glazing			
Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.2 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition	Allow 0.1 lin. m putty replacement			
Fixed lights				
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition				
Frame				
	Deformity	Nil		
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Present	Unknown if operable, but likely	
	Stay	Present	Unknown if operable, but likely	
	Hinges	Present	Unknown if operable, but likely	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

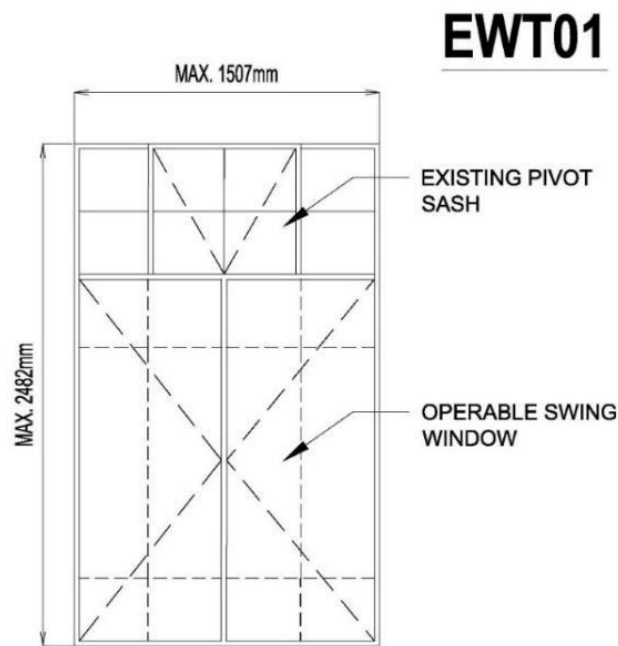
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W294



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.2 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition	Allow 0.1 lin. m putty replacement			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition				
Frame				
	Deformity	S only		
	Level of rust	L rust on louvres		
Other				
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

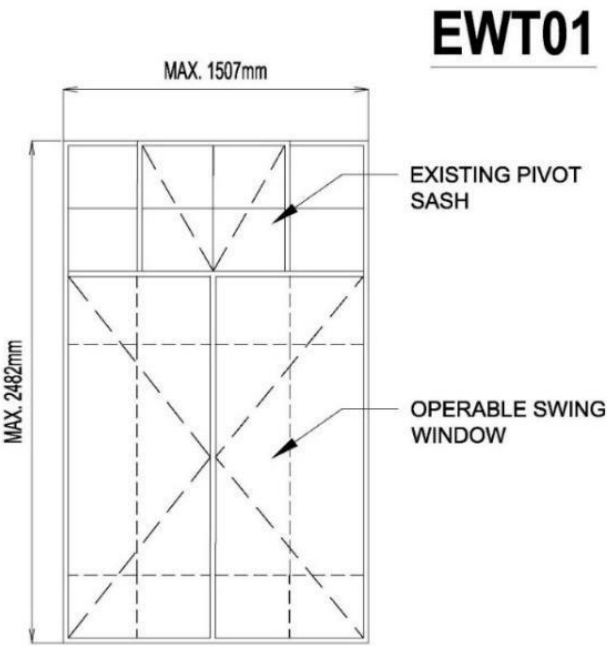
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W295



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition	Allow 0.1 lin. m putty replacement	Allow 0.1 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.1 lin. m putty replacement		
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

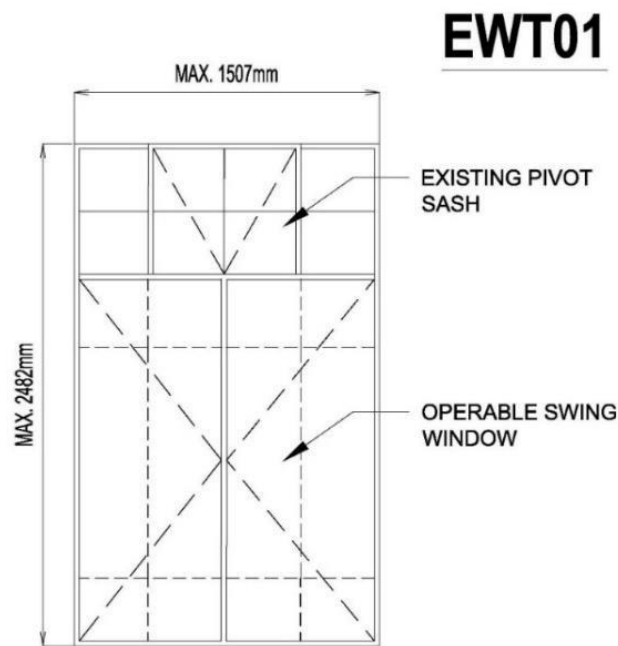
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W296



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 1.0 lin. m putty replacement	Allow 0.2 lin. m putty replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

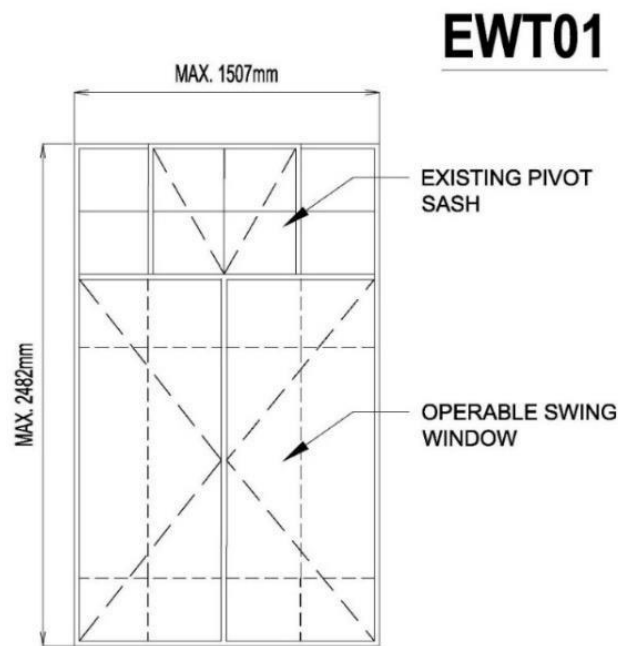
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W297



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition	Allow 0.75 lin. m putty replacement	Allow 0.2 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition	Allow 0.1 lin. m putty replacement			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition				
Frame				
	Deformity			
	Level of rust	S only		
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

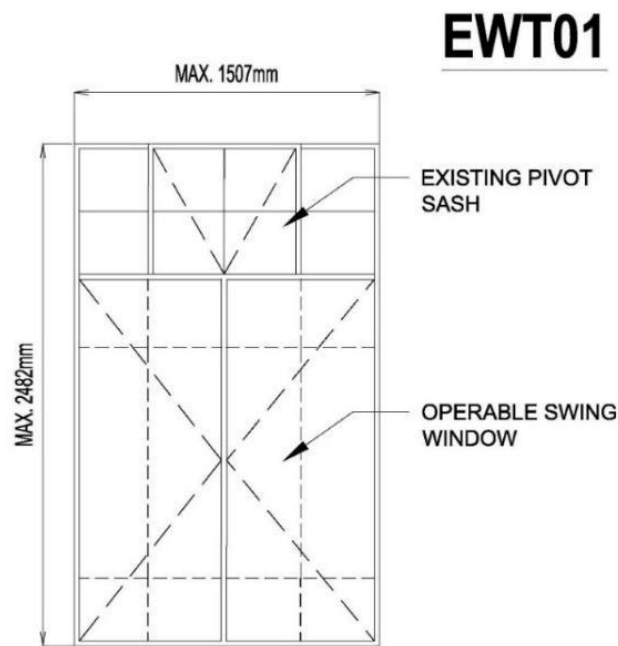
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W298



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
Opens				
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.3 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
Opens				
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.3 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
	S only			
Level of rust				
Other	L rust on louvres			
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

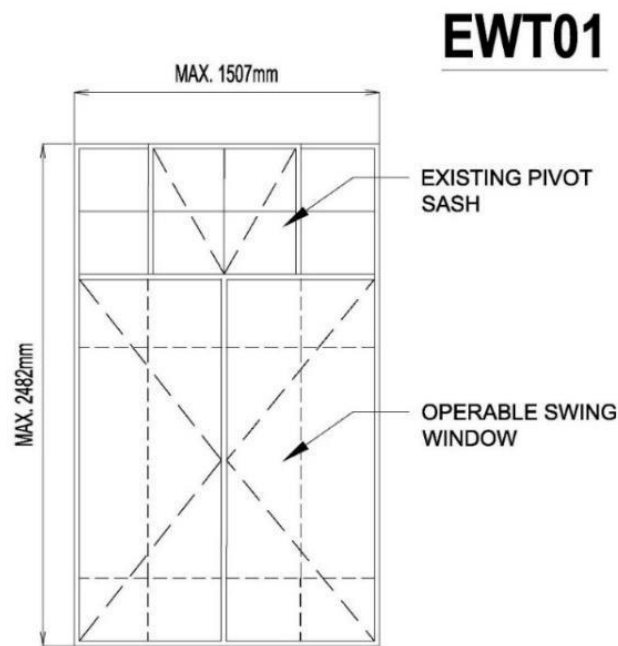
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W299



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 1.5 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.1 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition		Allow 0.1 lin. m putty replacement		
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

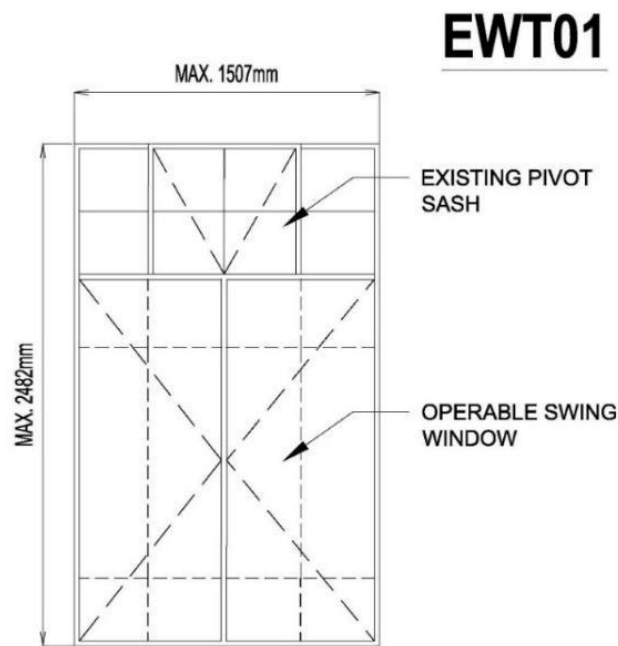
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W300



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition	Allow 0.75 lin. m putty replacement	Allow 0.75 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition				
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

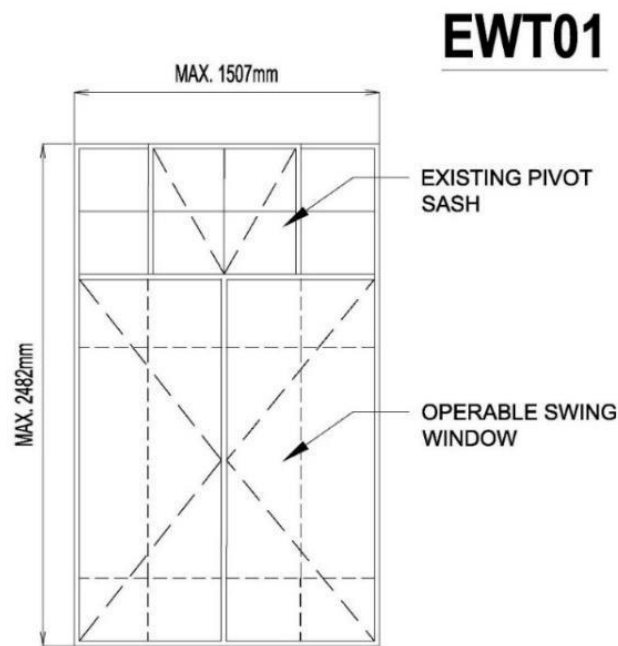
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W301



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition	Allow 0.3 lin. m putty replacement	Allow 0.3 lin. m putty replacement		
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

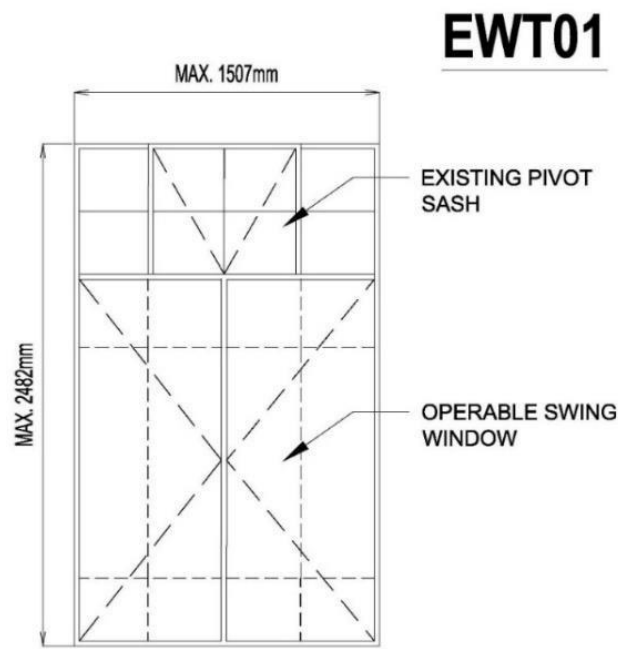
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W302



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Both sashes do not fully close tight which may be the result of a minor deformity	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

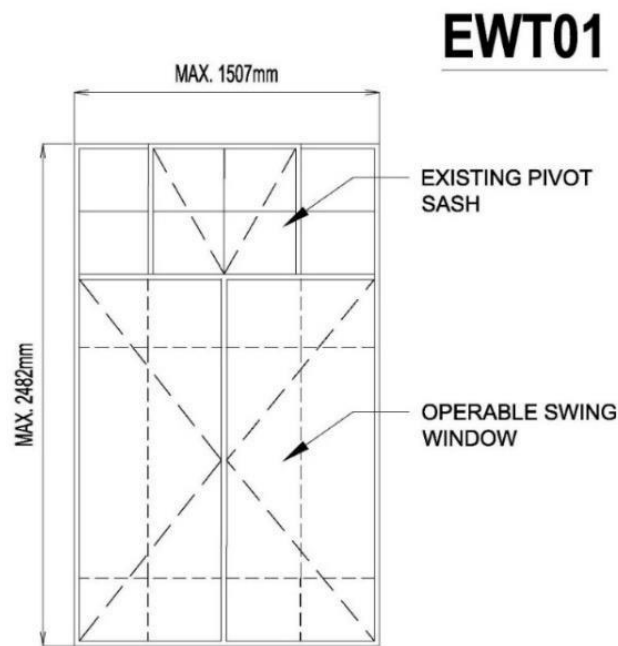
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W303



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition	Allow 0.5 lin. m putty replacement			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition				
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

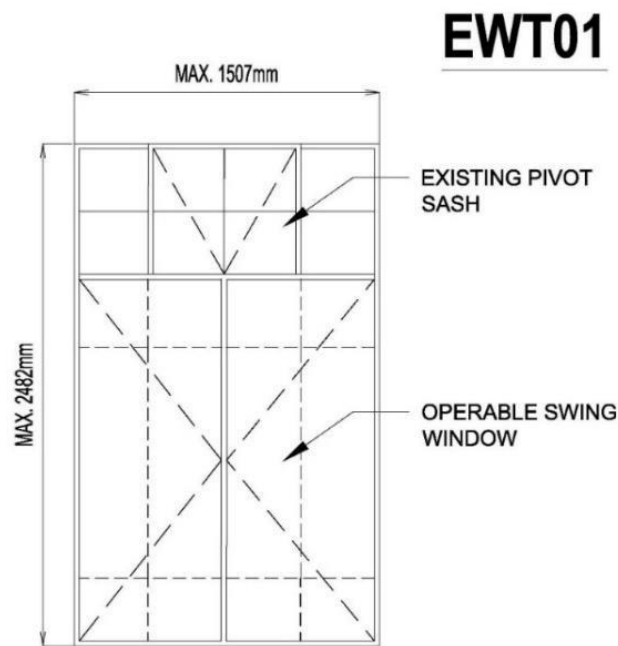
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W304



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Nil			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

SOUTH ELEVATION

LEVEL 3

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

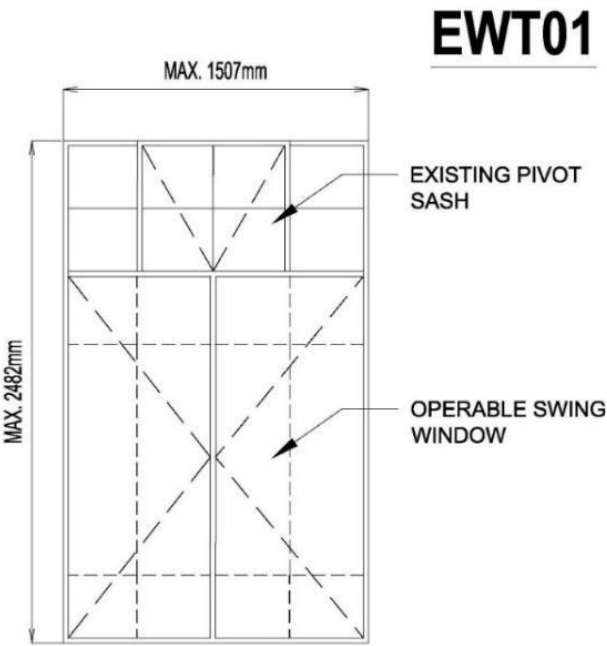
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W386



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.2 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.2 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.2 lin. m putty replacement		
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

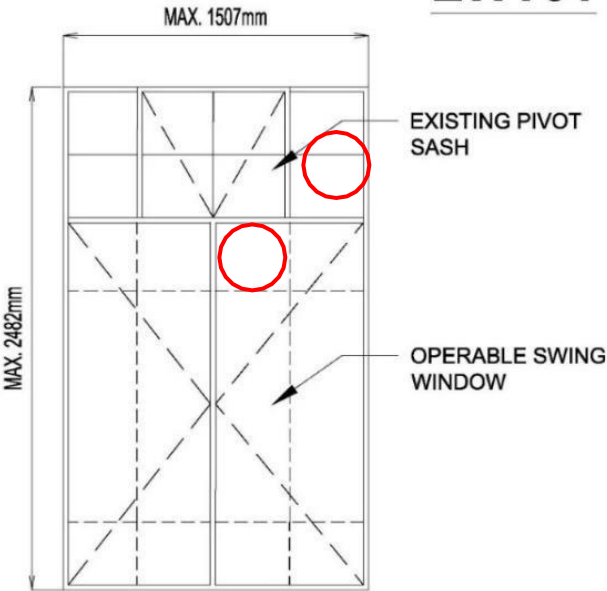
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W387



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing		Cracked		
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.5 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.2 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing		Cracked		
Glazing putty condition		Allow 0.2 lin. m putty replacement		
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

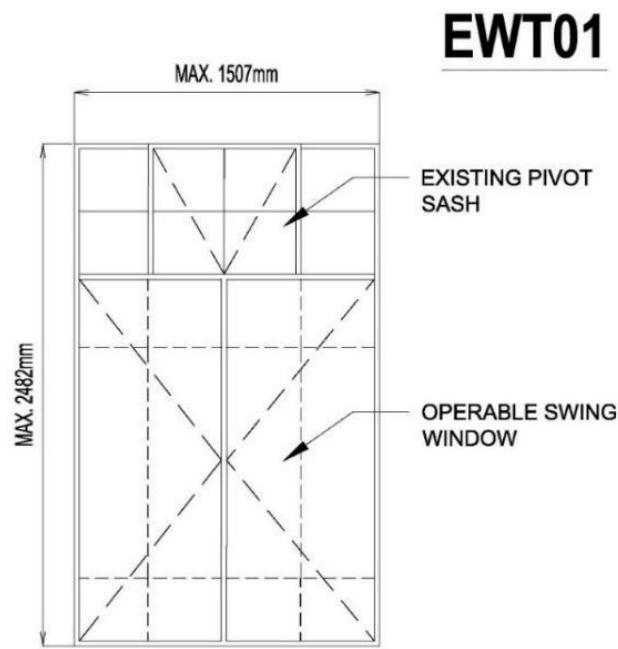
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W388



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 1.0 lin. m putty replacement	Allow 1.5 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 1.0 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

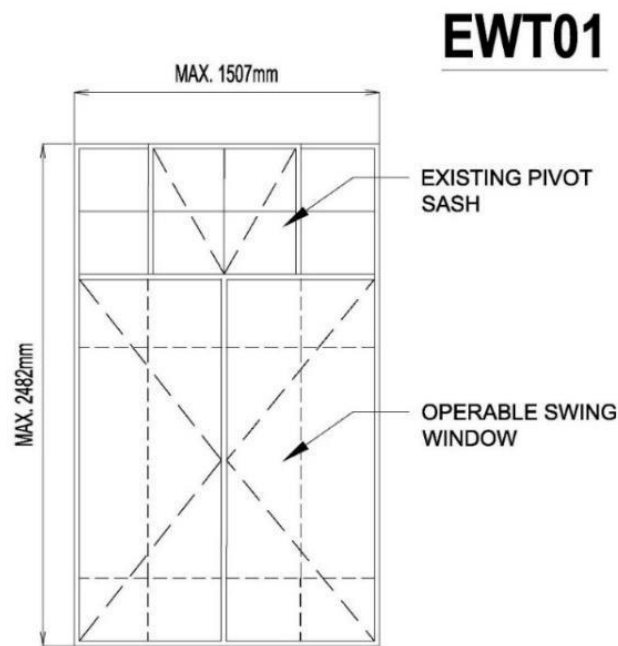
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W389



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 1.5 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.2 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition		Allow 0.1 lin. m putty replacement		
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

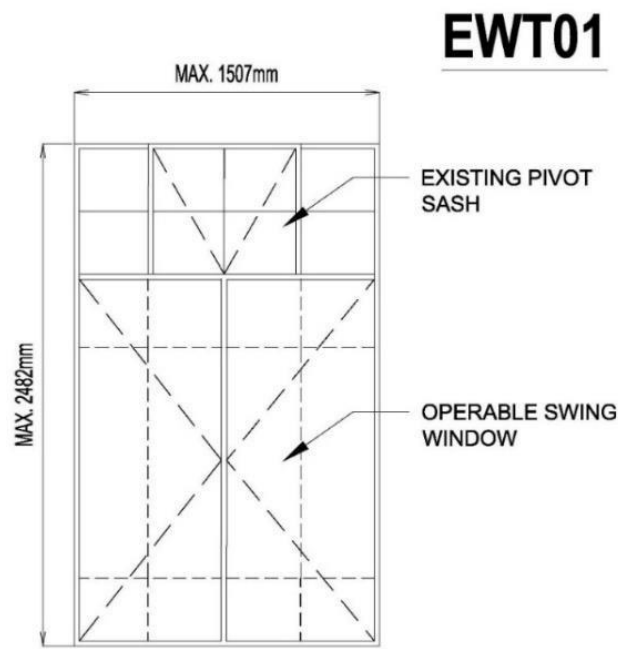
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W390



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 1.0 lin. m putty replacement	Allow 0.5 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition		Allow 0.1 lin. m putty replacement		
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

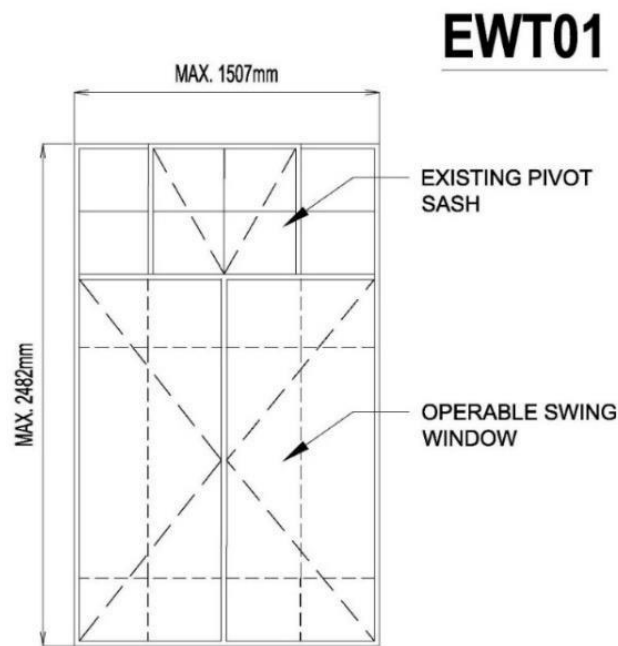
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W391



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.5 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition		Allow 0.2 lin. m putty replacement		
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

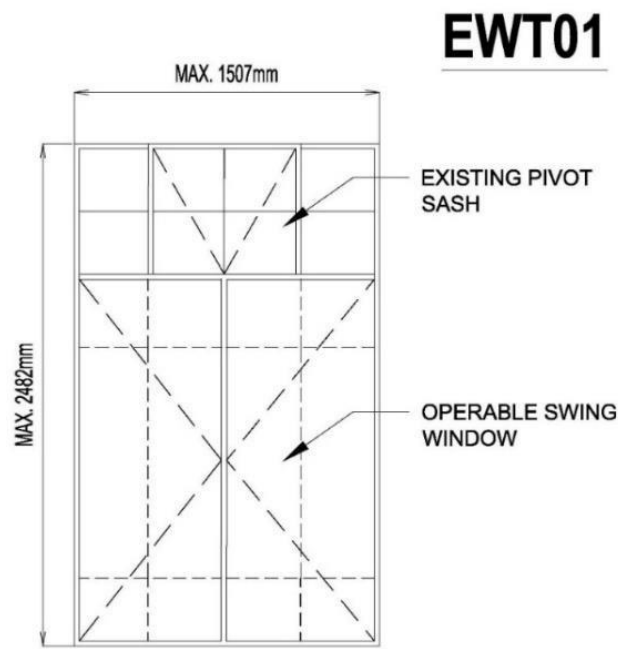
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W392



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.5 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.3 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.1 lin. m putty replacement	Allow 0.2 lin. m putty replacement		
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

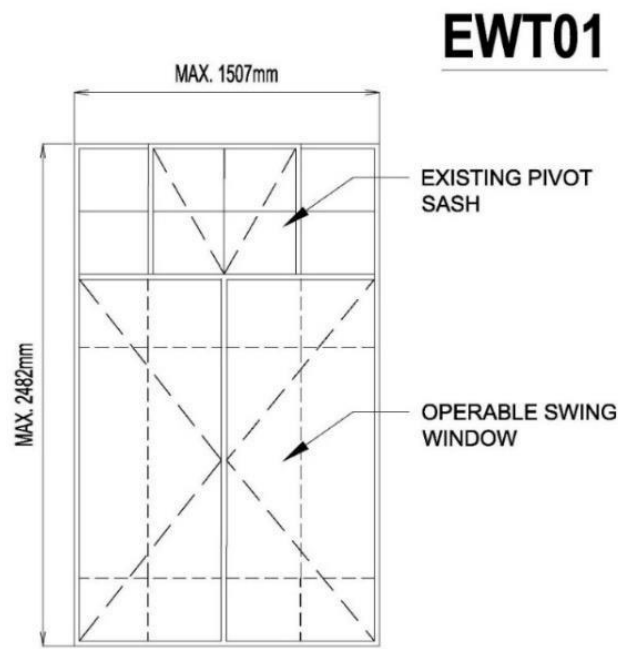
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W393



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.3 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

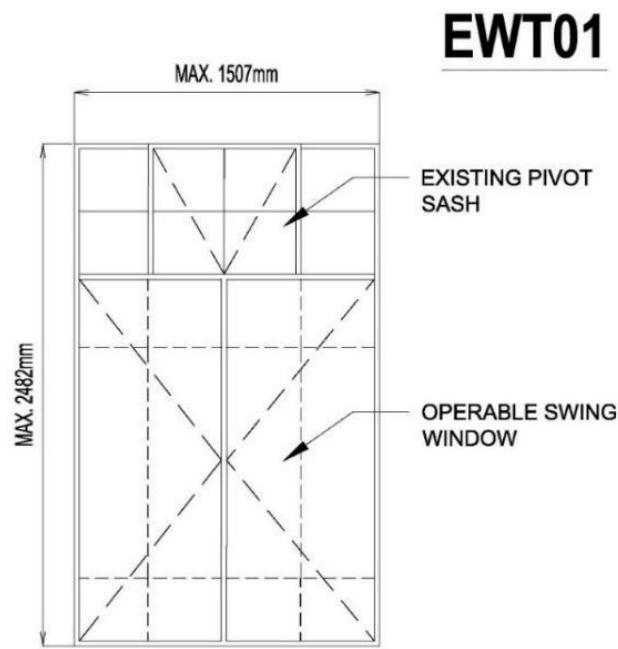
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W394



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.3 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.3 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

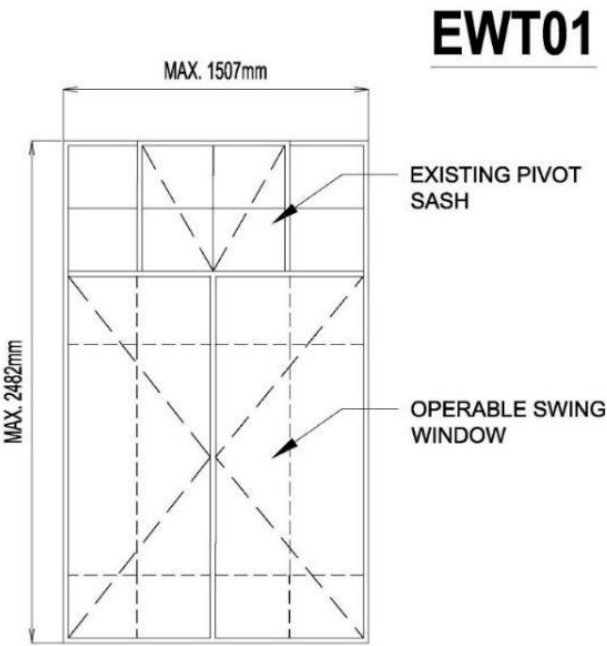
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W395



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Does not close tight due to some deformity?	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.5 lin. m putty replacement		
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Present	Assumed is operable	
	Stay	Present	Present but broken does not work replace with recycled	
	Hinges	Present	Present	Assumed is operable
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

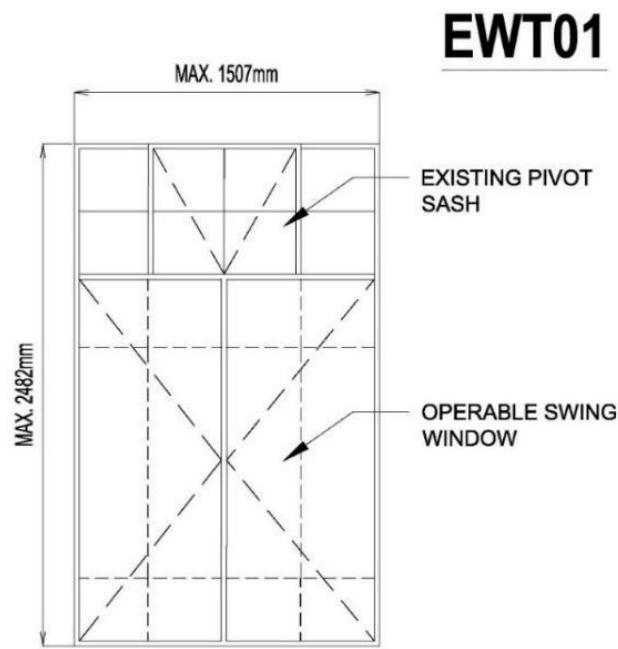
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W396



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes		
Does not open	X		Sash siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.2 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

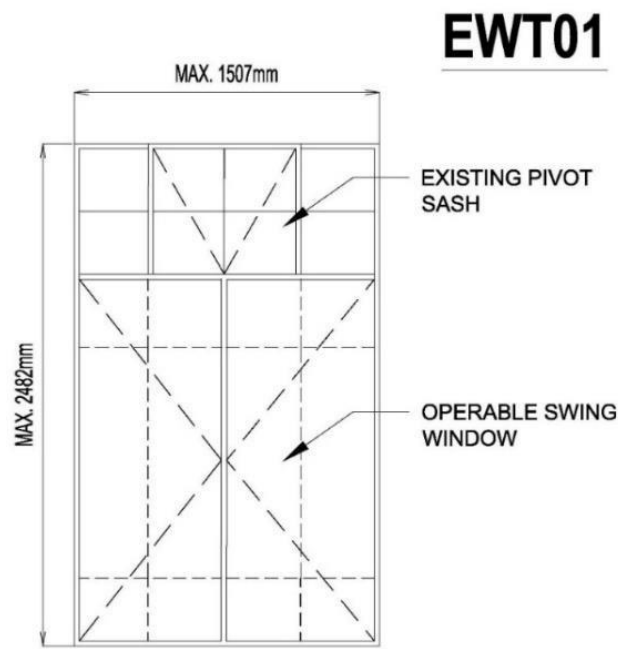
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W397



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.3 lin. m putty replacement	Allow 1.5 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.3 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.1 lin. m putty replacement			
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

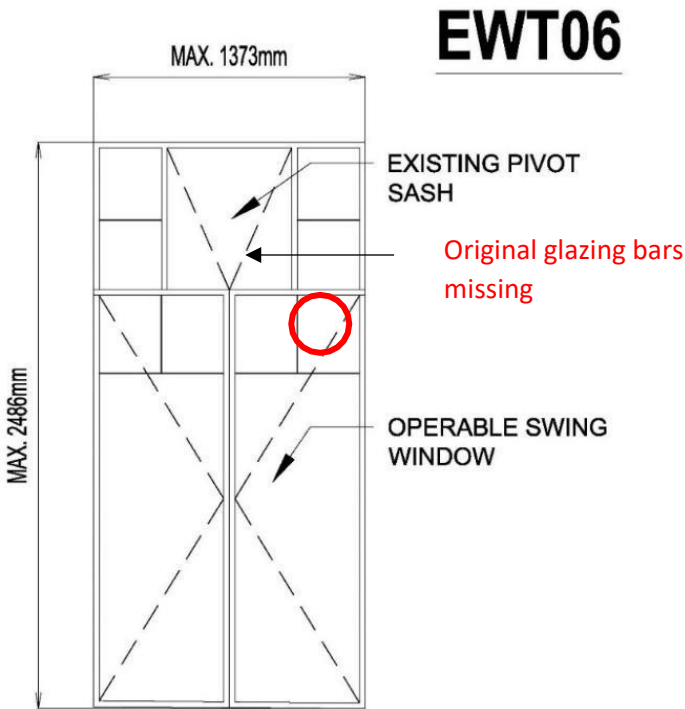
SOUTH ELEVATION

WINDOW TYPE: EWT06

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W398



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing		Cracked glazing		
Glazing putty condition	Allow 70% putty replacement	Allow 50% putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 100% putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced	Yes			
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Broken	Broken	Repair or replace with recycled fasteners	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

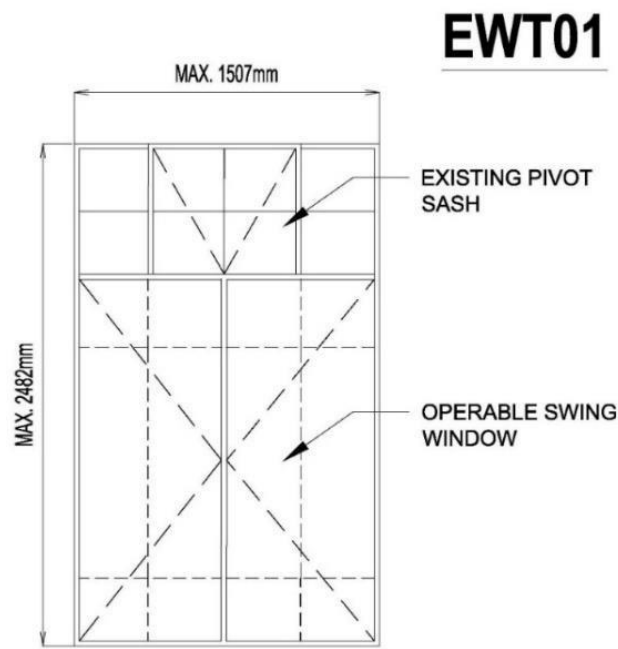
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W399



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

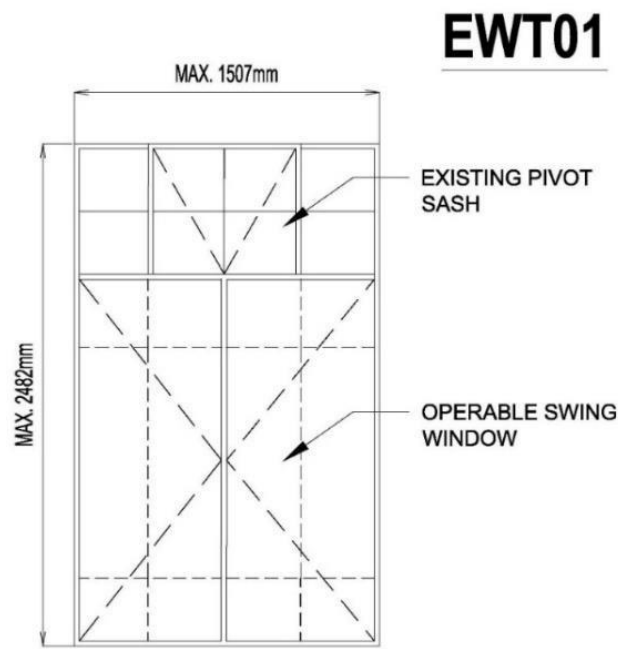
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W400



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

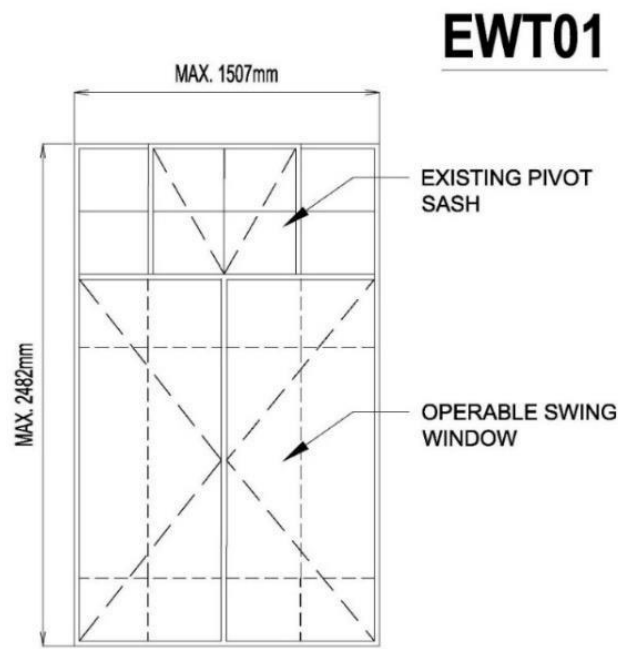
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W401



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are siliconed shut	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Present	Present	Assumed is operable	
Stay	Present	Present	Assumed is operable	
Hinges	Present	Present	Assumed is operable	
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

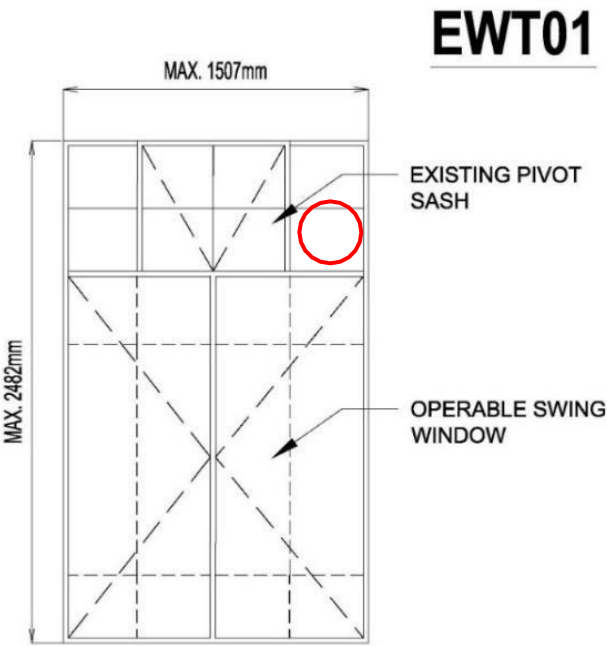
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W402



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open	X	X	Sashes are siliconed shut
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition		Refer outside schedule	
Pivot sash				
	Opens	?	Operator removed. Does not close tight, has been sealed with Sellotape	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing		cracked glazing	
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced	Yes			
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Present	Present	Assumed is operable
	Stay	Present	Present	Assumed is operable
	Hinges	Present	Present	Assumed is operable
Sub-sill	L rust			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

SOUTH ELEVATION

LEVEL 4

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

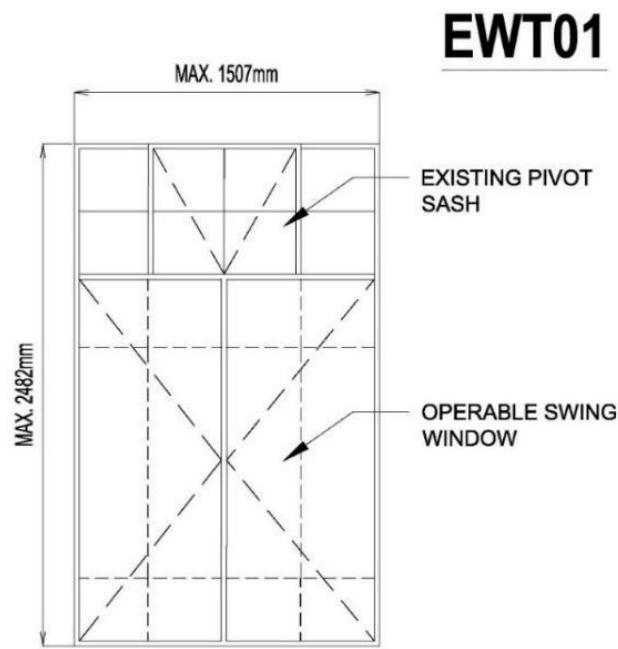
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W485



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Remains of silicone to be removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement	Allow 0.5 lin. m putty replacement	
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.7 lin. m putty replacement		
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill				
	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

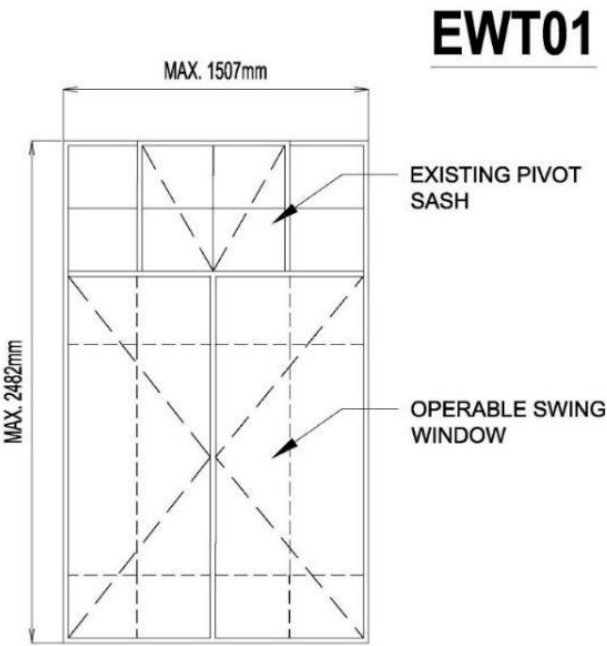
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W486



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes	Remains of silicone to be removed	
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.3 lin. m putty replacement	Allow 0.3 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity	Nil			
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

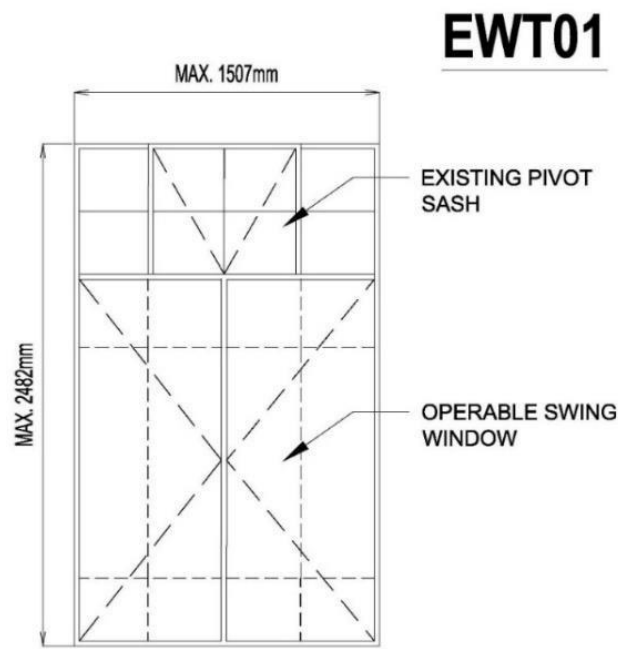
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W487



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are silicone sealed	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.3 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition	Allow 0.5 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Deformed	Replace RH stay with recycled stay	
Hinges	Operable	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

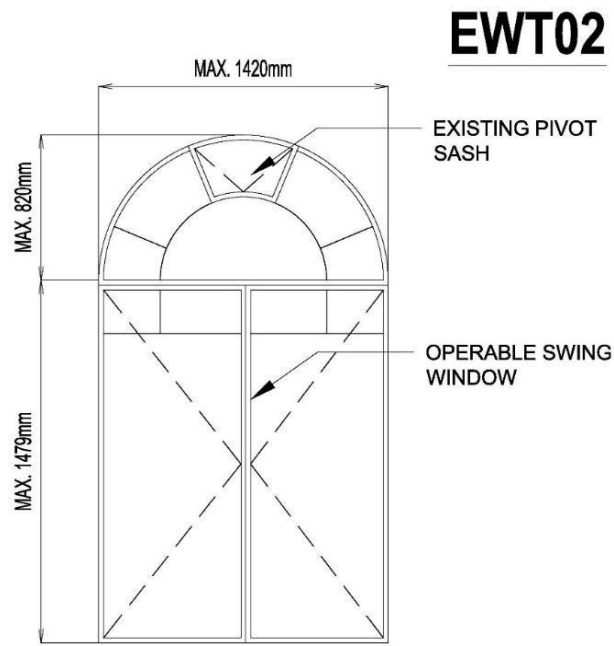
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W488



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are silicone sealed	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition		Allow 0.3 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Present	Needs refixing to sash frame	
Hinges	Operable	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

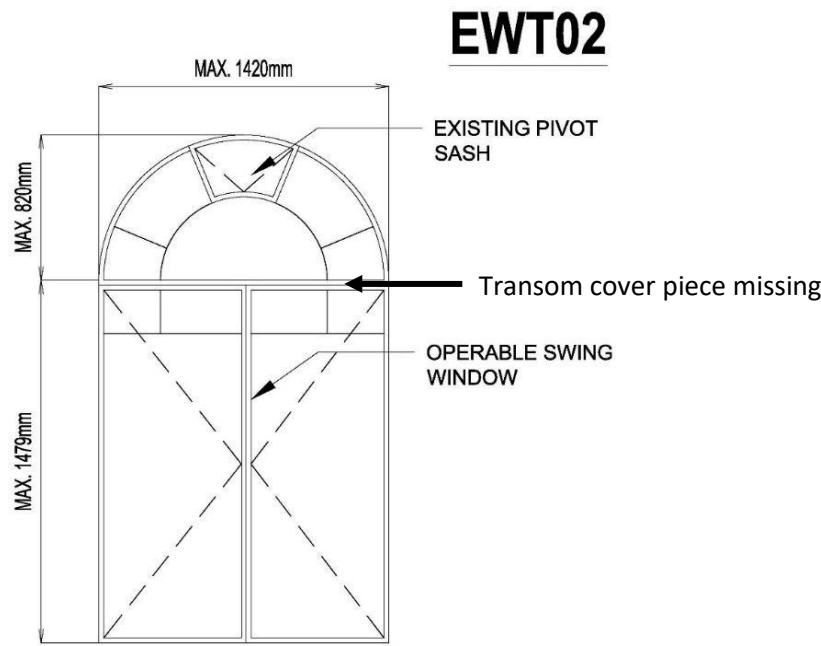
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W489



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
		Yes	Remains of silicone to be removed	
	Opens			
	Does not open	X		
	Deformity			
	Level of rust			
	Glazing			
Glazing putty condition	Allow 0.3 lin. m putty replacement	Allow 0.3 lin. m putty replacement		
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	LH has adjustment screw missing	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

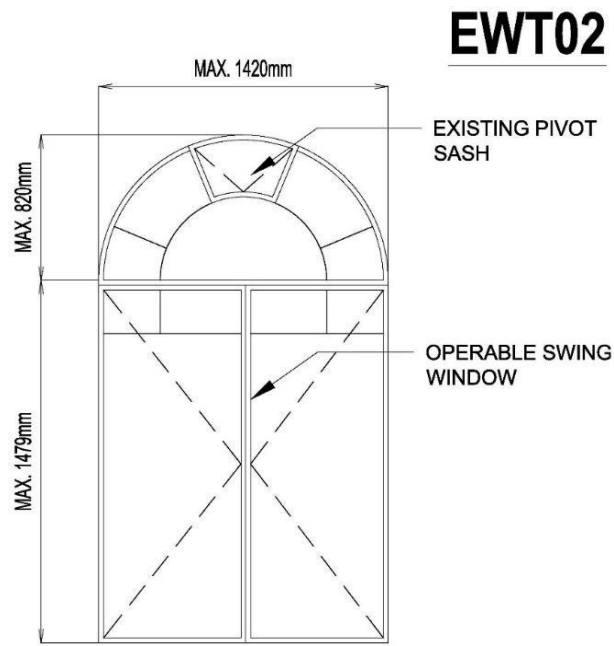
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W490



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes	Remains of silicone to be removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust			
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

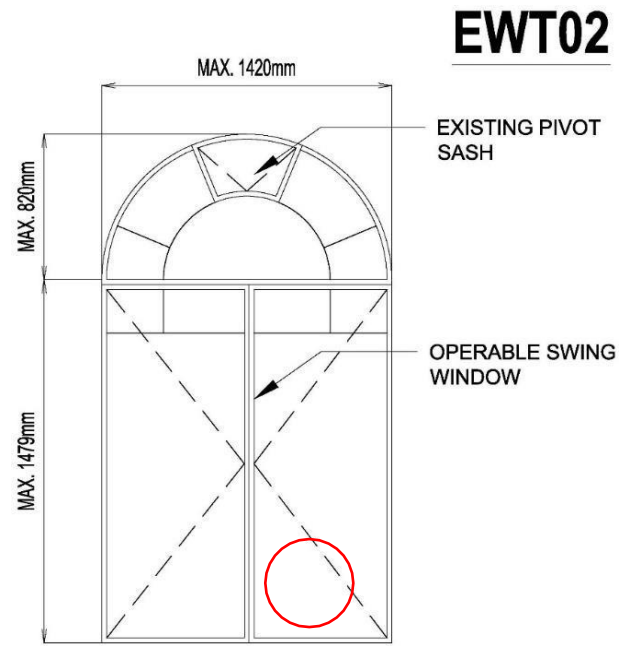
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W491



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
		Yes	Remains of silicone to be removed	
	Opens			
	Does not open		Silicone sealed	
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust			
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Replace RH with recycled stay	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

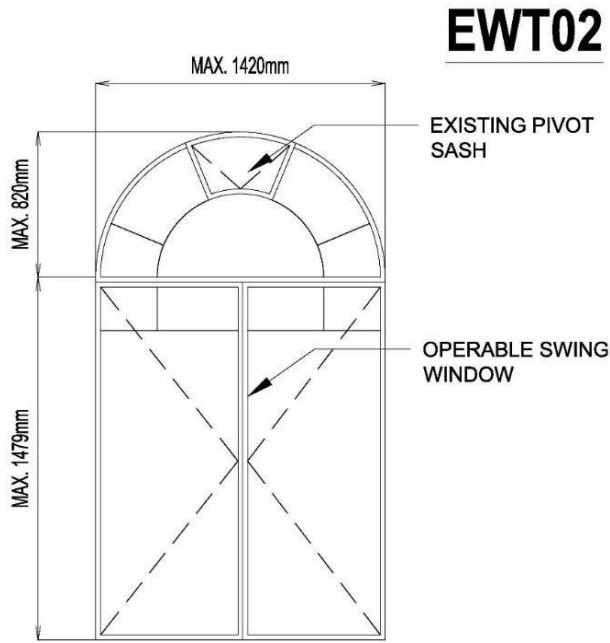
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W492



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
		Yes	Remains of silicone to be removed	
	Opens			
	Does not open		Silicone sealed	
	X			
	Deformity			
	Level of rust			
	S only	S only		
Pivot sash	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
Fixed lights	Glazing			
	Glazing putty condition			
Frame	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

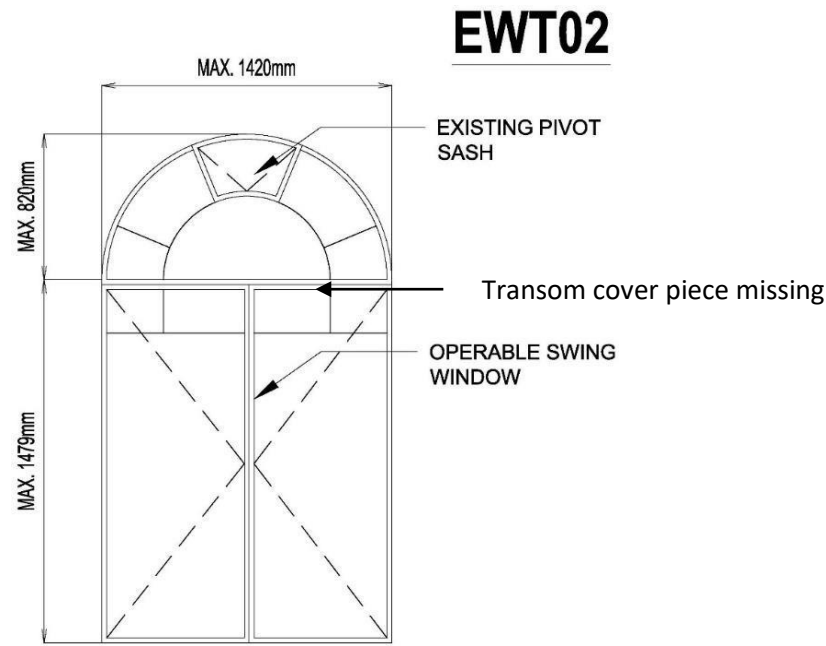
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W493



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
		Yes	Remains of silicone to be removed	
	Opens			
	Does not open		Silicone sealed	
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust			
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Replace RH with recycled stay	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

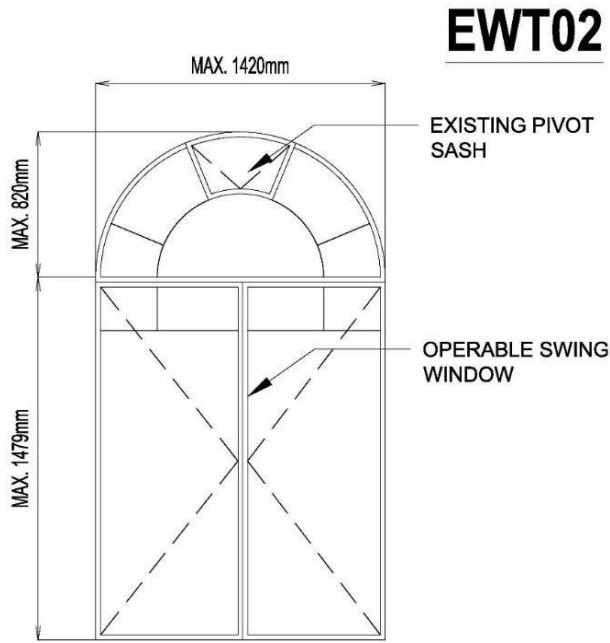
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W494



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Silicone sealed	
Deformity				
Level of rust				
Glazing	S only	S only		
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.1 lin. m putty replacement		
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other				
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

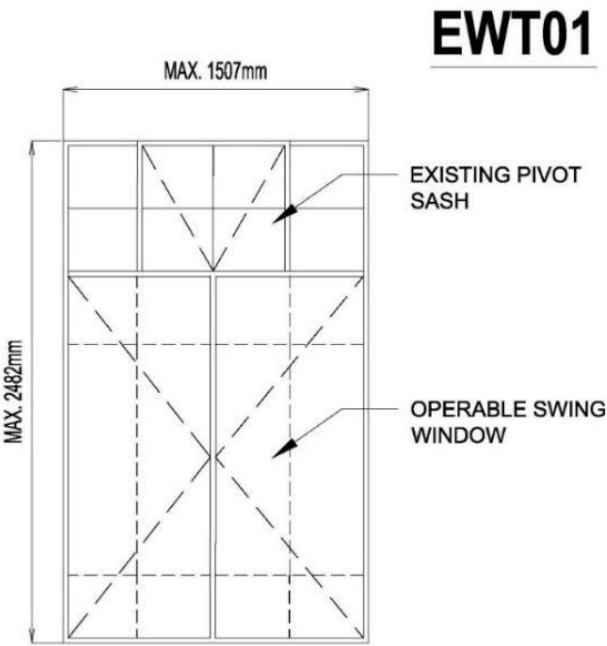
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W495



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open	X	Sashes are silicone sealed	
	Deformity			
	Level of rust			
	Glazing	S only		
	Glazing putty condition	Allow 0.1 lin. m putty replacement	Allow 0.1 lin. m putty replacement	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

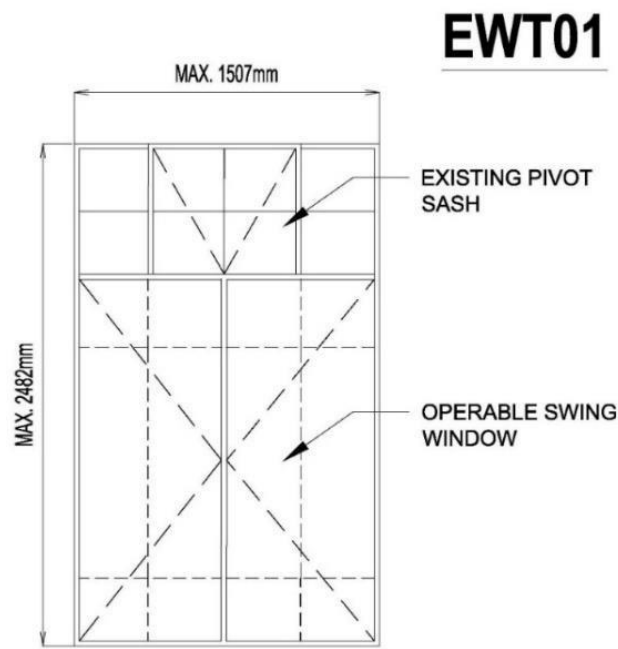
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W496



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open	X	Sashes are silicone sealed	
	Deformity			
	Level of rust			
	Glazing	S only		
	Glazing putty condition	Allow 0.1 lin. m putty replacement		
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

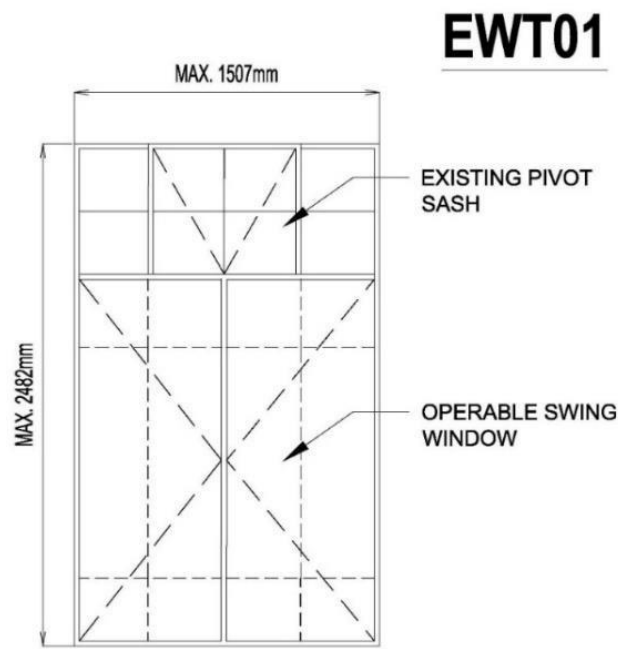
SOUTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W497



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open	X	X	Sashes are silicone sealed
	Deformity			
	Level of rust			
	Glazing	S only	S only	
	Glazing putty condition			
Pivot sash				
	?		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust			
	Glazing	S only		
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust			
	Glazing	S only	S only	
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to P			

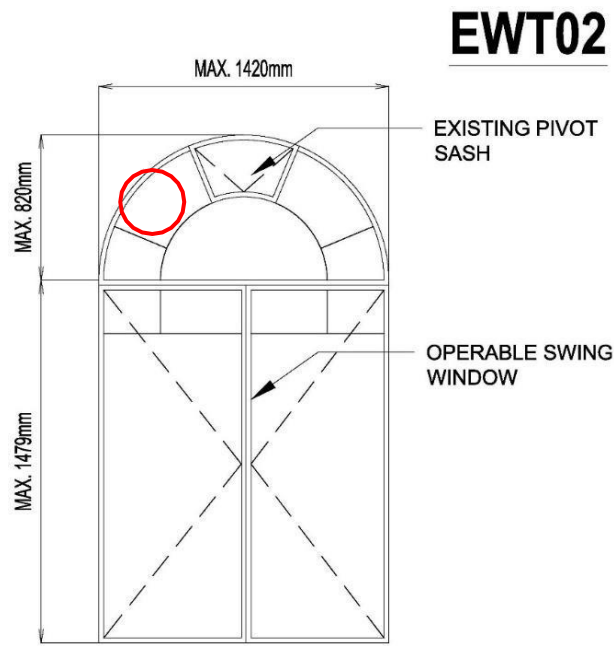
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W498



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open	X	X	Sashes are silicone sealed
	Deformity			
	Level of rust	S only	S only	
	Glazing			
Glazing putty condition			Refer outside schedule	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Cracked glazing		
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a	n/a	
	Lower fastener	Operable	Operable	Ease
	Stay	Operable	Operable	Ease
	Hinges	Operable	Operable	Ease
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

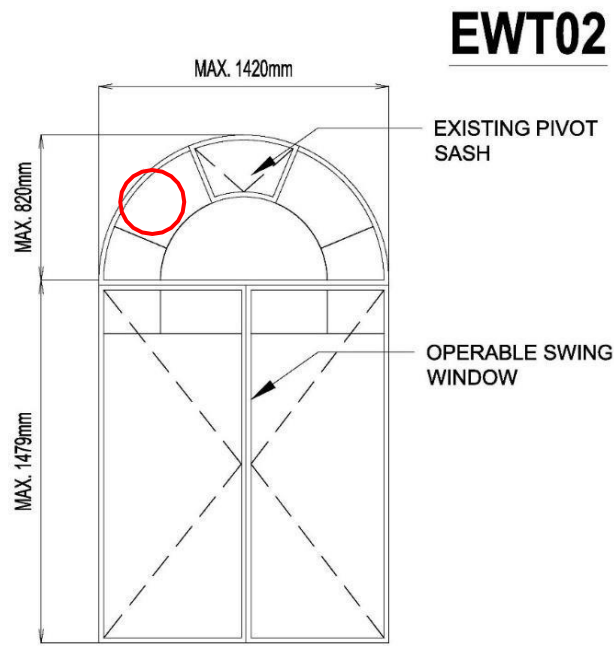
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W499



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Opens			
	Does not open	X	Sashes are silicone sealed	
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition		Refer outside schedule	
Pivot sash				
	Opens	?	Operator removed	
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Cracked glazing		
	Glazing putty condition			
Fixed lights				
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	L rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	n/a		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill				
	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

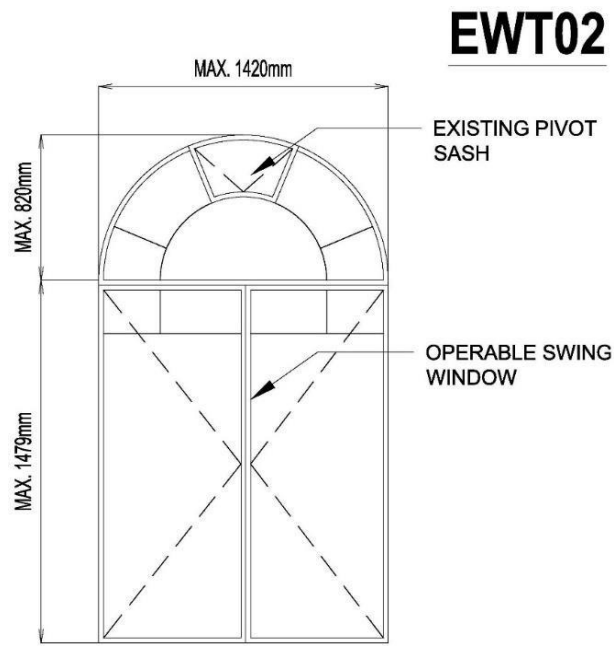
SOUTH ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W500



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens				
Does not open	X	X	Sashes are silicone sealed	
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition	Allow 0.3 lin. m putty replacement			
Pivot sash				
Opens	?		Operator removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	L rust on louvres			
Are there glazing bars to be replaced				
Hardware	LH	RH		
Upper fastener	n/a	n/a		
Lower fastener	Operable	Operable	Ease	
Stay	Operable	Operable	Ease	
Hinges	Operable	Operable	Ease	
Sub-sill	L rust			
Internal sill	F to G			
Plaster reveals	Cement render			
Paint sashes and frames	F to G			

SOUTH ELEVATION

LEVEL 5

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

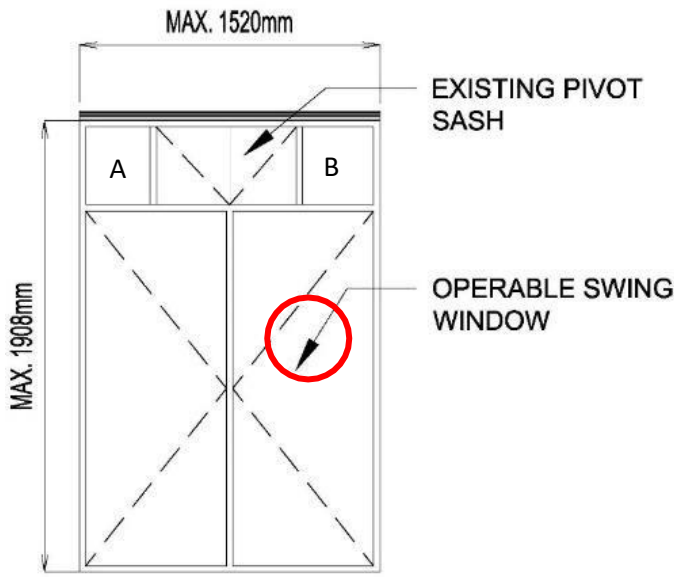
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W565



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken glass		
	Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.2 lin. m putty replacement	
Pivot sash				
	Locked – Unknown		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

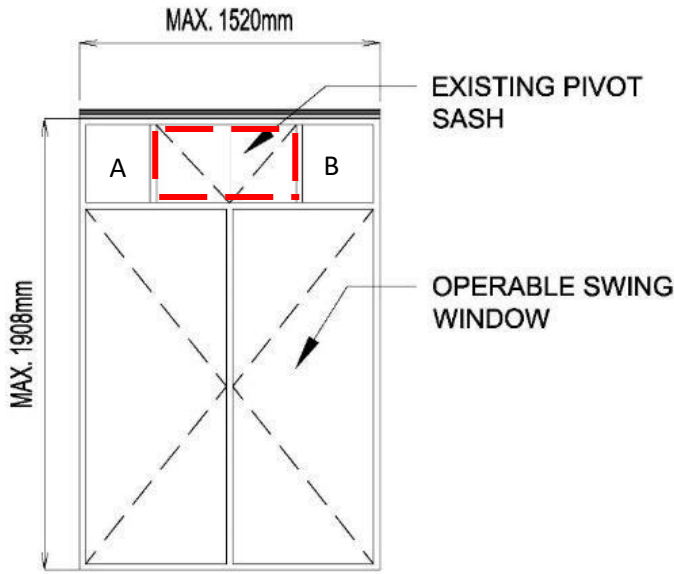
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W566



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	S only	S only		
	Level of rust			
	Glazing			
	Glazing putty condition			
Pivot sash				
	Unknown Locked		Operator removed	
	Opens			
	Does not open			
	Deformity	M rust and deformity bottom		
	Level of rust			
	Glazing			
	Glazing putty condition	Replace all putty		
Fixed lights	A	B		
	Deformity			
	S only	S only		
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	S only			
	Level of rust			
	M rust louvres			
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	NA		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
	Sub-sill	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

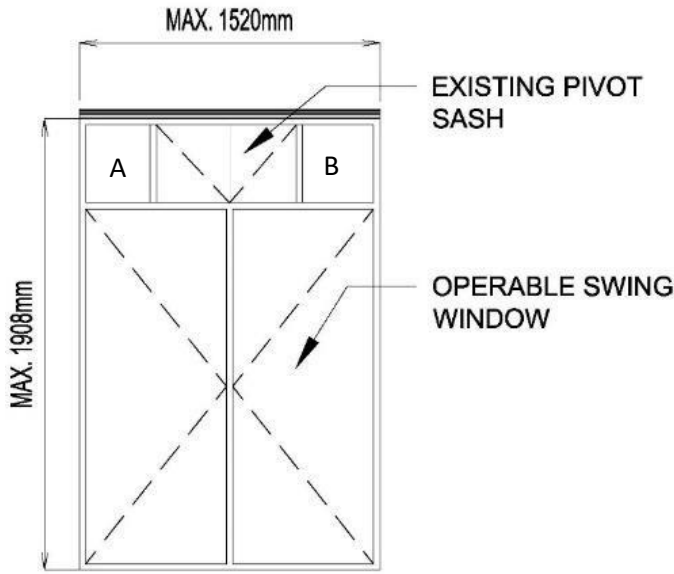
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W567



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
Pivot sash				
	Locked – Unknown		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S to L only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P especially frames			

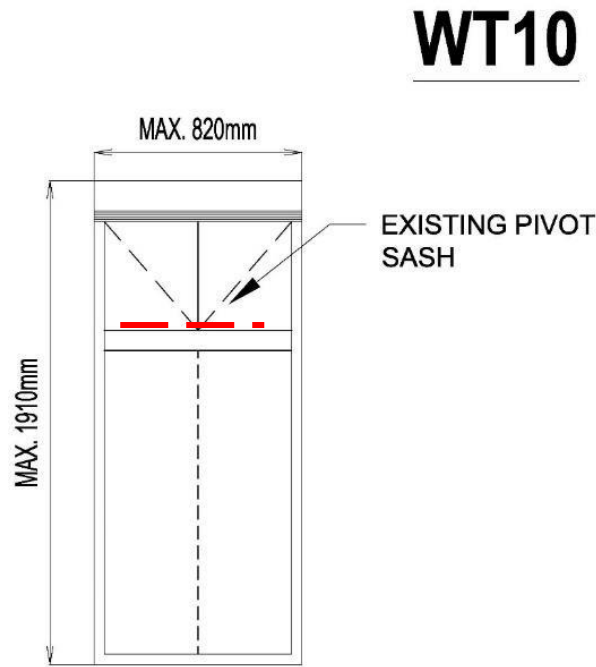
SOUTH ELEVATION

WINDOW TYPE: WT10

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W568



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens		Yes	Single window	
Does not open				
Deformity				
Level of rust	S	S		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	Locked - Unknown		Operator Removed	
Does not open				
Deformity				
Level of rust	M rust bottom pivot sash - - -			
Glazing				
Glazing putty condition	Allow 0.4 lin. m putty replacement			
Fixed lights				
Deformity				
Level of rust				
Glazing				
Glazing putty condition	Allow 0.4 lin. m putty replacement			
Frame				
Deformity				
Level of rust	M		Rust around fastener	
Other	M rust on louvres			
Are there glazing bars to be replaced	Nil	Nil		
Hardware	LH	RH		
Upper fastener	-	N/A	Ease	
Lower fastener	-	Operable	Ease	
Stay	-	Operable	Ease	
Hinges	-	Operable	Ease	
Sub-sill	S to L			
Plaster reveals	C render			
Paint sashes and frames	F to P			

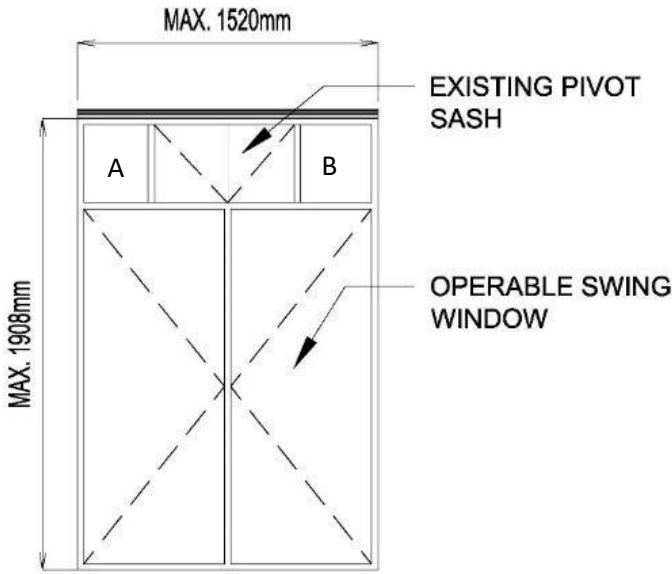
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W569



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
Pivot sash				
	Locked – Unknown		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

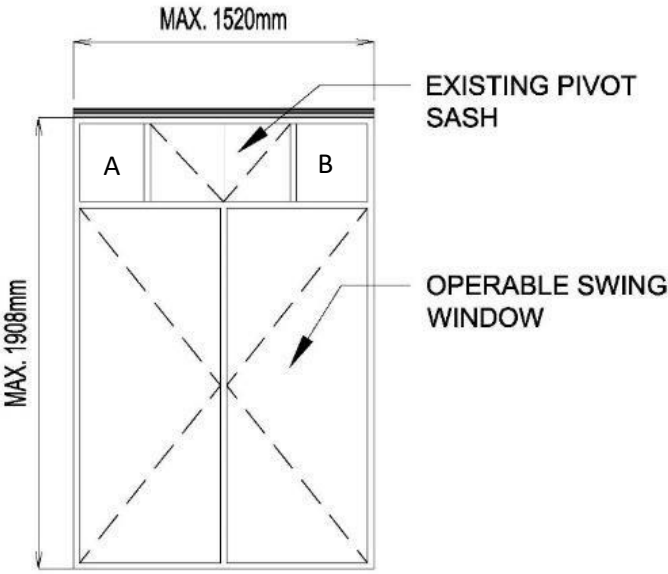
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W570



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
Opens	Yes	Yes		
Does not open				
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Pivot sash				
Opens	?		Operator Removed	
Does not open				
Deformity				
Level of rust	S only			
Glazing				
Glazing putty condition				
Fixed lights	A	B		
Deformity				
Level of rust	S only	S only		
Glazing				
Glazing putty condition				
Frame				
Deformity				
Level of rust	S only			
Other	M rust louvres			
Are there glazing bars to be replaced				
	LH	RH		
	N/A	N/A		
	Operable	Operable	EASE	
	Operable	Operable	EASE	
	Operable	Operable	EASE	
Sub-sill	S only			
Plaster reveals	C render			
Paint sashes and frames	F to P			

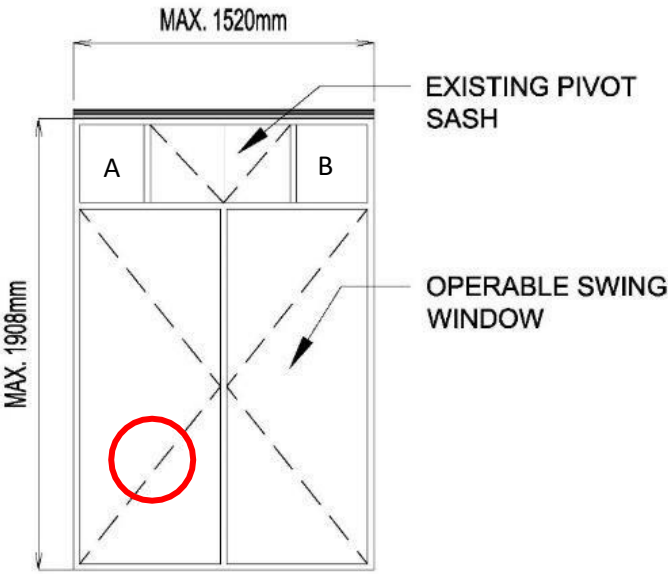
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

.WINDOW NUMBER: W571



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken glass		
Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.2 lin. m putty replacement		
Pivot sash				
	?		Unknown but appears to be operable.	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
Glazing putty condition	Allow 0.2 lin. m putty replacement			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	C render			
Paint sashes and frames	F to P			

SOUTH ELEVATION

EWT07

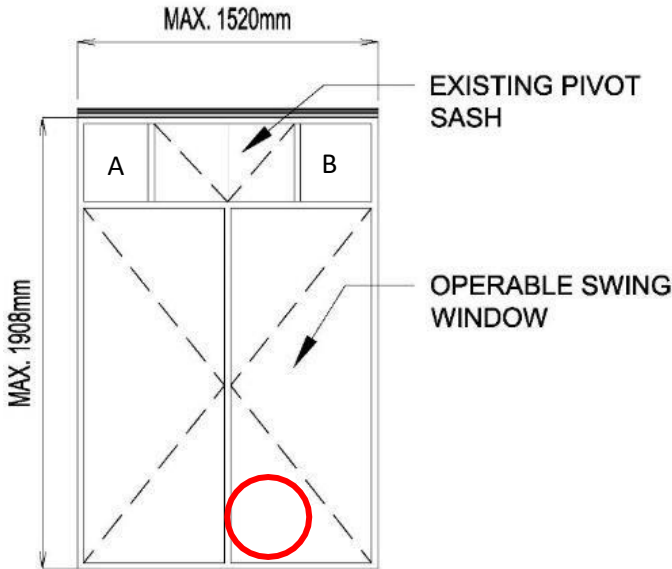
Ease

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W572



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken	Crack on right pane.	
	Glazing putty condition			
Pivot sash				
	Opens	Locked - Unknown	Operator Removed	
	Does not open			
	Deformity			
	Level of rust			
	Glazing	S		
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced	Nil	Nil		
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable		
	Stay	Operable		
	Hinges	Operable		
Sub-sill	S only			
Plaster reveals	C render			
Paint sashes and frames	F to P			

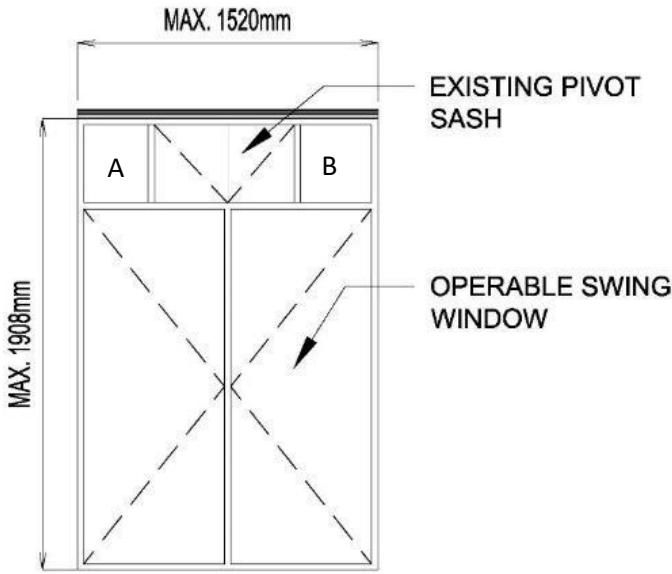
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W573



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement	Allow 0.3 lin. m putty replacement	
Pivot sash				
	? Locked - Unknown		Operator Removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement	Allow 0.3 lin. m putty replacement	
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Nil			
	S only			
	M rust louvres			
	Other			
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	C render			
Paint sashes and frames	F to P			

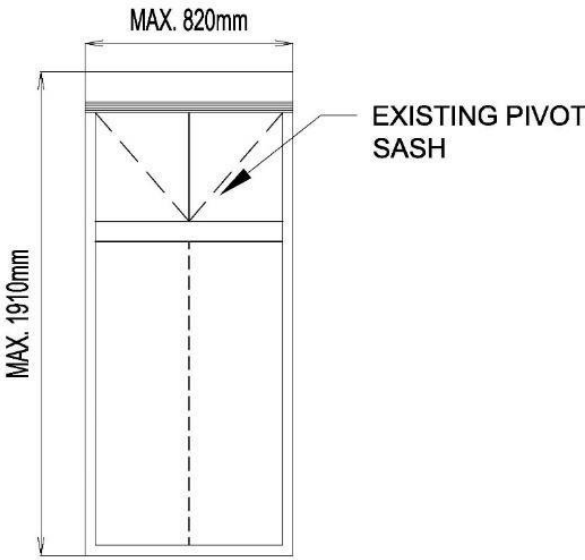
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W574



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
		Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m putty replacement		
Pivot sash				
	Opens	Locked - Unknown	Operator Removed	
	Does not open			
	Deformity			
	Level of rust			
	Glazing	S only		
	Glazing putty condition	Allow 0.5 lin. m putty replacement		
Fixed lights	A	B		
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition			
Frame				
	Deformity	S only		
	Level of rust	M rust louvres		
	Other			
Are there glazing bars to be replaced	Nil	Nil		
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Operable	
	Stay	Operable	Operable	
	Hinges	Operable	Operable	
Sub-sill	S only			
Plaster reveals	C render			
Paint sashes and frames	F to P			

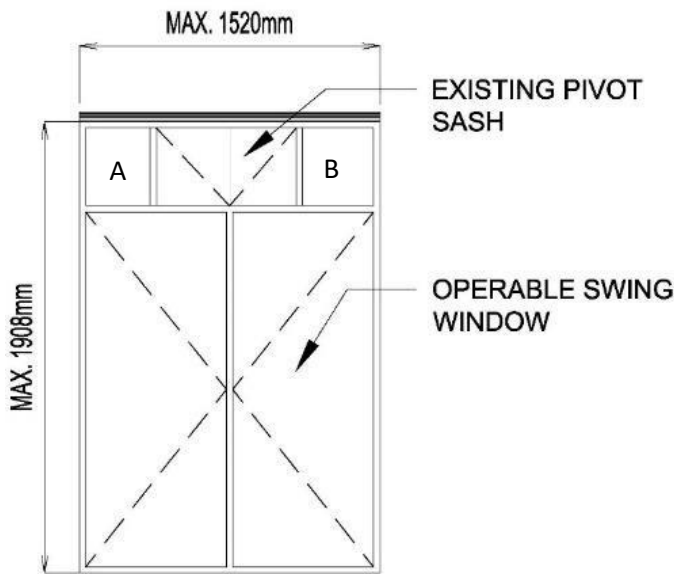
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W575



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.5 lin. m putty replacement		
Pivot sash				
	Unknown - Locked			
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.2 lin. m putty replacement		
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust		S only	
	Other		M rust louvres	
Are there glazing bars to be replaced	Nil	Nil		
Hardware	LH	RH		
	Upper fastener	Operable	Ease	
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	C render			
Paint sashes and frames	F to P			

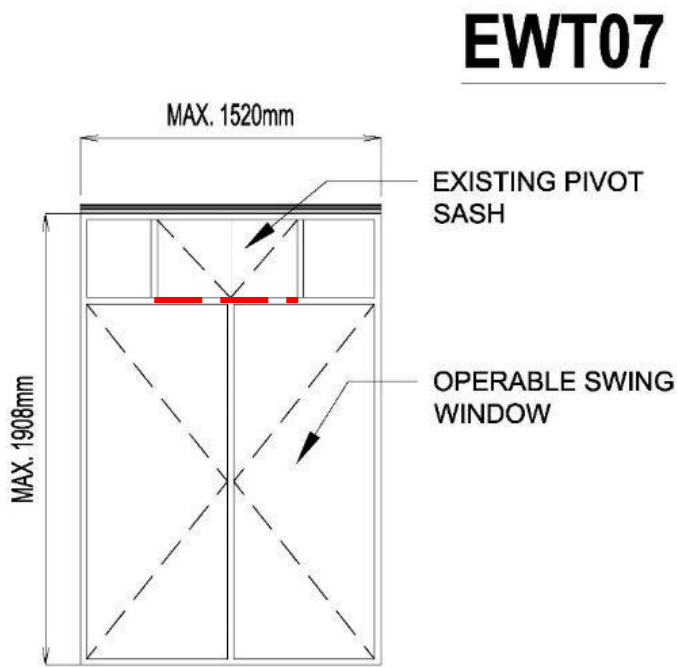
SOUTH ELEVATION

WINDOW TYPE: WT10

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W576



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	No	RH should open with 'Ease'	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S	S	
	Glazing	Allow 0.4 lin. m putty replacement	Allow 0.4 lin. m putty replacement	
	Glazing putty condition			
Pivot sash				
	Opens	Locked - Unknown	Operator Removed	
	Does not open			
	Deformity			
	Level of rust	Deformity bottom of pivot sash		
	Glazing	M rust bottom pivot sash		
	Glazing putty condition			
		Allow 0.4 lin. m putty replacement		
Fixed lights				
	Deformity			
	Level of rust			
	Glazing			
	Glazing putty condition	Allow 0.4 lin. m putty replacement		
Frame				
	Deformity			
	Level of rust	S		
	Other	M rust on louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	C render			
Paint sashes and frames	F to P			

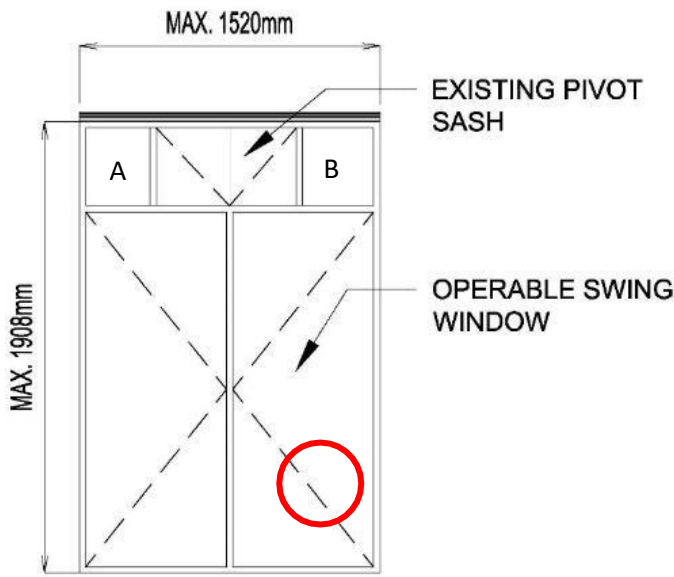
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W577



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing	Broken		
Glazing putty condition	Allow 0.5 lin. m putty replacement	Allow 0.5 lin. m putty replacement		
Pivot sash	Locked - Unknown		Operator Removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.2 lin. m putty replacement	Allow 0.3 lin. m putty replacement	
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced	Nil	Nil		
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	C render			
Paint sashes and frames	F to P			

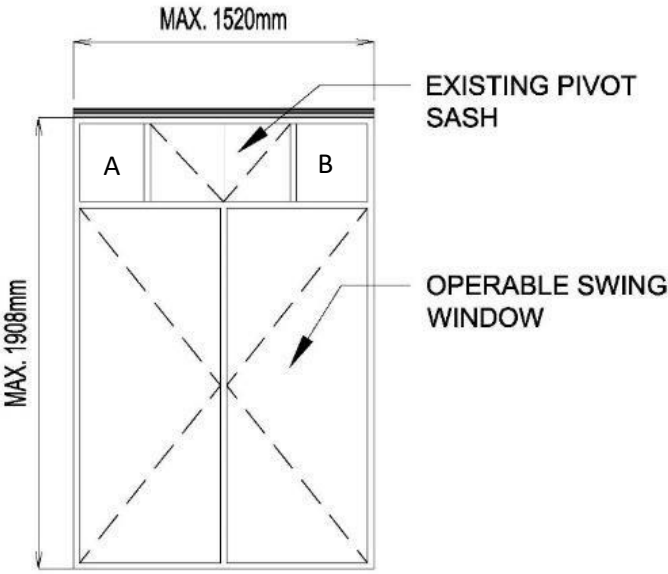
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W578



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Pivot sash				
	Locked – Unknown		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition			
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only			
Plaster reveals	C render			
Paint sashes and frames	F to P			

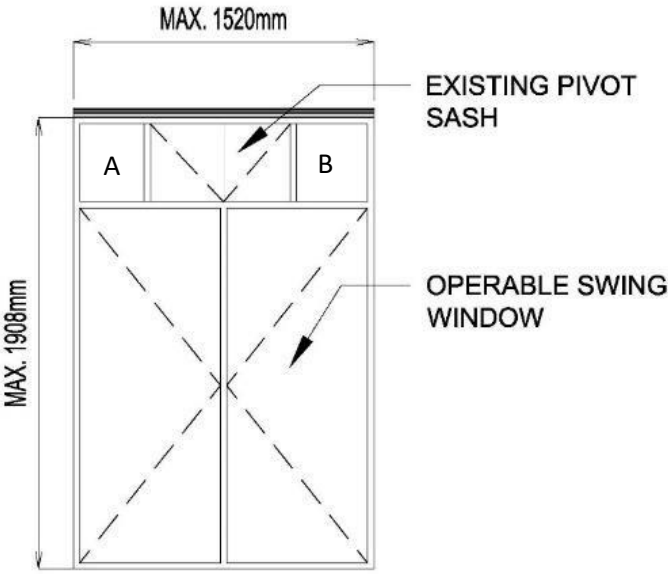
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W579



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
Pivot sash				
	Locked – Unknown		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

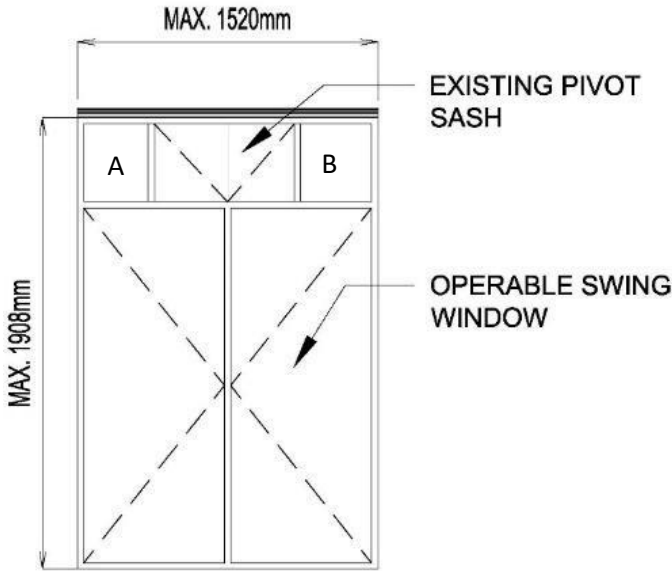
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W580



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
Pivot sash				
	Locked – Unknown		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	s		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
Fixed lights	A	B		
	Deformity			
	Level of rust	S only		
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

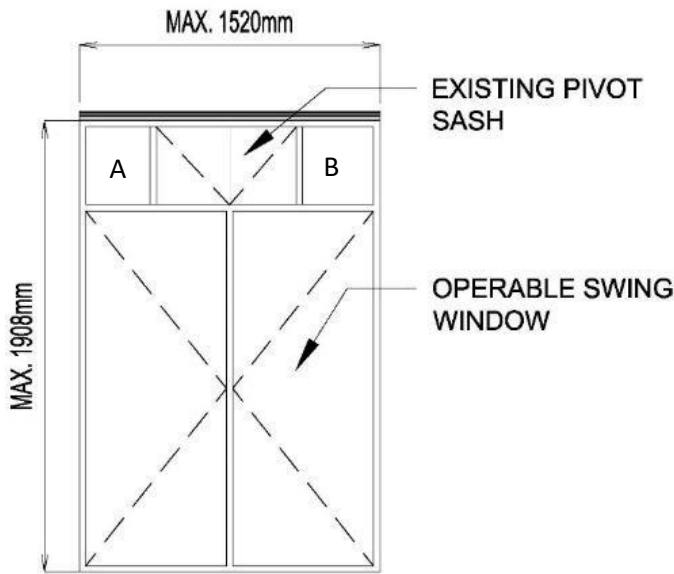
SOUTH ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W581



Window element			Remarks	Category of Repair
Casement sashes	LH	RH		
	Yes	Yes		
	Opens			
	Does not open			
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement	Allow 0.3 lin. m putty replacement	
Pivot sash				
	Locked – Unknown		Operator removed	
	Opens			
	Does not open			
	Deformity			
	Level of rust	S		
	Glazing			
	Glazing putty condition	Allow 0.3 lin. m putty replacement		
Fixed lights	A	B		
	Deformity			
	Level of rust	S only	S only	
	Glazing			
	Glazing putty condition			
Frame				
	Deformity			
	Level of rust	S only		
	Other	M rust louvres		
Are there glazing bars to be replaced				
Hardware	LH	RH		
	Upper fastener	N/A		
	Lower fastener	Operable	Ease	
	Stay	Operable	Ease	
	Hinges	Operable	Ease	
Sub-sill	S only	S only		
Plaster reveals	C render			
Paint sashes and frames	F to P			

SCHEDULE OF WORK METHODS FOR REPAIR AND CONSERVATION

BUILDING ELEMENT	EXTENT OF REPAIR	ACTION REQUIRED
Timber windows	No repair required	- Clean, treat and paint all window frames and sashes as per “specifications”. To be in-situ. - Alternatively re- French polish as per “specifications”.
Timber doors	No repair required	Clean, treat or re-French polish to be lighter as per “specifications”.
Door & window hardware	All hinges, straps, bolts, latches, hooks, fixing eyes, locks etc.	Re-fix all hardware securely to original positions. If mechanisms are not to be operable, secure as required.

Elevation	Level	Location	Element	Work
North	Ground	E.00.03	2 doors side light	Interior – Strip Sand & Repaint Exterior – Strip stain light timbers & re-French polish as specified
West	Lower Ground	Loftus St Stair	Exterior Pair doors + 2 windows Interior Pair doors + 2 windows	Interior & Exterior – Strip, stain light timbers & re-French polish as specified.
North	Lower Ground	E.LG.02	Exterior Pair doors & window side light. Interior pair doors & window sidelights & 2 high level windows.	Interior & Exterior – Strip, stain light timbers & re-French polish as specified. Note: Includes large detailed surrounding architraves and entablature.
South	Ground	Main entry Farrah Place	Bronze inner and outer paired doors, sidelights, grills, high light, window & grills–soffits, pedestrian handrail	<u>Note:</u> specialist bronze craftsman to undertake all this bronze-work. <u>Handles to Internal Doors:</u> Loose handle elements to be re-secured by loosen fixing bolts and realigning handles. <u>Back of Front Doors and Wide Reveal (between front and inner doors):</u> Preserve current painted finish and clean and minor touch- up of paintwork required.

FORMER EDUCATION BUILDING – SANDSTONE PRECINCT

– TIMBER & BRONZE WINDOW & DOORS –

Elevation	Level	Location	Element	Work
				<u>All bronze elements including Bronze inner and outer paired doors, sidelights, grills, high light, window & grills – bronze pedestrian handrail:</u> 1.Clean all bronze work by hand cleaning ensure existing patina is preserved, with minimal stripping and polishing. The bronze work is to be two toned with the handles on inner doors leaves: to be lighter bronze patinated and the rest of works to be mid bronze patinated. Hold point: Sample 300 x 300 area to be approved by Heritage Architect. 2. Fill very small holes (allow 1 only) fill with copper and oxidise to match existing bronze-work. Note Dents to be accepted as part of the aging process (See Option 2 for alternative). 3. Steel plate reveal of front doors: slightly rusted. Clean off rust, rust treat with rust convertor and repaint using 3 coats of epoxy paint. All applied as per Manufacturer's recommendations. 4.Missing rosette: One missing – make up new rosette and fit. Provide two new brass ferrules and set into marble floor (for current two drop bolts) 5.All bronze work: Finish with wax and buff. Hold point: Sample 300 x 300 area to be approved by Heritage Architect. 6. Option 1 Front Door Bottom Rail: Front Door bottom rail: rusting frame under bronze lining: Remove brass rosettes and bottom rail bronze plate. Treat rust by sanding, rust convertor and two coats galmet. Reinstall brass plate, rosettes. Provide separate price for this Option 1. 7. Option 2 Dents: Remove external east side frame of front door. Remove to workshop to remove dents (i.e. carefully panel beat dented areas to level surface) Reinstall, polish, patinate and wax. 8. Option 3 Soffit Between inner and Outer Doors:

FORMER EDUCATION BUILDING – SANDSTONE PRECINCT

– TIMBER & BRONZE WINDOW & DOORS –

Elevation	Level	Location	Element	Work
				Lift out bronze-work, clean all glasswork, reinstate. 9. Steel Fanlight Windows: Allow to carefully remove. To be repainted: allow repaint using bronze-dust in paintwork to match colour of surrounding bronze-work (This painting to be undertaken by Bronze Specialist). 10. Fanlight Screen: Clean existing screen in-situ. Remove any traces of lacquer (an intrusive relatively recent inappropriate coating). Polish, patinate and wax finish. 11. Current Door Mechanism: Check over and make report (No other work required at moment) 12. Provide estimate of Cost of annual polishing and waxing of front doorway by Specialist Bronze-worker (To assist future Maintenance Plan)
South and North	Ground	Entry Farrah Place and Bridge Street	Small Brass Plaques	Remove any traces of lacquer (an intrusive relatively recent inappropriate coating). Polish, patinate and wax finish.

WEST ELEVATION

GROUND LEVEL

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

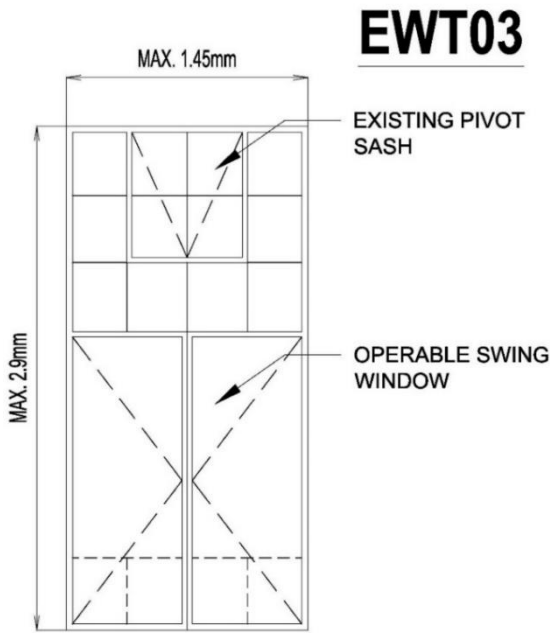
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W115



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	L/H stiff to close. Realign
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Pivot sash			
	Opens	Unknown	Operator removed
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	Operable	Ease
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

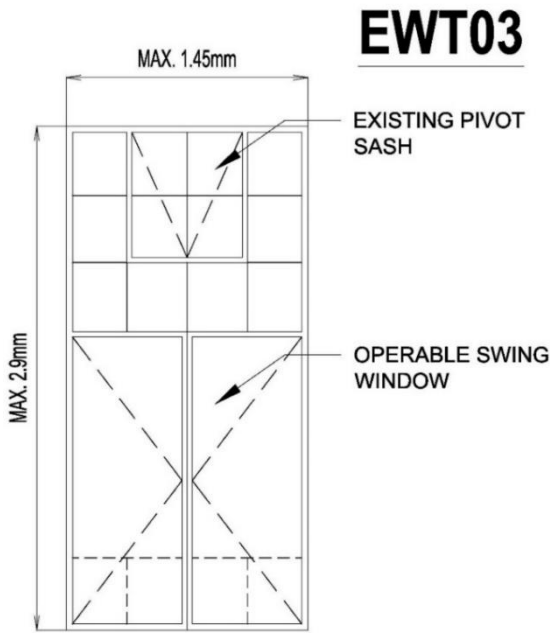
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W116



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 2 lineal meters putty
Pivot sash			
	Opens	Unknown	Operator missing
	Does not open		
	Deformity	nil	
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	Non Operable	Ease L/H needs realign
	Lower fastener	Operable	Ease
	Stay	Operable	Ease R/H very bent realign
	Hinges	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

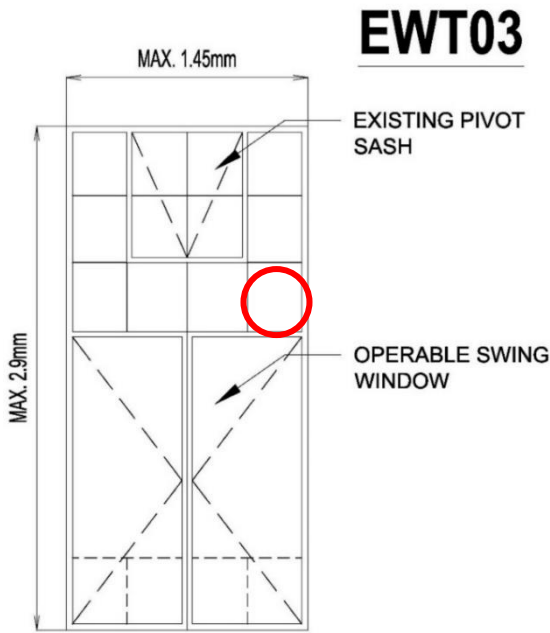
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W117



Window element			Remarks
Casement sashes	LH	RH	
	X	Opens	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	S
	Glazing		
Glazing putty condition			Allow 1.5 putty
Pivot sash			
	Unknown		Operator missing
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing	Broken	
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	Non Operable	Ease L/H fasteners need re-adjust tighten in order for windows to open.
	Lower fastener	Non Operable	Ease L/H fasteners need re-adjust tighten in order for windows to open.
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

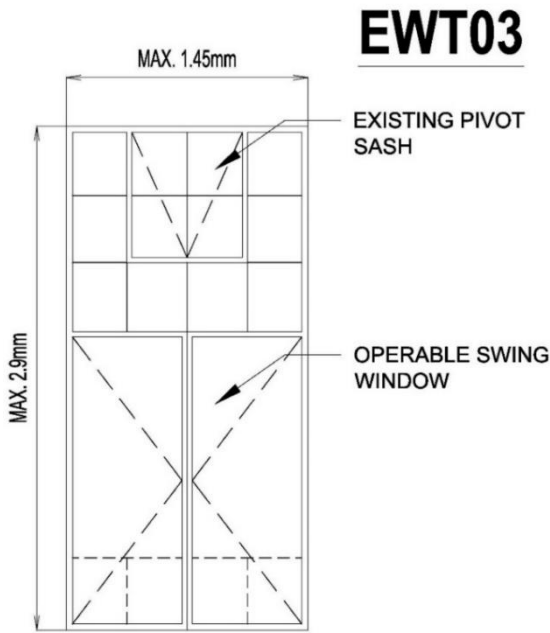
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W118



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 2 lineal meters putty.
Pivot sash			
	Opens	Unknown	Appears to open
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	Operable	Ease
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

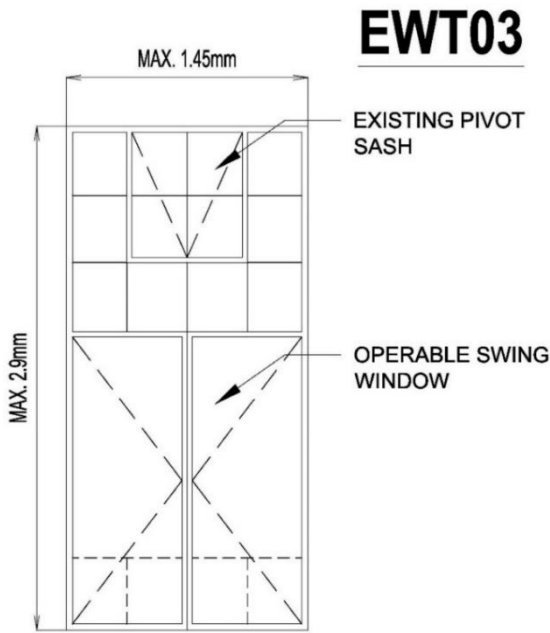
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W119



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	L rust where paint exposed (scratched)
	Glazing		
	Glazing putty condition		Allow 1.5 lineal meters putty
Pivot sash			
	Unknown		
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	Operable	Ease
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

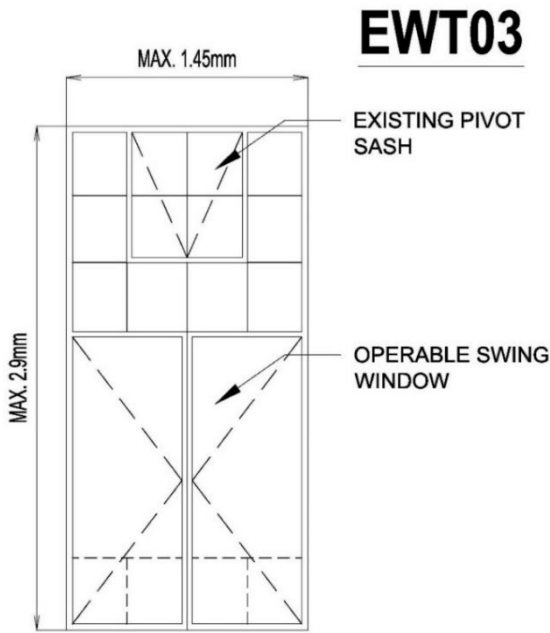
WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W120

WINDOW REMOVED



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced			
Hardware			
Upper fastener			
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames			

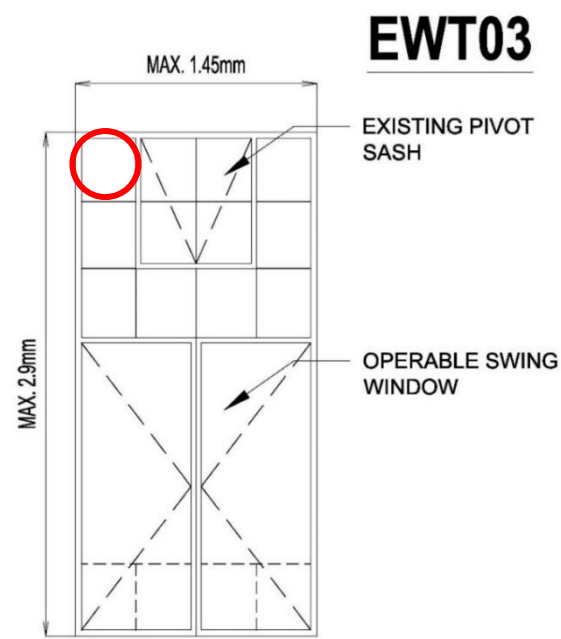
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W121



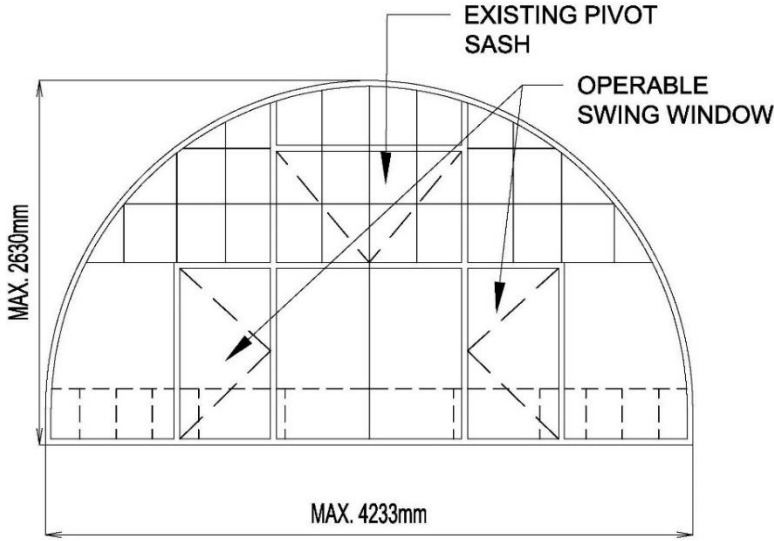
Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 2.5 lineal meters putty
Pivot sash			
	Unknown		
	Opens		
	Does not open		
	Deformity	nil	
	Level of rust	S	L rust in parts where scratches exist
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		Broken pane
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

EWT04

WINDOW TYPE: EWT04

LEVEL: GROUND
WINDOW NUMBER: 122



Window element			Remarks
Casement sashes	LH	RH	
Opens			Overall condition is good.
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			Good condition but allow approx. 5 lineal meters putty.
Pivot sash	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights	A	B	
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
Upper fastener			
Lower fastener			
Stay			
Hinges			
Sub-sill			
Internal sill			
Plaster reveals			

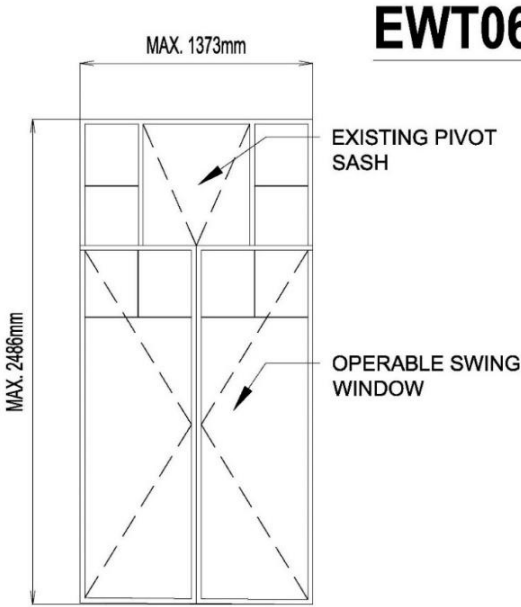
WEST ELEVATION

WINDOW TYPE: EWT06

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W123



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	L/H stiff , sags bottom scrapes the frame
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	L rust in small sections
	Glazing		
	Glazing putty condition		Allow 0.5 lineal meters putty.
Pivot sash			
	Opens	Unknown	
	Does not open		
	Deformity		
	Level of rust	S	L rust in some sections
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
Sub-sill			
	S to L		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

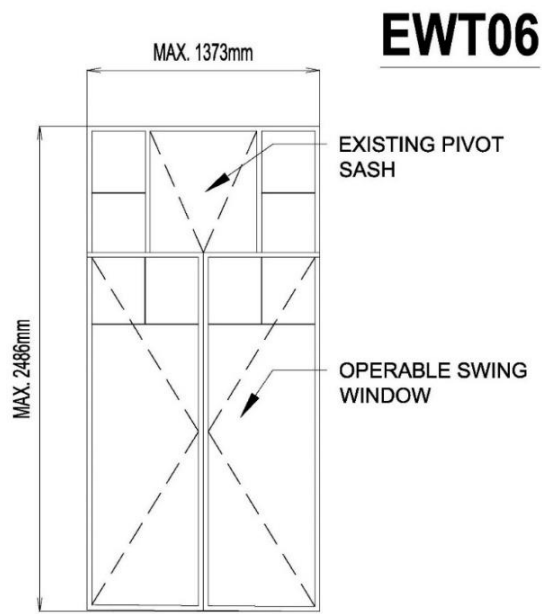
WINDOW TYPE: EWT06

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W124

WINDOW REMOVED



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener			
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames			

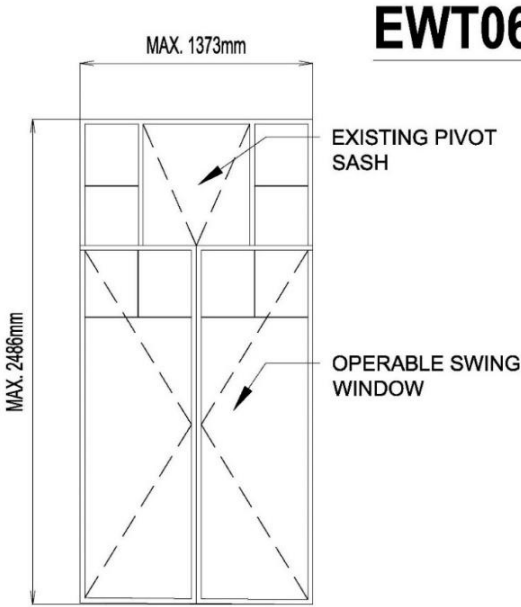
WEST ELEVATION

WINDOW TYPE: EWT06

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W125



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 0.5 lineal meters putty.
Pivot sash			
	Unknown		
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Frame			
	Deformity		
	Level of rust	S	
Are there glazing bars to be replaced	Nil		
	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
Sub-sill	Stay	Operable	Ease L/H pin arm is cut short, replace.
	Hinges	Operable	Ease
	Operable	Operable	
Plaster reveals	S		
Cement render			
Paint sashes and frames	F to G		

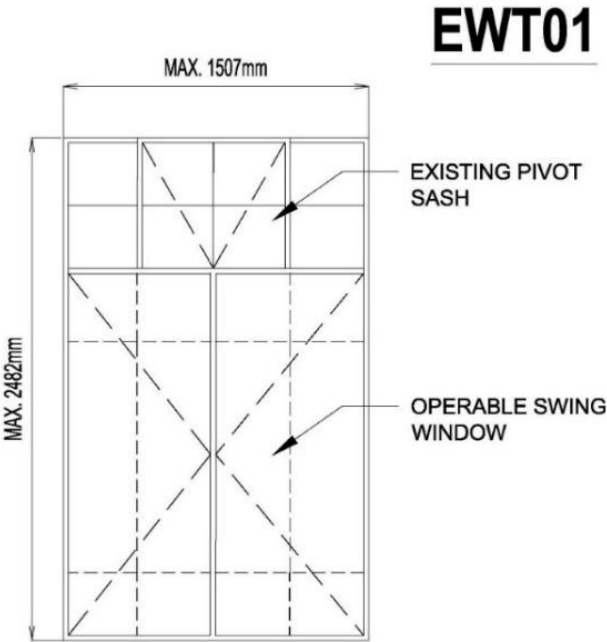
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W126



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Pivot sash			
	Unknown		
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Lower fastener	Non Operable	Ease - Operator arm missing fixing pin to lower R/H fastener
	Stay	Operable	Ease - R/H stay arm S rust
	Hinges	Operable	Ease - Outer hinge L rust
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G especially frame		

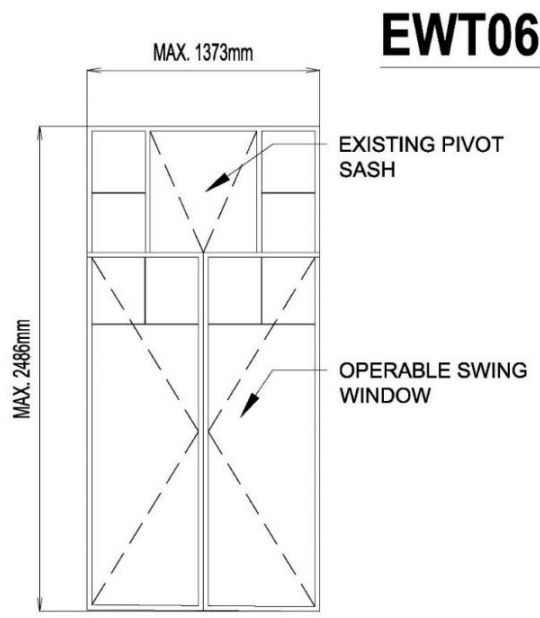
WEST ELEVATION

WINDOW TYPE: EWT06

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W127



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	Does not close properly, out of alignment.
	Opens		
	Does not open		
	Deformity		
	Level of rust	L	L
	Glazing		
Glazing putty condition			Putty chipping - Allow 1.5 lineal meters putty.
Pivot sash			
	Unknown		
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	Not Operable	Operable
	Lower fastener	Not Operable	Operable
	Stay	Operable	Operable
	Hinges	Operable	Operable
Sub-sill	S to L		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

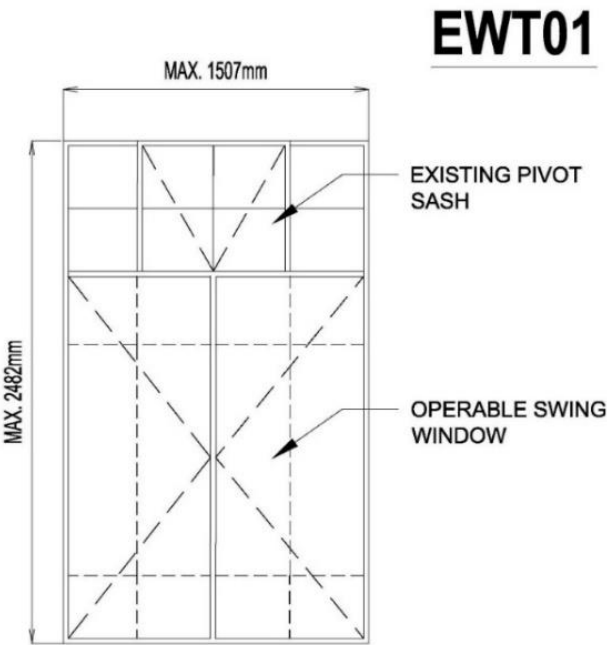
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: GROUND

WINDOW NUMBER: W129



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 1 lineal meter putty
Pivot sash			
	Unknown		
	Opens		
	Does not open		
	Deformity	nil	
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

WEST ELEVATION

LEVEL 1

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

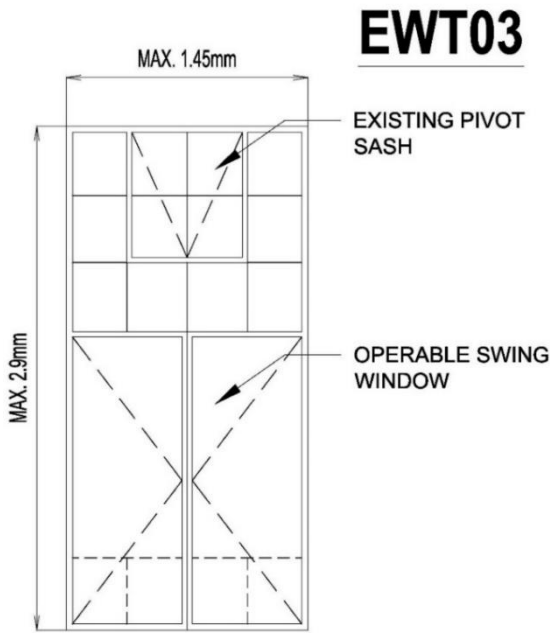
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W210



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		Clean cement render off panes.
	Glazing putty condition		Allow 1.25 Lin. metres putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

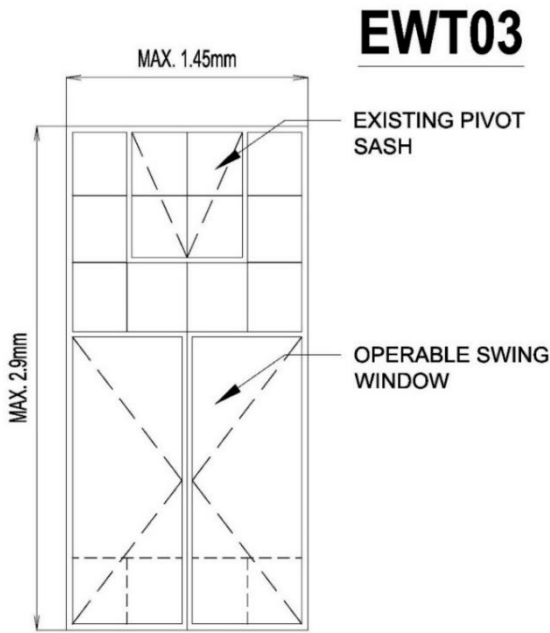
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W211



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 1.25 Lineal metres
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

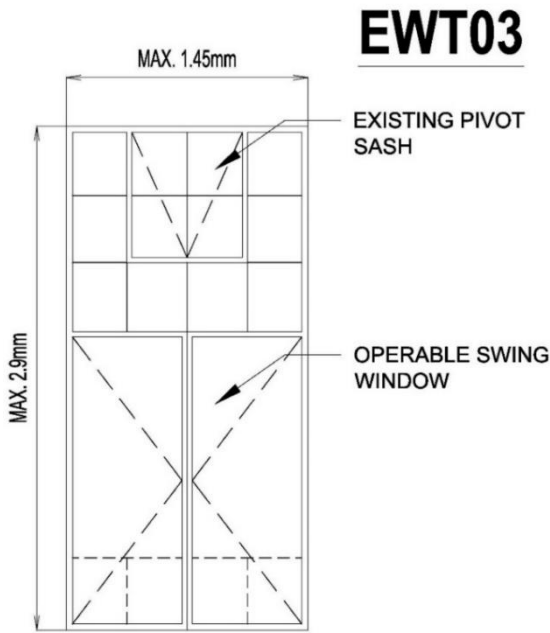
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W212



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 1.25 m putty.
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity	Nil	
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust		
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

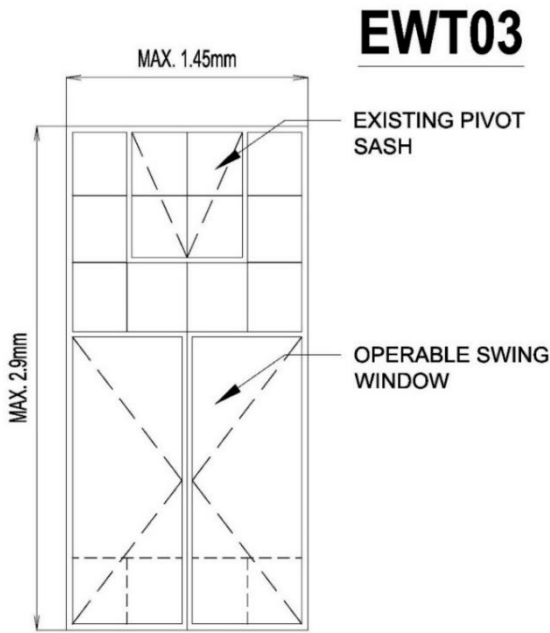
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W213



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 1.25 lineal metres
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease LH fastener needs realignment
	Operable	Operable	Ease LH fattener needs tightening
	Operable	Operable	Ease RH stay bent arm
	Operable	Operable	Ease
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

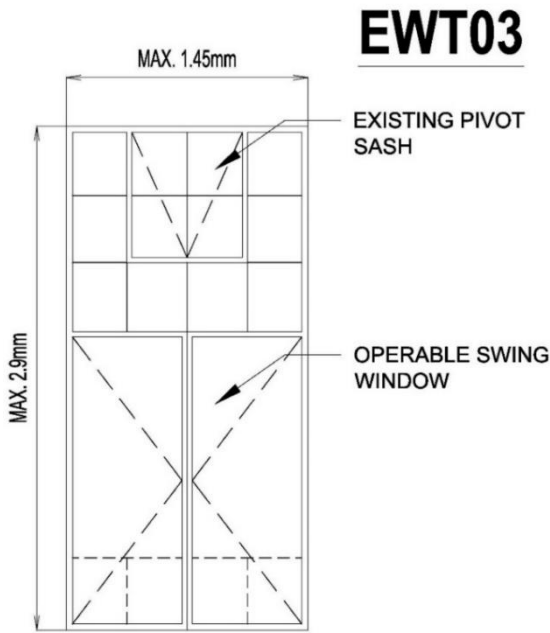
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W215



WINDOW REMOVED

Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals			
Paint sashes and frames			

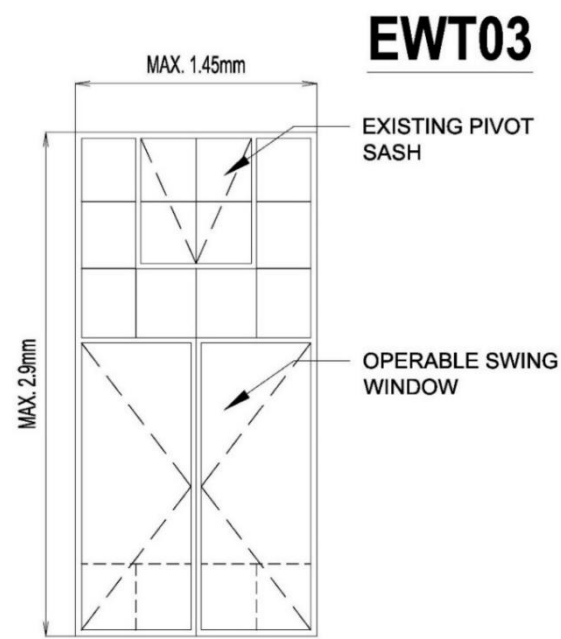
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W216



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	LH strikes middle frame bar – realign.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 1.25 lin. Metres re-putty.
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust		
	Glazing		
	Glazing putty condition		
Frame			
	Note: above issue		
	Deformity	S	
	Level of rust		
Are there glazing bars to be replaced	Nil		
	LH	RH	
	Upper fastener	Operable	Ease
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
Sub-sill	Operable	Operable	Ease
	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

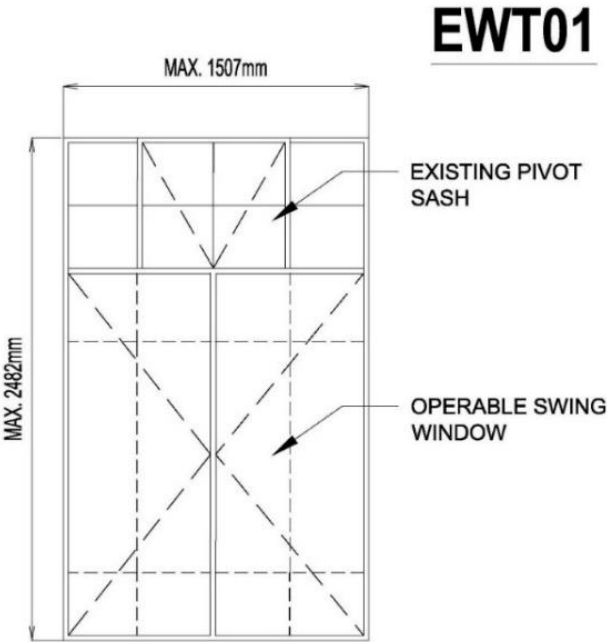
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W217



Window element			Remarks
Casement sashes	LH	RH	
	Yes	/	Assume yes, no access. Single pane window
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 1 lineal metre putty
Pivot sash	N/A		
	Opens		
	Does not open		
	Deformity		
	Level of rust		
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

WEST ELEVATION

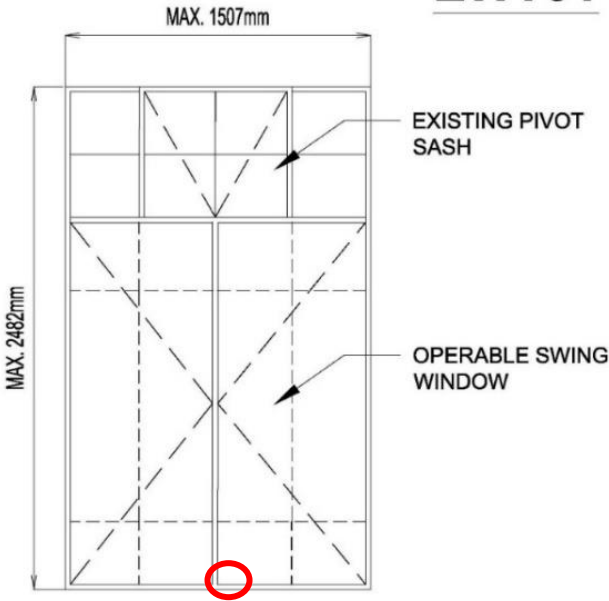
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W218

EWT01



Window element			Remarks
Casement sashes	LH	RH	
	?		Assumed yes, no access. RH exterior bent at bottom of frame. 
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	S
	Glazing		
Glazing putty condition			Allow 1 lineal meter putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease R/H pin is missing. L/H pin arm missing. Replace.
	Operable	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

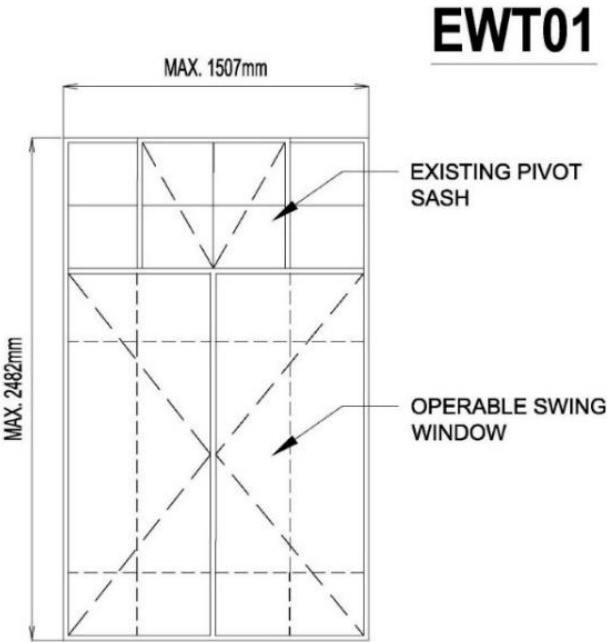
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W219



Window element			Remarks
Casement sashes	LH	RH	
	?		Appears to be operable. No access.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 1 lineal meter putty.
Pivot sash			
	N/A		
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease - R/H stay missing.
	Operable	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

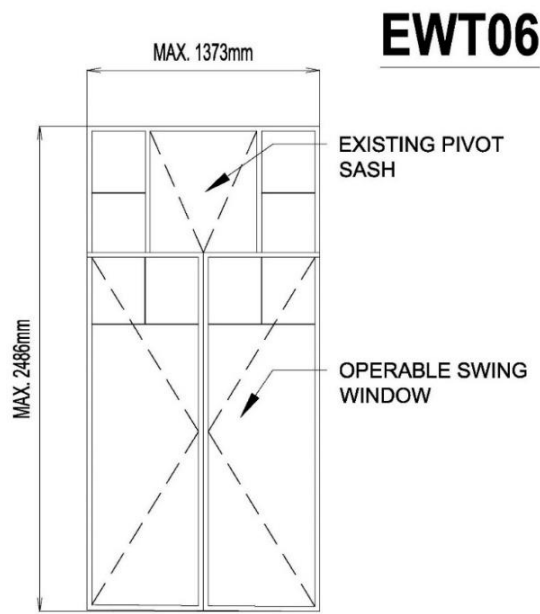
WEST ELEVATION

WINDOW TYPE: EWT06

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W220



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	Stiff , scrapes middle frame bar on open/close.
	Opens		
	Does not open		
	Deformity		Stiff , scrapes middle frame bar on open/close.
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 2 lineal meters putty
Pivot sash			
Opens	Locked - Unknown		Operator Removed
Does not open			
Deformity	S to L		L
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights	N/A		
Deformity			
Level of rust	S	S	
Glazing			
Glazing putty condition			
Frame			
Deformity	Note : above		
Level of rust	S		
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	Operable	Operable	Ease
Lower fastener	Operable	Operable	Ease - Both sides need realignment and tightening.
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

WEST ELEVATION

WINDOW TYPE: EWT01

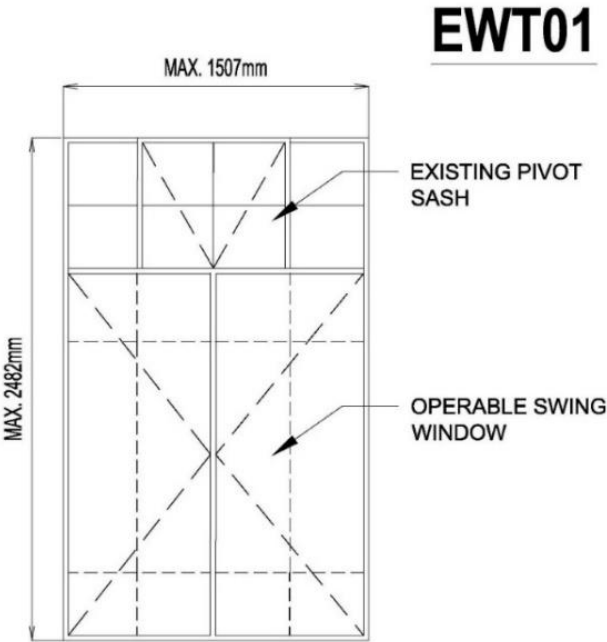
HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W221

WINDOW

REMOVED



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals			
Paint sashes and frames			

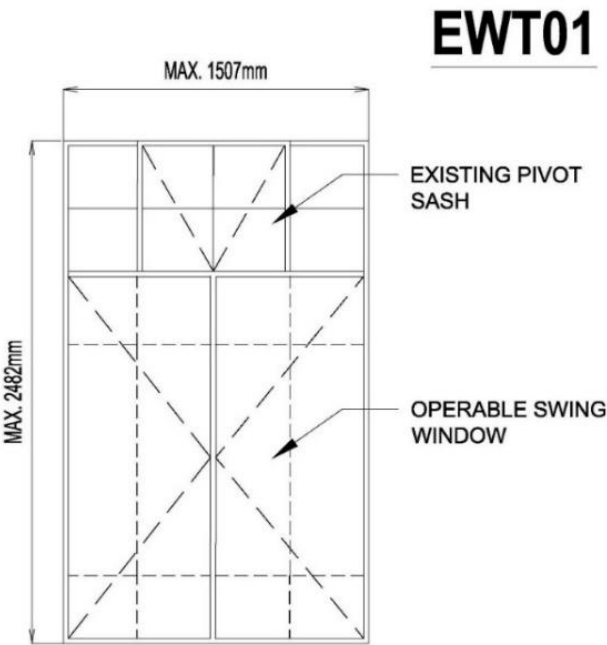
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W222



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 2 lin meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

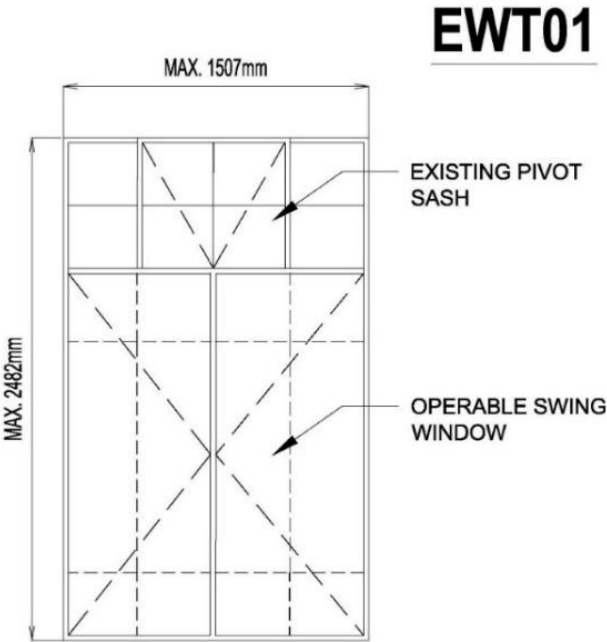
WEST ELEVATION

WindowTYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W223



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	Stiff to open
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 2 lin meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease - L/H holding pin is missing - replace.
	Operable	Operable	Ease
Sub-sill	S		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

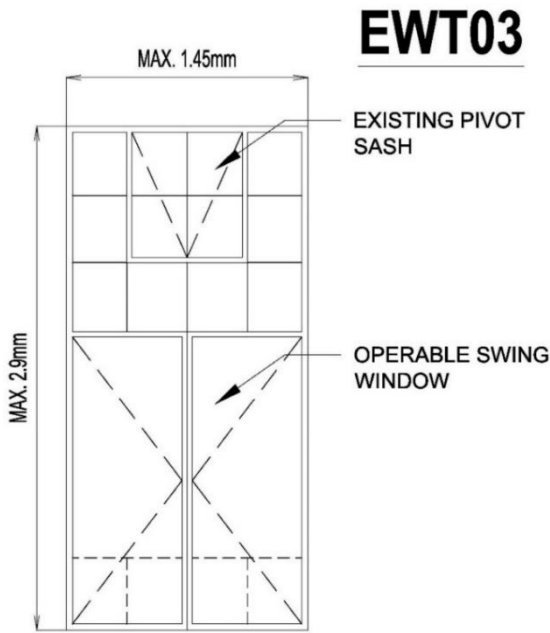
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W224



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	Stiff to open
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 2.5 lineal meter re-putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease - Both stiff needs realign / tighten.
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

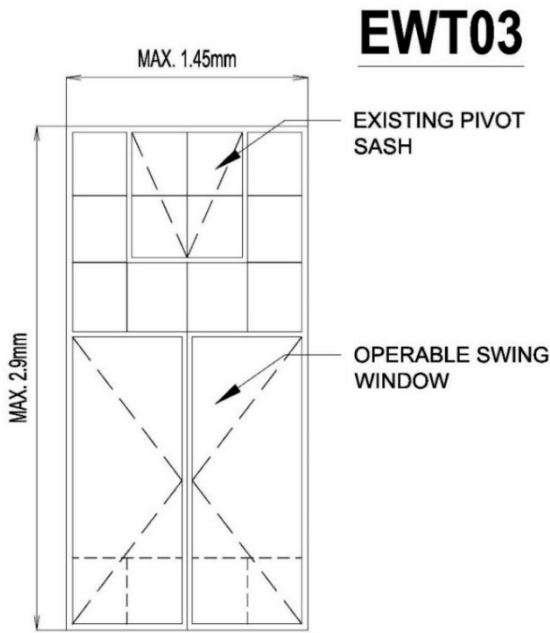
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W225



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	Locked cable ties
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		Clean cement render off panes
Glazing putty condition			Allow 3 linear meter putty.
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing	S	
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	Operable	Ease
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

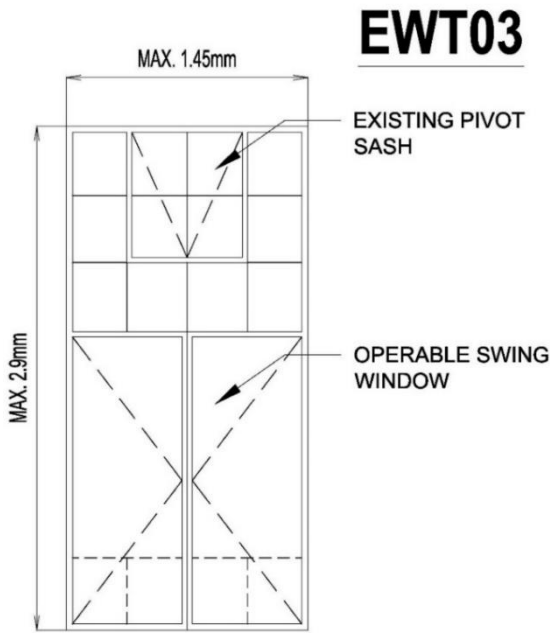
WEST ELEVATION

WINDOW TYPE: EWT03

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 1

WINDOW NUMBER: W226



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	Stiff to open
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 3 linear meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease L/H fastener tighten
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to G		

WEST ELEVATION

LEVEL 2

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

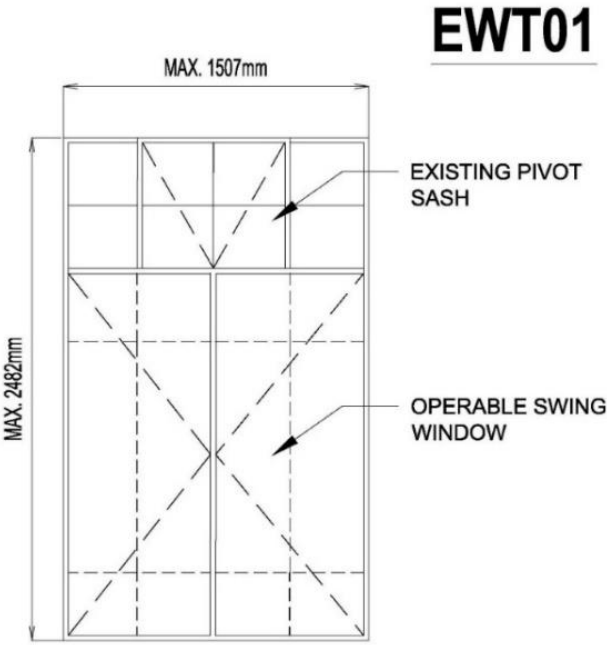
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W305



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 3 lineal meters putty replacement
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		Wood panel covering louvre interior.
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease L/H stay fasteners loose - tighten
	Operable	Operable	Ease
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

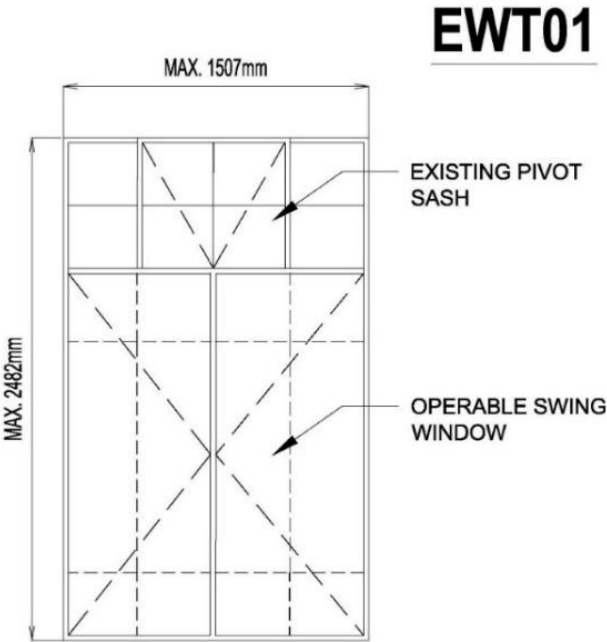
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W306



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 3 lineal meters putty replacement
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

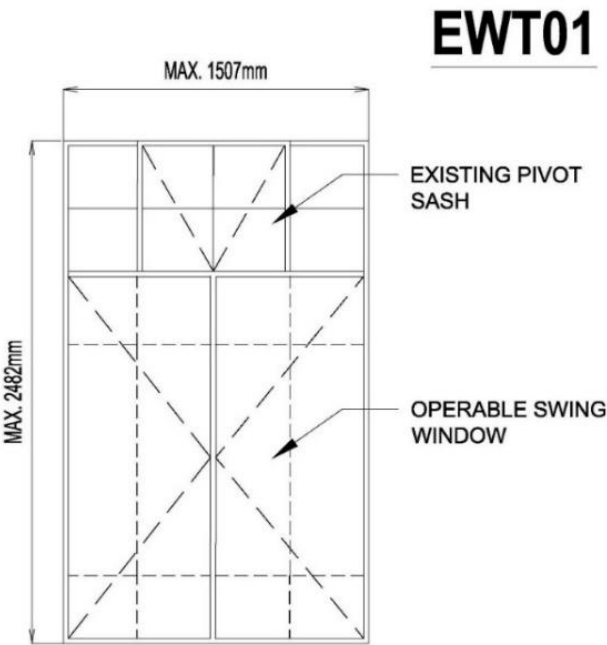
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 2

WINDOW NUMBER: W307



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust	S	S	
Glazing			
Glazing putty condition			Allow 2 lineal meters putty replacement
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust	S		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	S	S	
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	S		
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Operable	Operable	Ease
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

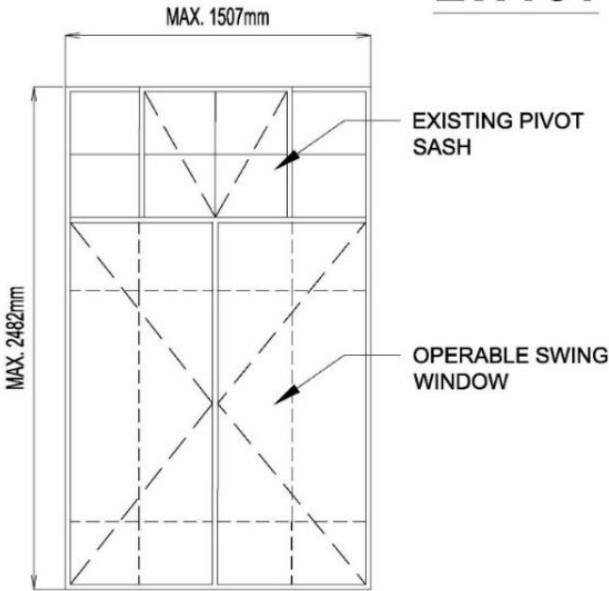
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W308

EWT01



Window element			Remarks
Casement sashes	LH	RH	
	No	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 3 lineal meters putty replacement
Pivot sash			
	Opens	Locked - Unknown	Operator Removed
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Lower fastener	Operable	Ease. Minor scratches around the fastener area where it hits the frame on open/close. S rust here.
	Stay		
	Hinges	Operable	Ease
Sub-sill	Operable	Operable	Ease L/H Hinge stiff needs EASE.
	S to L		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

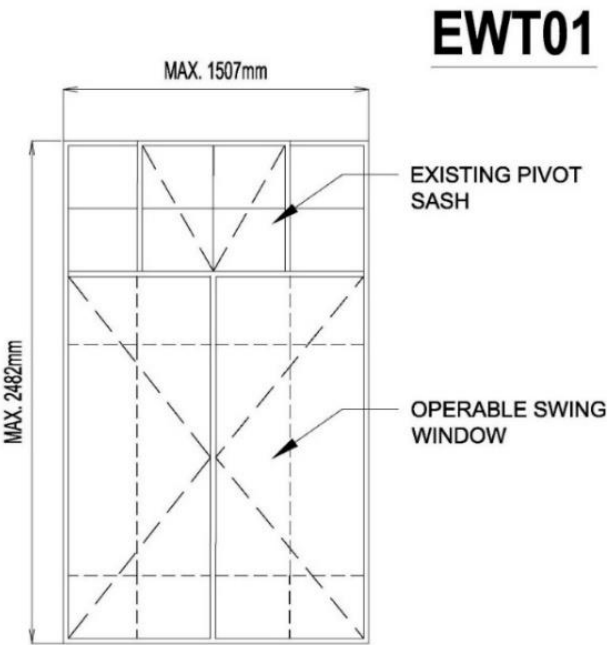
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W309



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 3 lineal meters putty replacement
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
Sub-sill	S to L		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

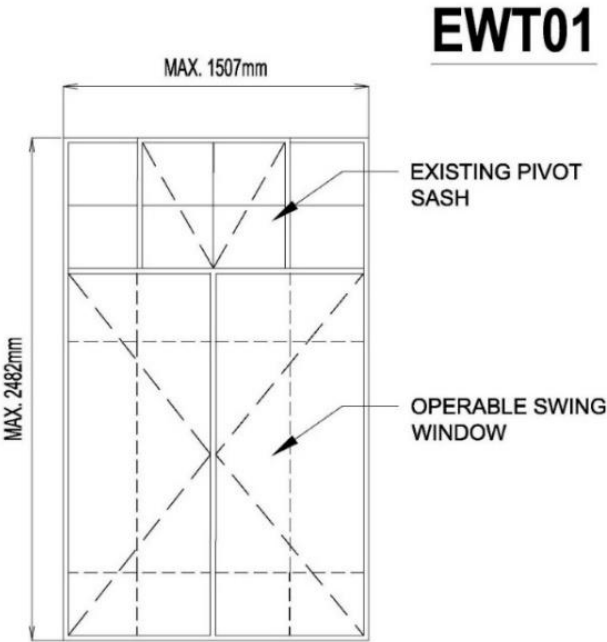
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W310

WINDOW REMOVED



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames			

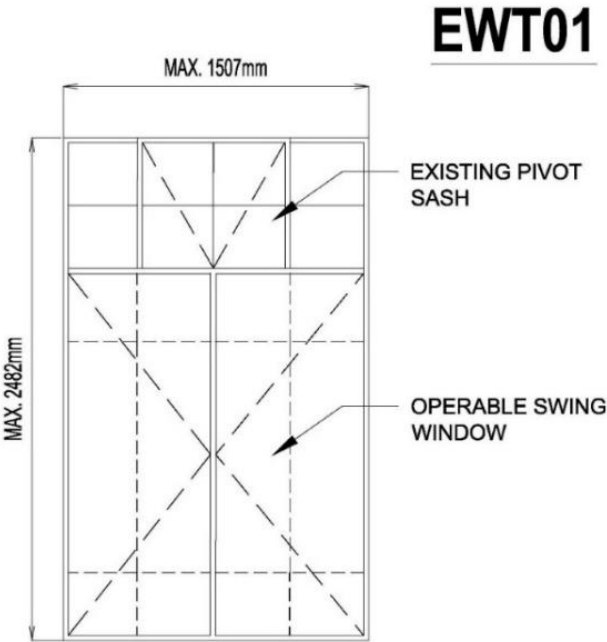
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W311



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Putty in poor condition - allow full re-putty - 5 lineal meters
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
Sub-sill	S to L		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

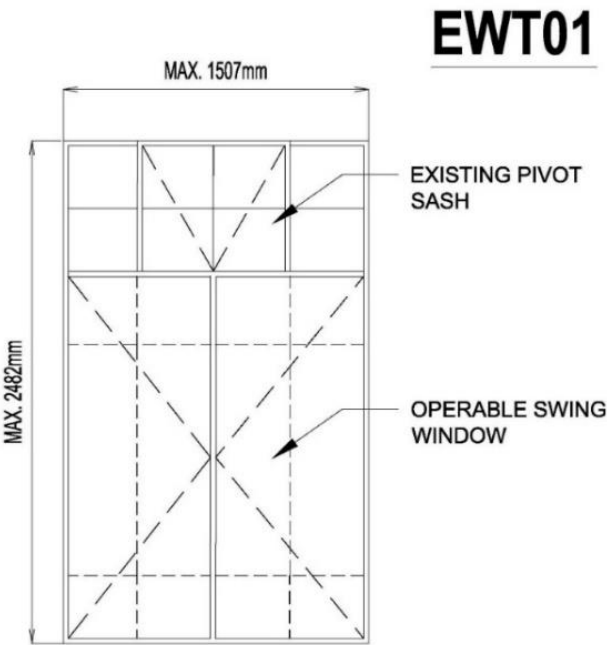
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W312



Window element			Remarks
Casement sashes	LH	RH	
	?		No access - appears operable.
	Opens		
	Does not open		
	Deformity		
	Level of rust	s	
	Glazing		
Glazing putty condition			Allow 2 lineal meters putty replacement
Pivot sash			
	N/A		No pivot sash , fixed shut
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	????	Ease
	Lower fastener	???	Ease
	Stay	???	Ease
	Hinges	?????	Ease
Sub-sill	S to L		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

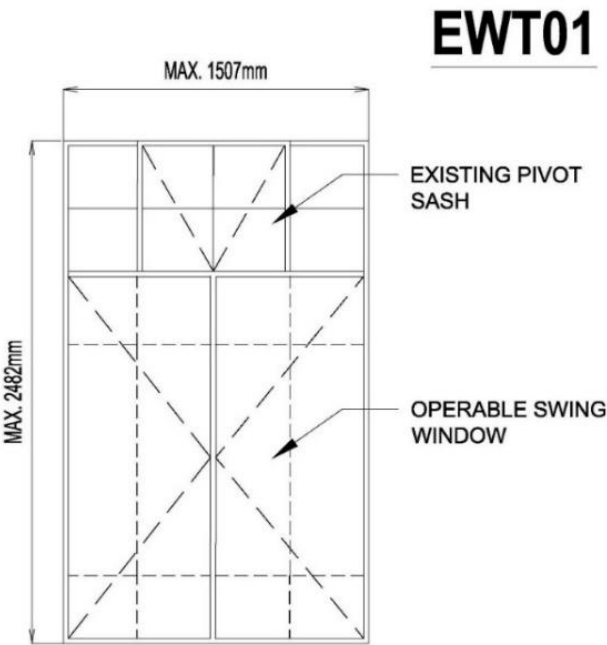
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W313



Window element			Remarks
Casement sashes	LH	RH	
	?	?	No Access - appears operable
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 2.5 lineal meters putty replacement
Pivot sash			
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
Sub-sill	S Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

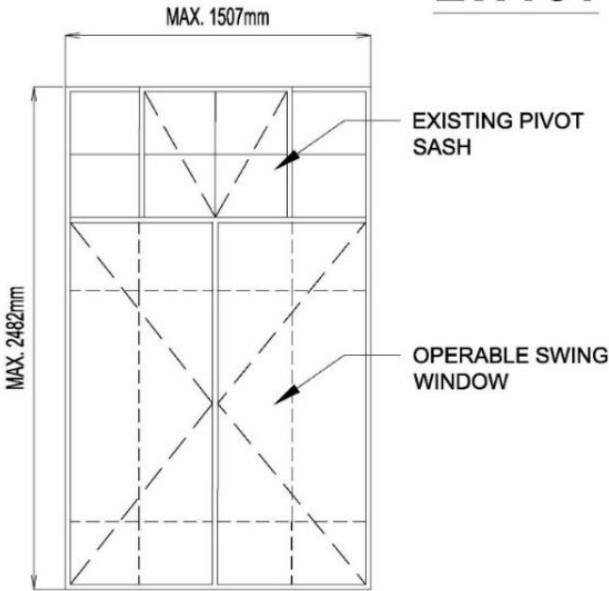
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W314

EWT01



Window element			Remarks
Casement sashes	LH	RH	
	-	?	Single pane – appears operable – no access
	Opens		
	Does not open		
	Deformity	-	
	Level of rust	S to L	Heavy paint flaking at bottom
	Glazing		
	Glazing putty condition		Allow 2.5 lineal meters putty
Pivot sash			
	Opens	N/A	Fixed shut
	Does not open		
	Deformity		
	Level of rust	S to L	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S to L	S to L
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S to L	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	???	Ease - Pin arm needs to be reattached.
	Hinges	???	Ease
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

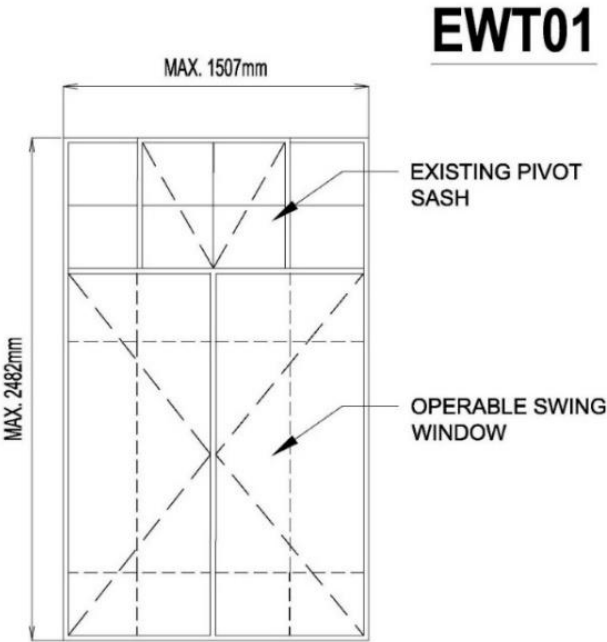
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W315



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Note		L/H strikes middle frame on close
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 2.5 lineal meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust		
	Glazing		
	Glazing putty condition		
Frame			
	Note above		
	Deformity		
	Level of rust	S	
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

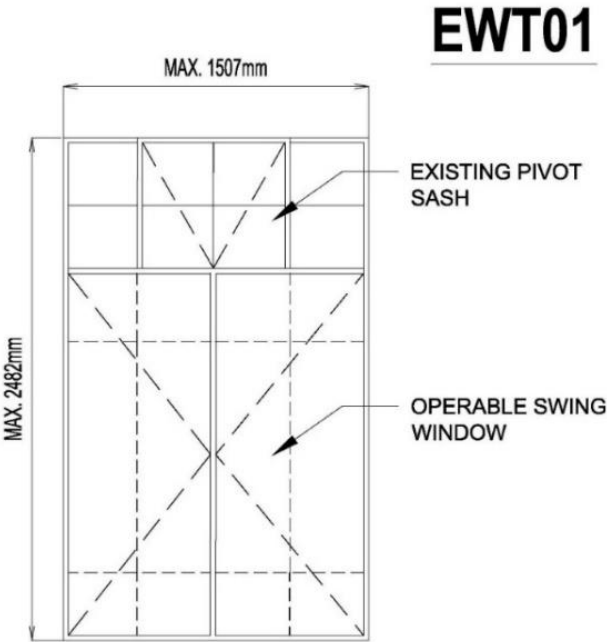
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W316

WINDOW REMOVED



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames			

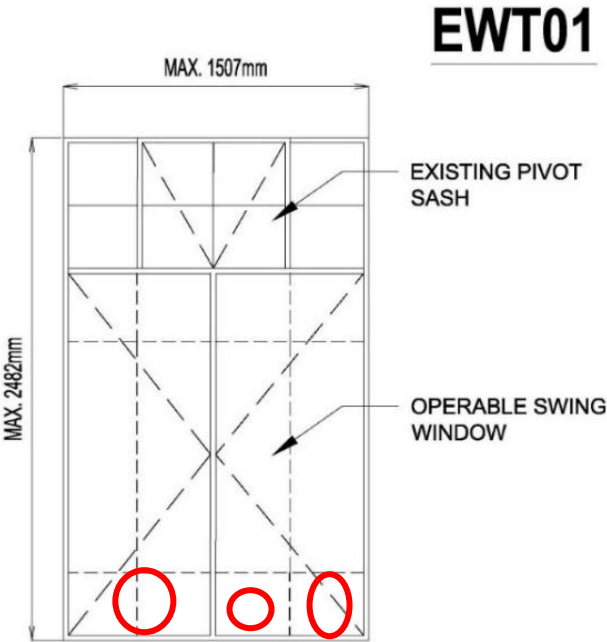
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W317



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing	Broken	
Glazing putty condition			Allow 4 lineal meters putty.
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	Operable	Ease
	Lower fastener	Operable	Ease Both loose – tighten
	Stay	Operable	Ease Both bent needs straighten
	Hinges	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

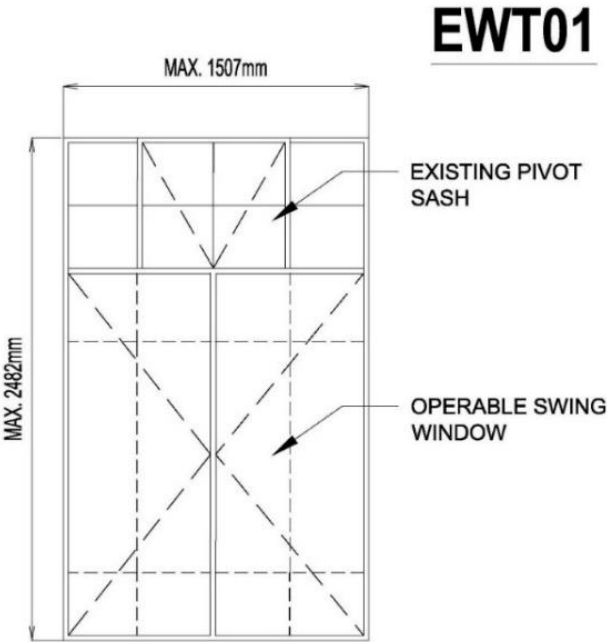
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W318



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 4 lineal meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

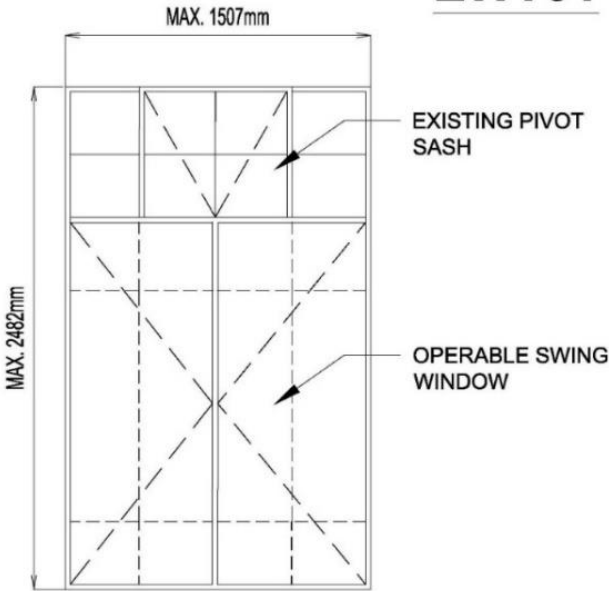
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W319

EWT01



Window element			Remarks
Casement sashes	LH	RH	
	yes	yes	Locked
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 3 lineal meters putty replacement
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	L	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S to L	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	Operable	ease
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

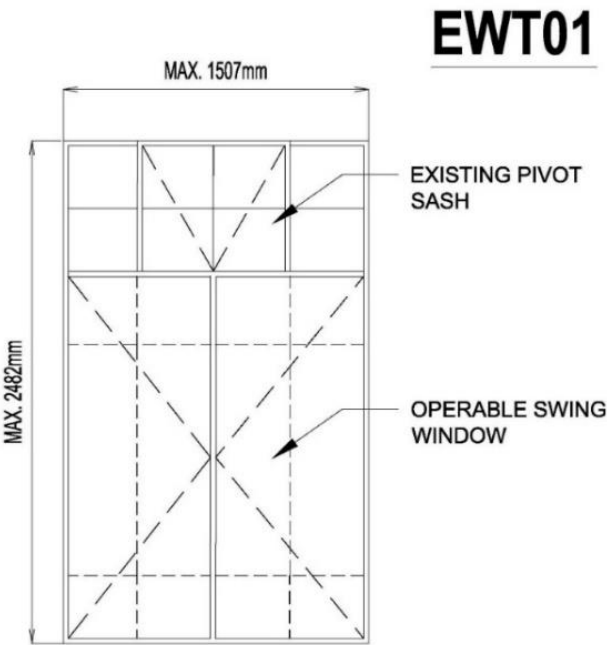
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W320



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 4 lineal meters putty replacement
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	L	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S to L	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease exterior rust on hinge L
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

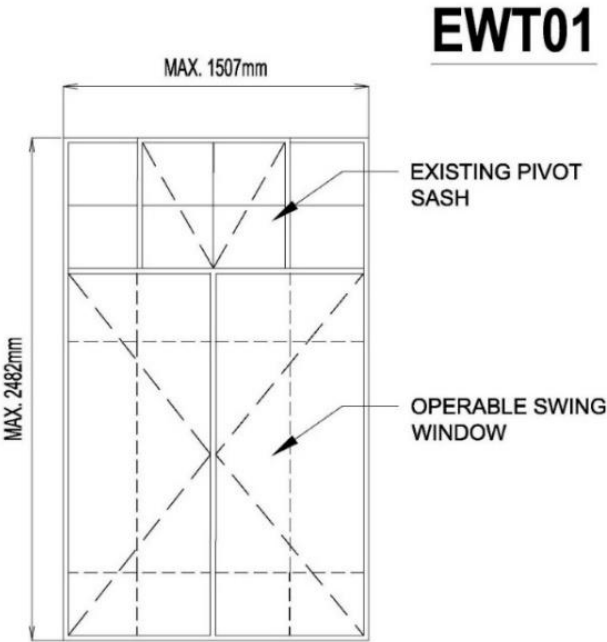
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W321



Window element			Remarks
Casement sashes	LH	RH	
	Yes	yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 4 lineal meters putty replacement
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease
	Operable	Operable	Ease exterior rust L
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

LEVEL 3

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

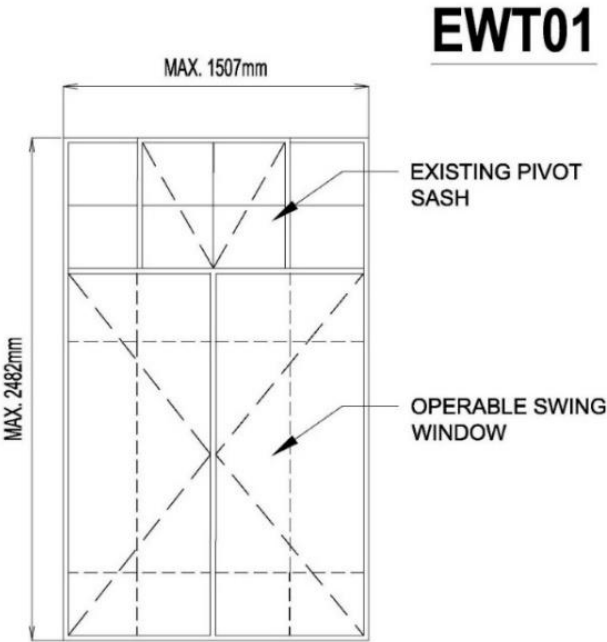
NORTH ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W403



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	Stiff. Ease
	Opens		
	Does not open		
	Deformity		Paint in poor condition
	Level of rust	L	
	Glazing		
	Glazing putty condition		Allow 2 lineal meters putty
Pivot sash			
	Locked - Unknown		Operator missing
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	L	Especially at the middle frame bar and lower sections
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

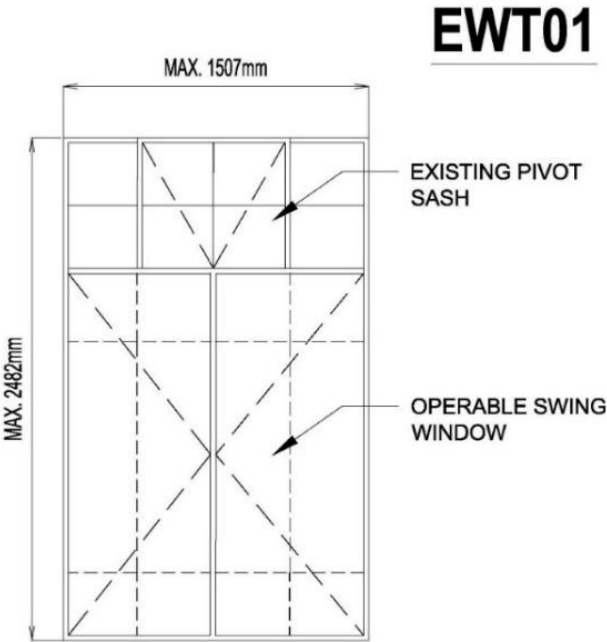
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W404



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	Stiff. Ease.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Putty cracking. Allow approx. 3 lineal meters putty.
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	L rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

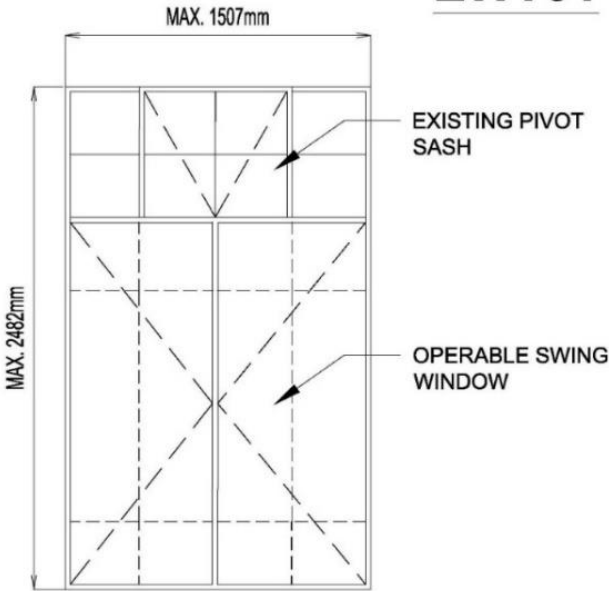
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W405

EWT01



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	L/H is stiff. Ease
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 3.5 lineal meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Operable
	Stay	Operable	Operable
	Hinges	Operable	Operable
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

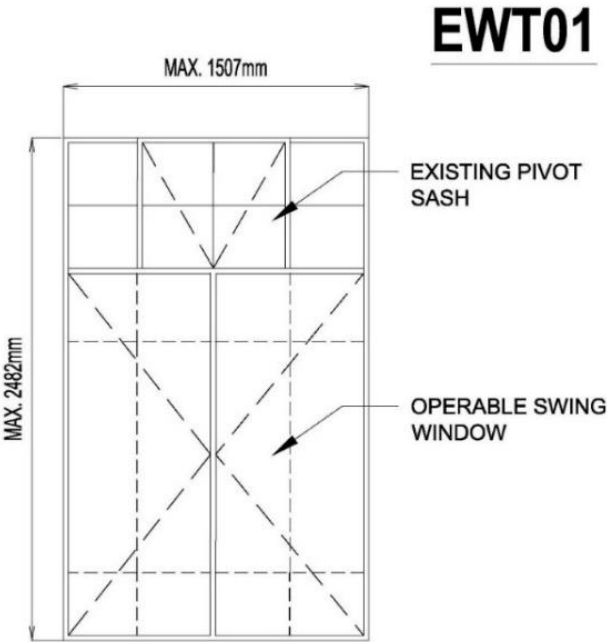
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W406



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	Both sides are slightly stiff in frame
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 0.5 lineal meters putty.
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
			Timber panel covering interior.
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

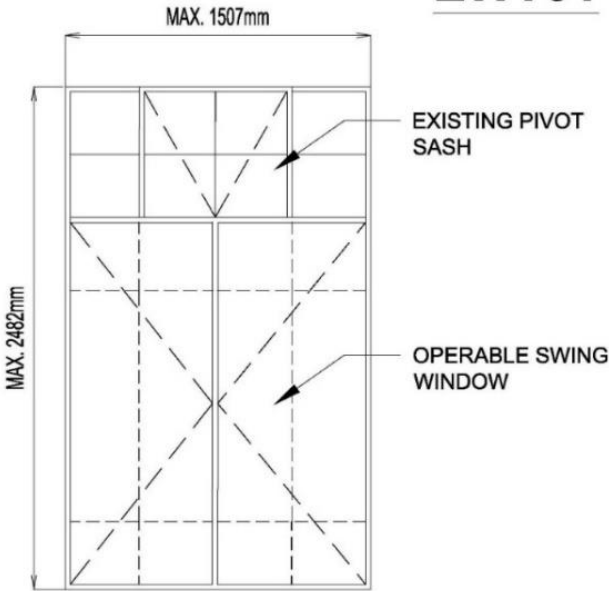
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W407

EWT01



Window element			Remarks
Casement sashes	LH	RH	
		Yes	Stiff in frame
Opens	No		
Does not open			
Deformity			
Level of rust	S	S	
Glazing			
Glazing putty condition			Allow 1.5 lineal meter putty
Pivot sash			
	yes		
Opens			
Does not open			
Deformity			
Level of rust	S		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	S	S	
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	S		
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Not Operable	Not Operable	Ease. Both sides need refitting. R/H missing the operator bar (connecting top to bottom fastener)
Stay			
Hinges	Operable	Operable	Ease
	Operable	Operable	Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P especially frame		

WEST ELEVATION

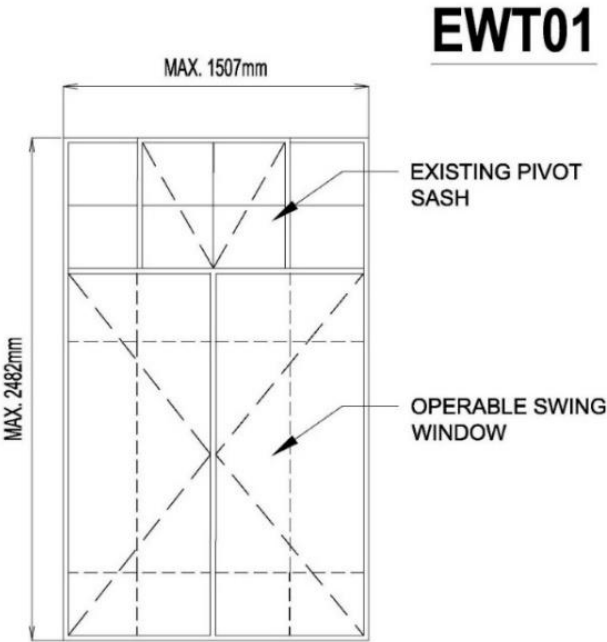
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W408

WINDOR REMOVED FOR ACCESS



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			GRINDER CUTS IN FIXED LIGHT FRAME STRUCTURE
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames			

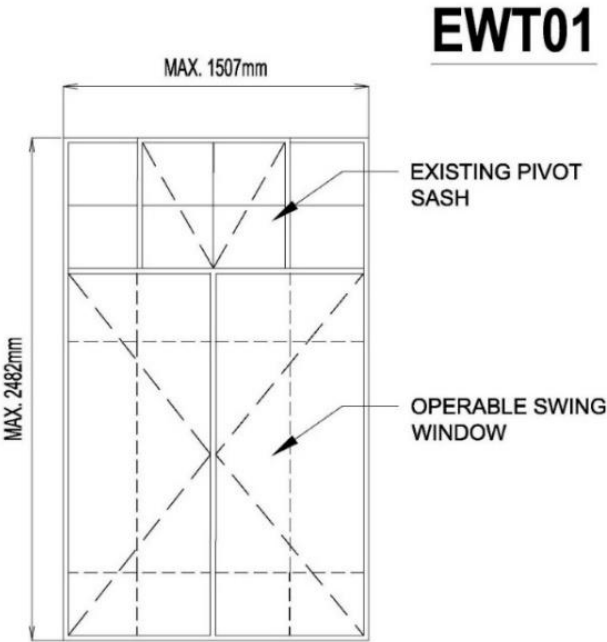
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W409



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	S
	Glazing		
Glazing putty condition			Allow 0.5 lineal meters putty
Pivot sash			
	No Access appears to be operable.		Locked
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

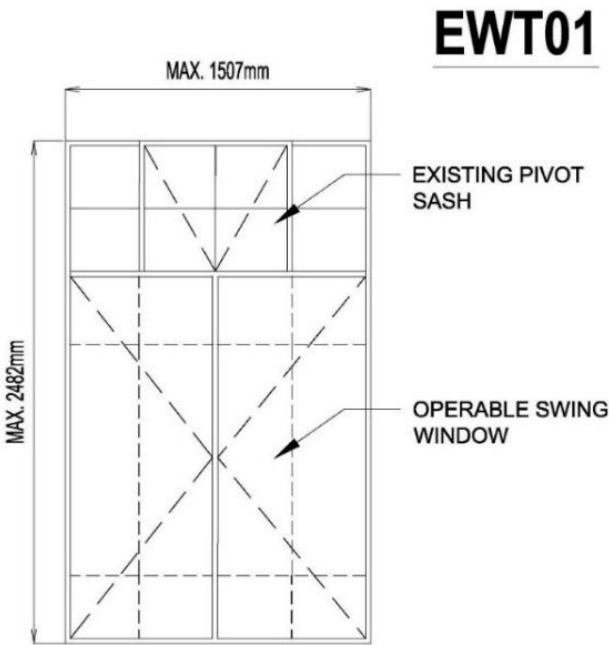
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W410



Window element			Remarks
Casement sashes	LH	RH	
	-	-	No Access
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 0.5 lineal meters putty
Pivot sash			
	N/A		
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust		
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S to L	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	???
	Stay	???	Operable
	Hinges	???	Operable
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

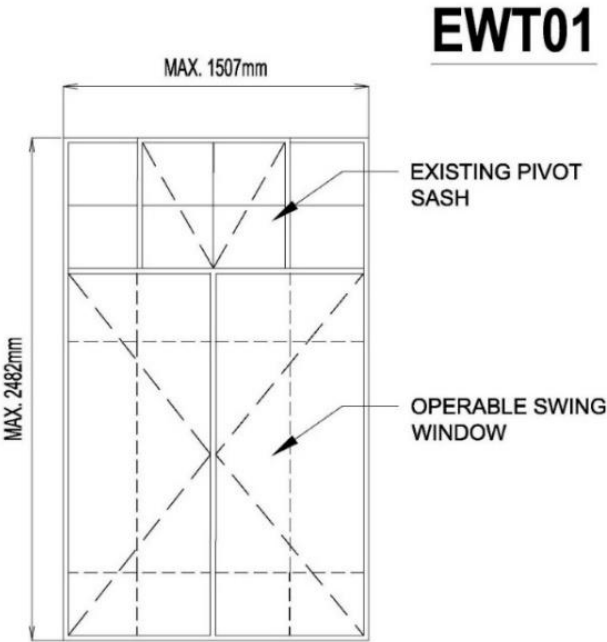
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W411



Window element			Remarks
Casement sashes	LH	RH	
	Unknown	Unknown	No access
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	S to L
	Glazing		
Glazing putty condition			2.5 m putty replacement
Pivot sash			
	Locked - Unknown		Operator Removed Appears operable
	Opens		
	Does not open		
	Deformity		
	Level of rust	S to L	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
Glazing putty condition			
Frame			
	Deformity		Perhaps pivot sash doesn't close properly ??
	Level of rust	S to L	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P especially frame		

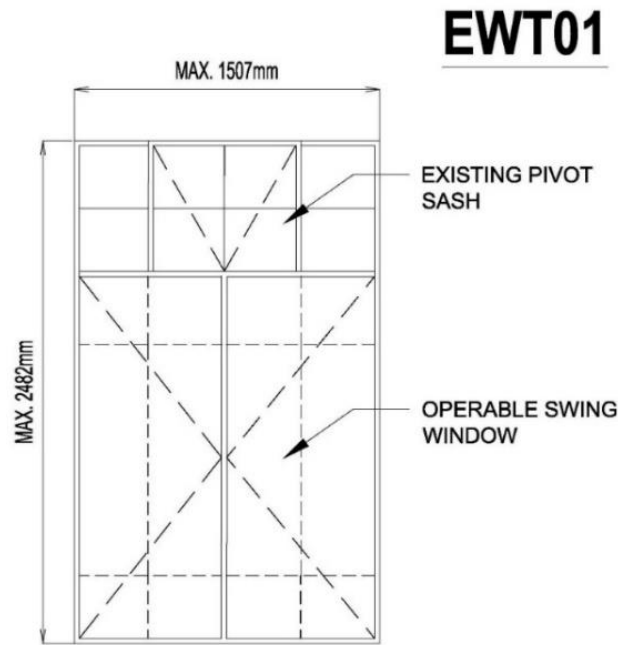
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W412



Window element			Remarks
Casement sashes	LH	RH	
	N/A	Unknown	No Access
	Opens		
	Does not open		
	Deformity	Nil	
	Level of rust	Neg to S	Neg to S
	Glazing		
	Glazing putty condition		Allow 2 lineal meters putty replacement
Pivot sash			
	Opens	N/A	Does not open
	Does not open		
	Deformity		
	Level of rust	Neg to S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity	Nil	
	Level of rust	S to L	S to L
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S to L	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable??	Operable ?? Ease
	Stay	Operable??	Operable ?? Ease
	Hinges	Operable??	Operable ?? Ease
Sub-sill	S to L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

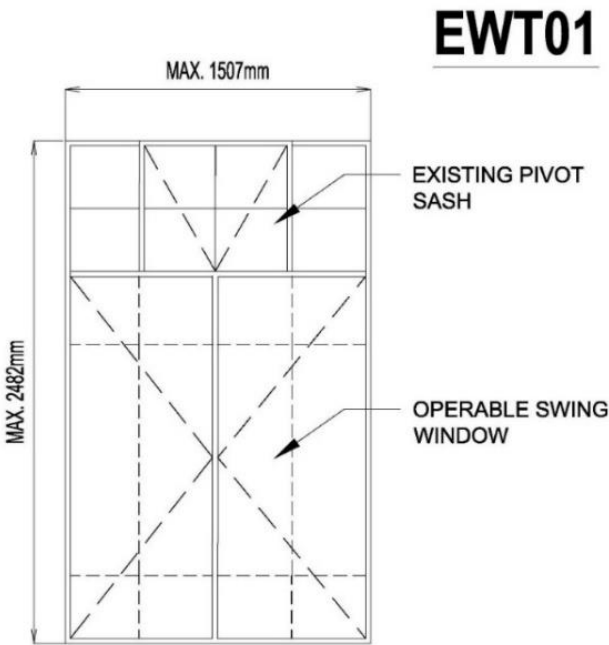
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W413



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S to L rust	
	Glazing		
	Glazing putty condition		Allow 2.5 lineal meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S to L rust	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S to L rust	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S to L rust	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

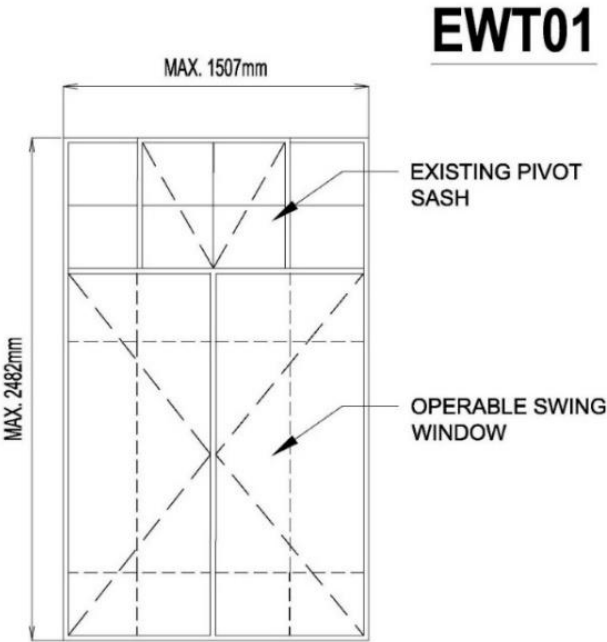
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W414

WINDOW REMOVED



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames			

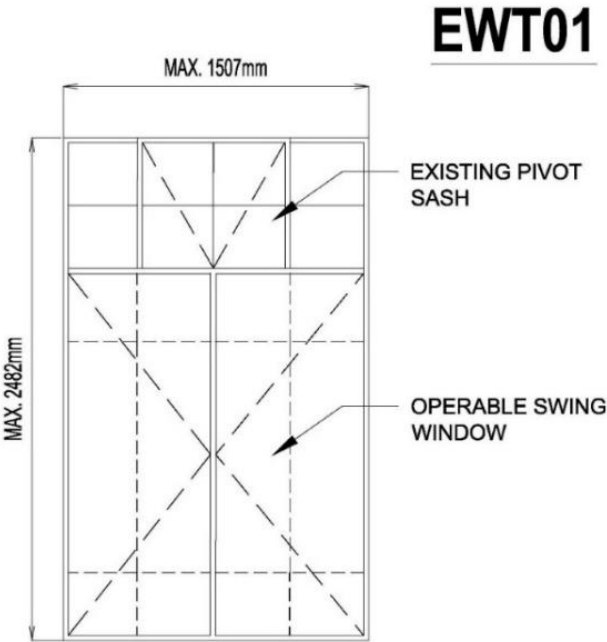
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W415



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 1.5 lineal meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease Exterior hinges rusted
Sub-sill	L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

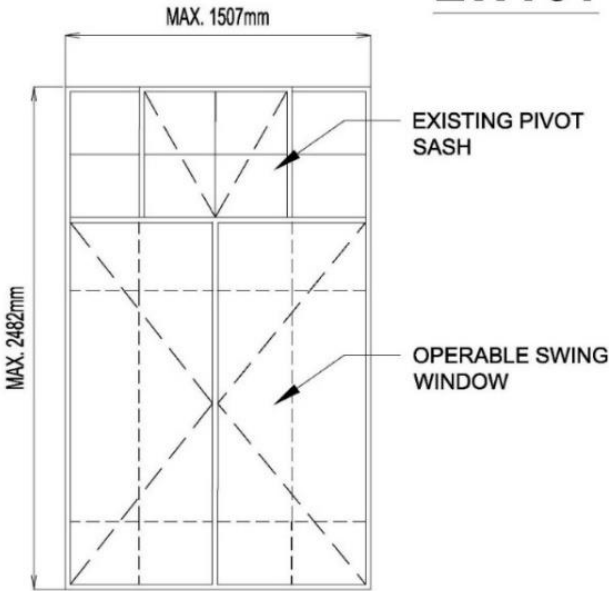
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W416

EWT01



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		Allow 2.5 lineal meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease. Fasteners a little loose.
	Stay	Operable	Ease
	Hinges	Operable	Ease Exterior S rust
Sub-sill	L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

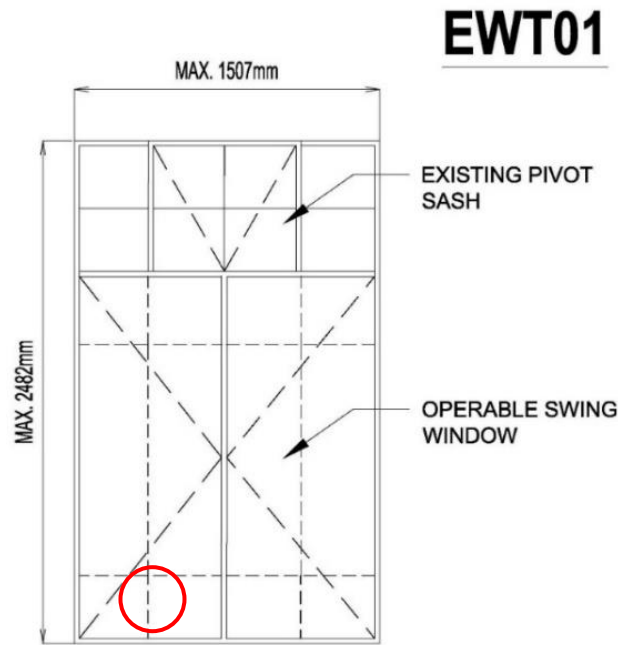
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W417



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	L/H side is stiff. Ease
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing	Broken	
Glazing putty condition			Allow 1.5 lineal meters putty
Pivot sash			
Opens	Locked - Unknown		Operator removed
Does not open			
Deformity			
Level of rust	S to L level rust		
Glazing			
Glazing putty condition			
Fixed lights			
Frame			
	S		
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease External hinge rust S to L
Sub-sill	L Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

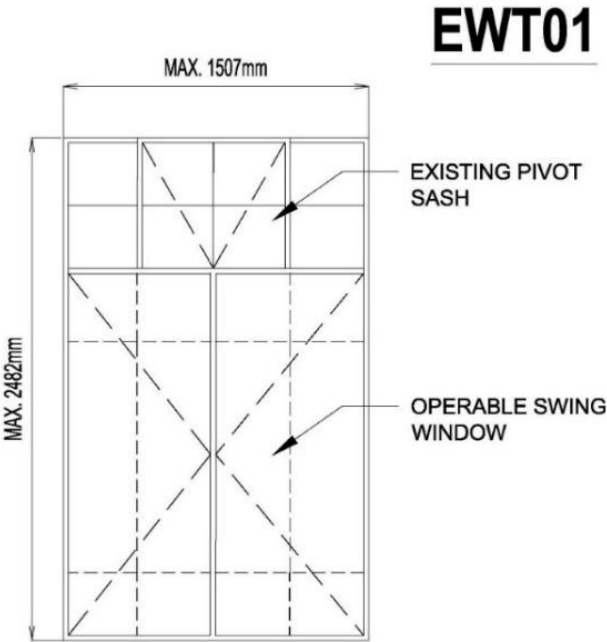
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W418



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 2.5 lineal meters putty
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	S
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S to L	
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	n/a
	Lower fastener	Operable	Operable
	Stay	Operable	Operable
	Hinges	Operable	Operable
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

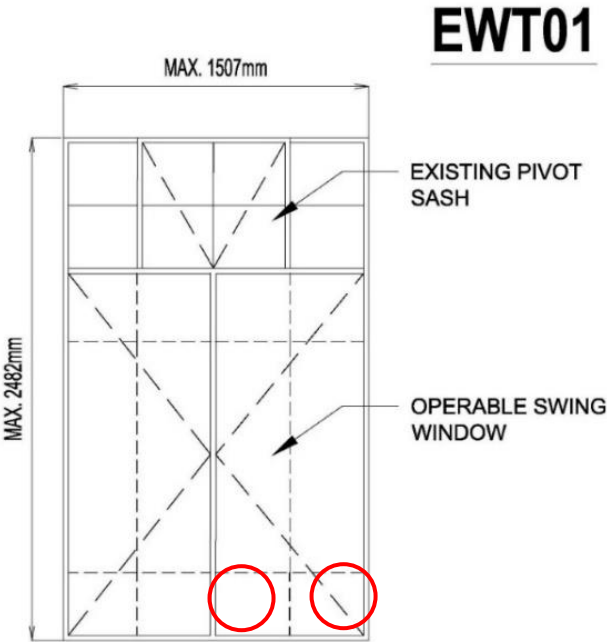
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 3

WINDOW NUMBER: W419



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing	Broken	
Glazing putty condition			Allow 2 lineal meters putty
Pivot sash			
	Locked - Unknown		Operator removed
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P especially frame		

WEST ELEVATION

LEVEL 4

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

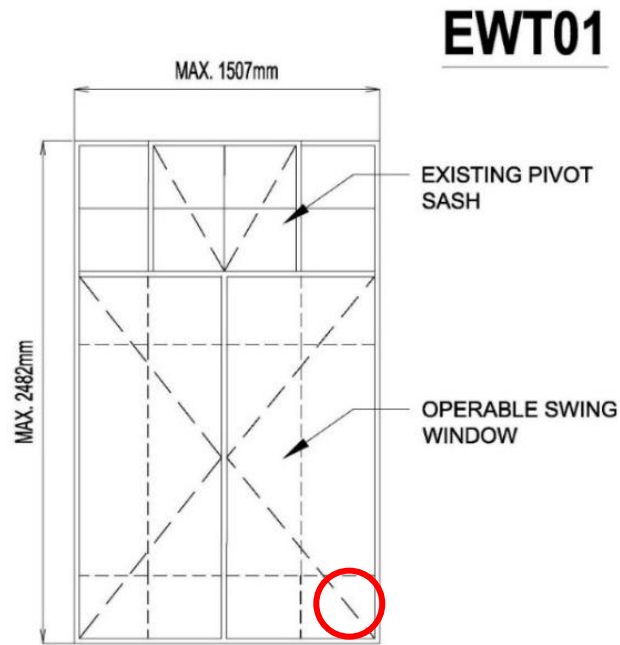
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W502



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing	Broken	
Glazing putty condition			
Pivot sash	Unknown – Locked.		Operator removed.
	Opens		
	Does not open		
	Deformity		
	Level of rust	L rust	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	L/m Rust	timber	
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

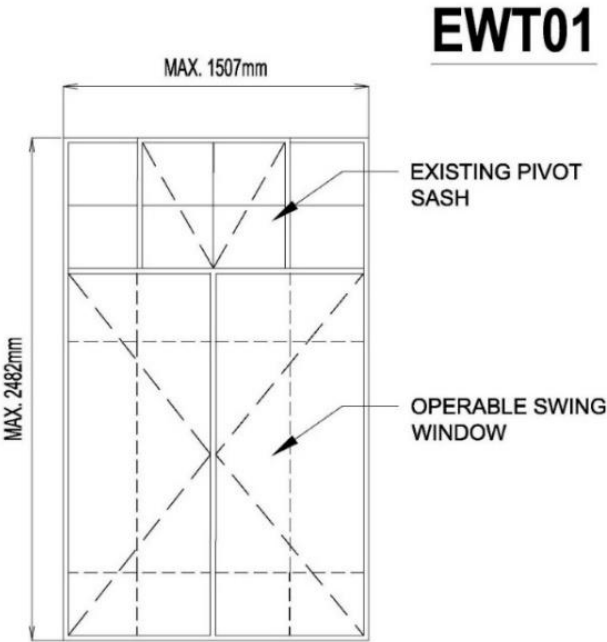
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W503

REMOVED WINDOW



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames			

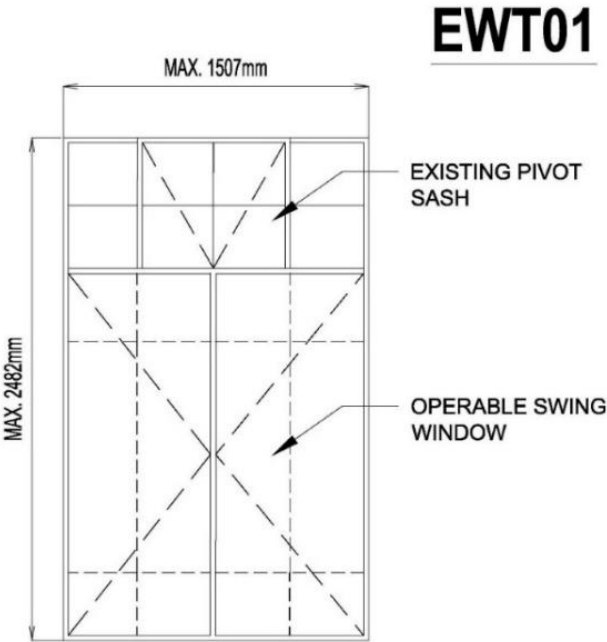
WEST ELEVATION

WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W504



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Pivot sash			
	Locked - Unknown		Operator Removed
	Opens		
	Does not open		
	Deformity	Nil	
	Level of rust	S	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	L/m Rust	timber	
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

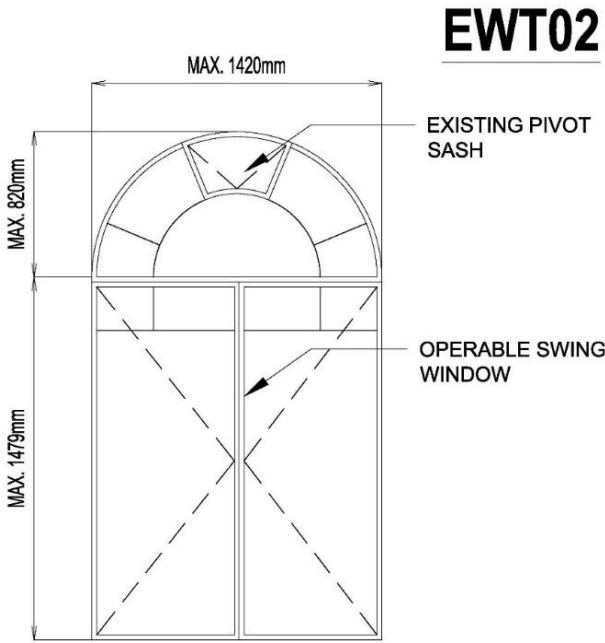
WEST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W505



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Pivot sash			
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Frame			
	Deformity	S	
	Level of rust		
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Not Operable	Operable Ease Reinstall
	Stay	Not Operable	Operable Ease Reinstall LH (disassembled)
	Hinges	Operable	Operable Ease
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

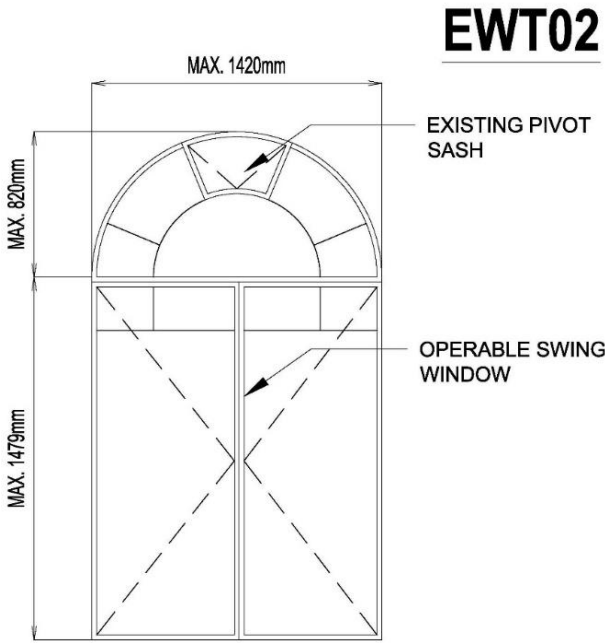
WEST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W506



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Pivot sash			
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Frame			
	Deformity	S	
	Level of rust		
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease. R/H needs ease to lock properly.
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

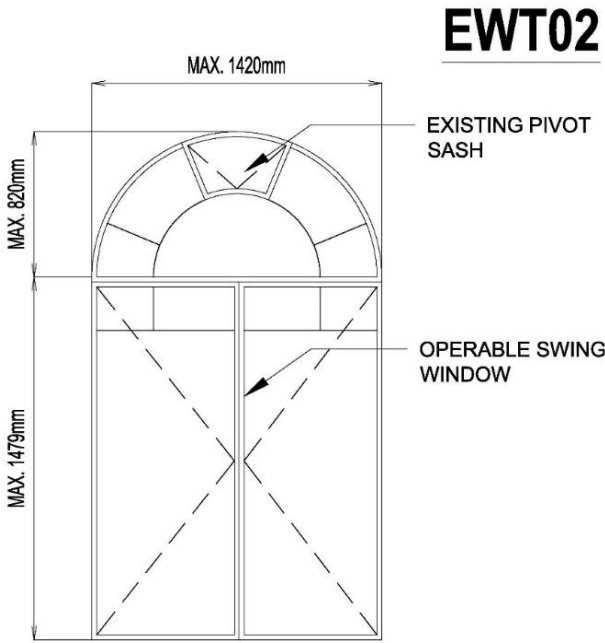
WEST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W507



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Pivot sash			
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Frame			
	Deformity	S	
	Level of rust		
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease. R/H tighten.
	Stay	Operable	Ease L/H stay has a crack in the bottom of sliding shaft.
	Hinges	Operable	Ease
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

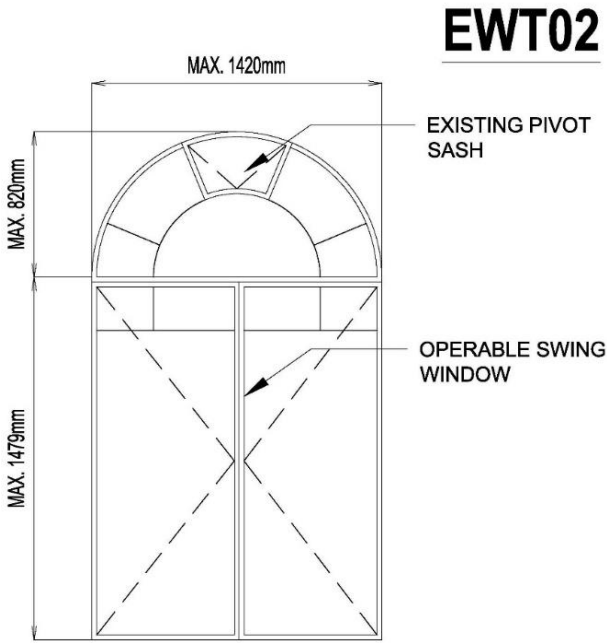
WEST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W508



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 2.5 lineal meters putty.
Pivot sash			
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S	
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease. L/H stay bent. R/H bent & missing screw handle - replace.
	Hinges	Operable	Ease
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

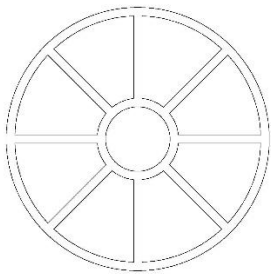
EWT09

WINDOW TYPE: EWT09

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W509



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust	Neg		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

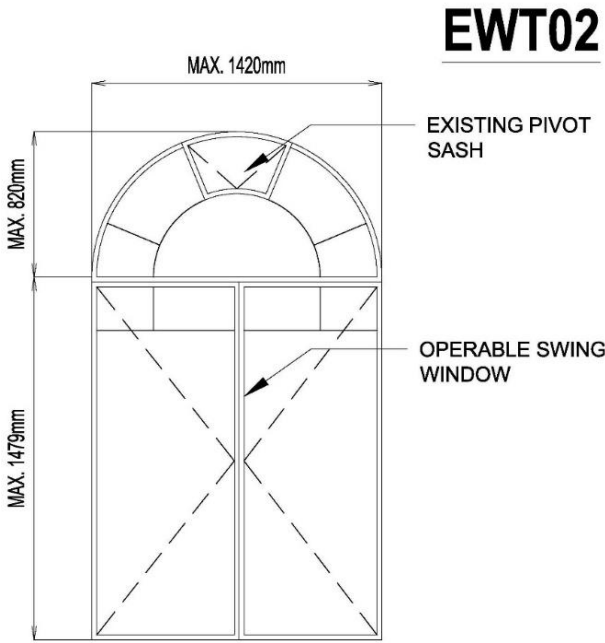
WEST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W510



Window element			Remarks
Casement sashes	LH	RH	
Opens	Yes	Yes	
Does not open			
Deformity			
Level of rust	Neg to S	Neg to S	
Glazing			
Glazing putty condition			
Pivot sash			
Opens	N/A		
Does not open			
Deformity			
Level of rust	S		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	S		
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	S		
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Operable	Operable	Ease
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

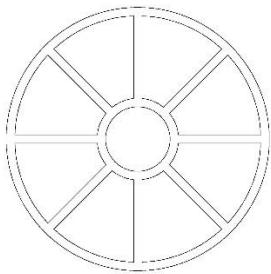
EWT09

WINDOW TYPE: EWT09

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W511



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust	Neg		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

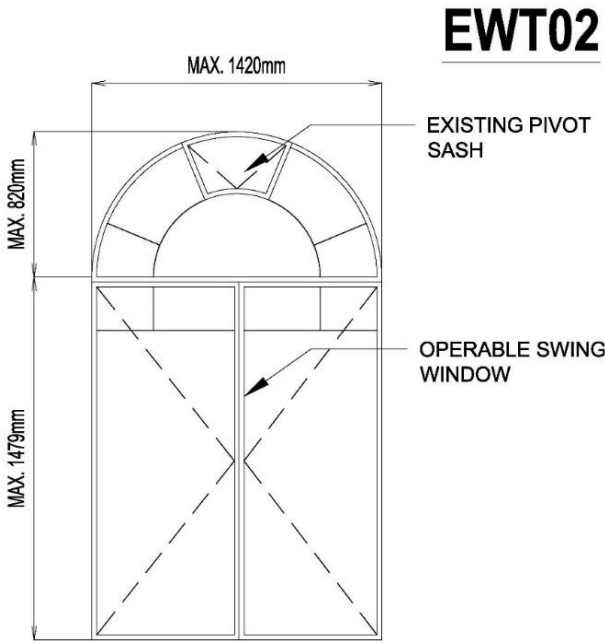
WEST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W512



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S to L	
	Glazing		
Glazing putty condition			1.5 lineal meters putty.
Pivot sash			
	N/A		Doesn't open, fixed pane.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S to L	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S to L	
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	L	
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S to L only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

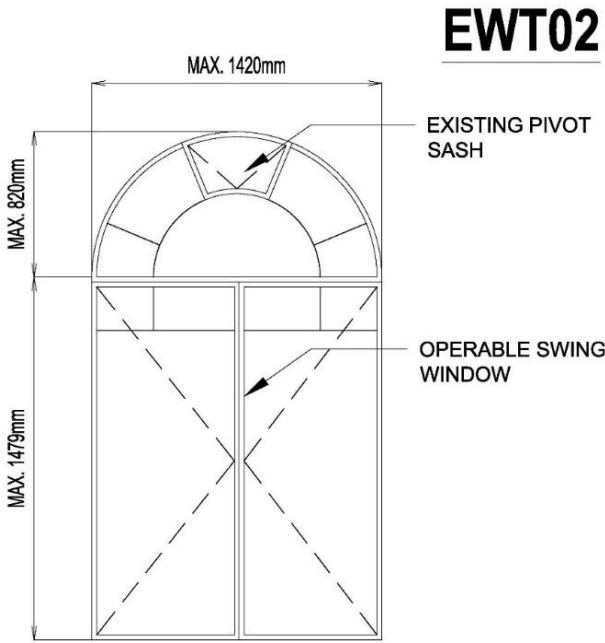
WEST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W513



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	R/H stiff scrapes bottom frame on open
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 1.5 lineal meters putty.
Pivot sash			
	-		No access. Opens inward but locked in place with reo bar.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Frame			
	Deformity	Nil	
	Level of rust	S	
	Other		
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease. S rust.
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

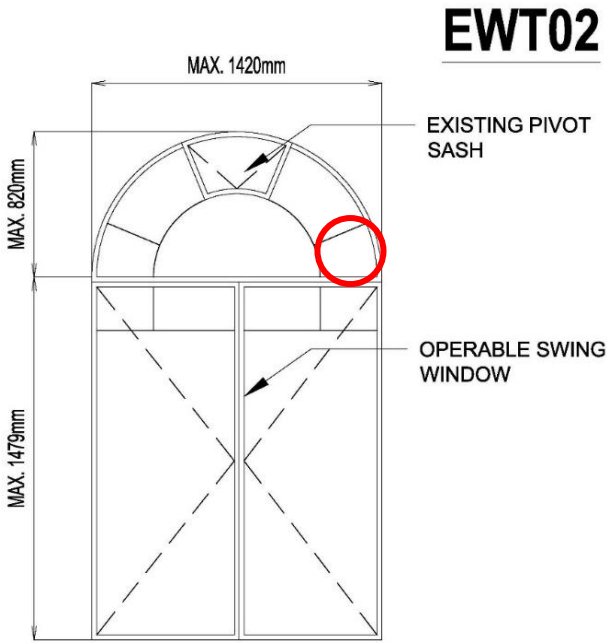
WEST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W514



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S to L	
	Glazing		
Glazing putty condition			Allow 1.5 lineal meters putty.
Pivot sash			
			No Access.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S to L	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust		
	Glazing	Broken pane.	
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S to L	
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	S to L		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

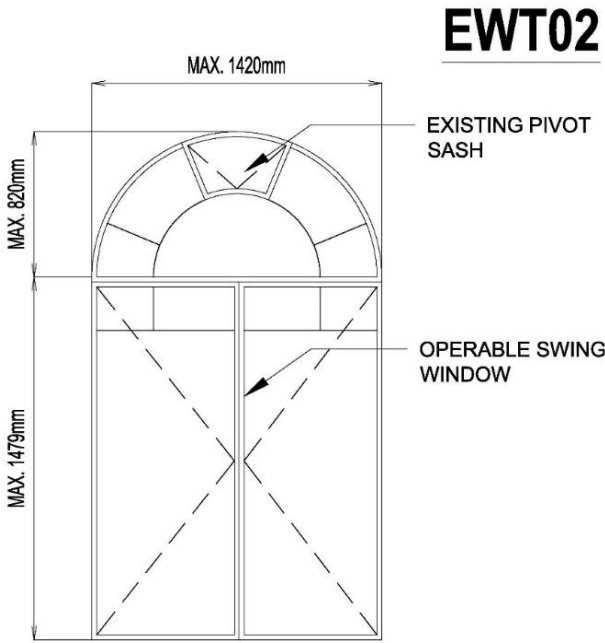
WEST ELEVATION

WINDOW TYPE: EWT02

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W515



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S to L	
	Glazing		
Glazing putty condition			Allow 1.5 lineal meters putty.
Pivot sash			
			No Access.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S to L	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Frame			
	Deformity		
	Level of rust	S	
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease R/H hinge stiff.
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

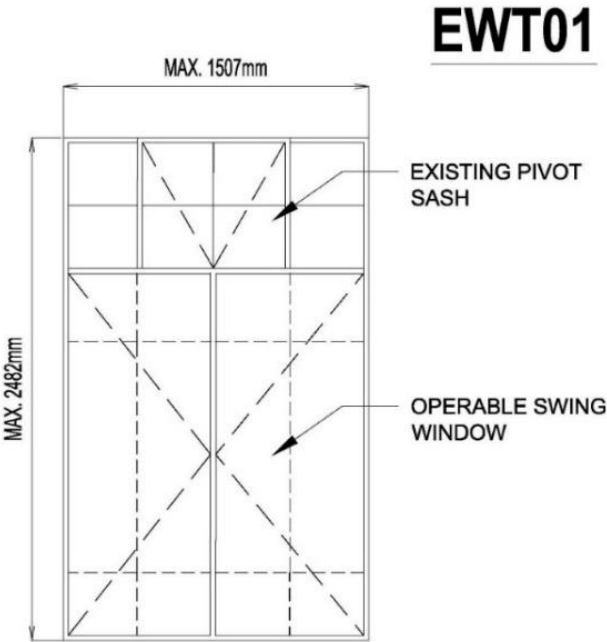
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W516

WINDOW REMOVED.



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames			

WEST ELEVATION

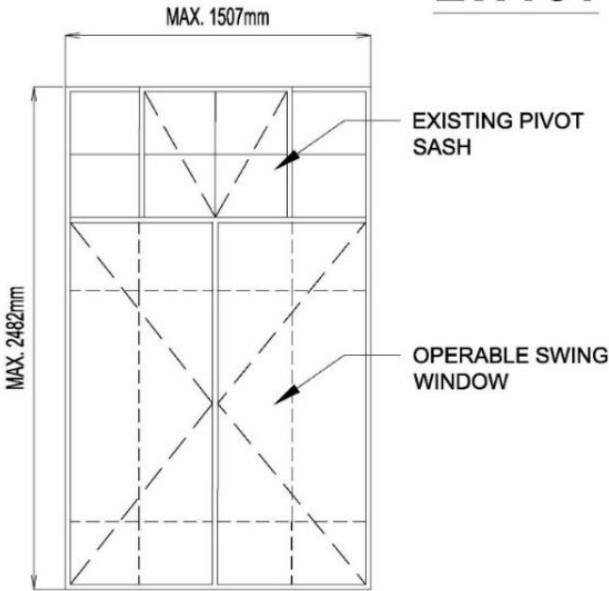
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W517

EWT01



Window element			Remarks
Casement sashes	LH	RH	
	x	x	Silicone shut. Appears fully functional with no deformities.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			Allow 2 lineal meters putty.
Pivot sash			
	Unknown		Operator removed.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	Especially at bottom interior.
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

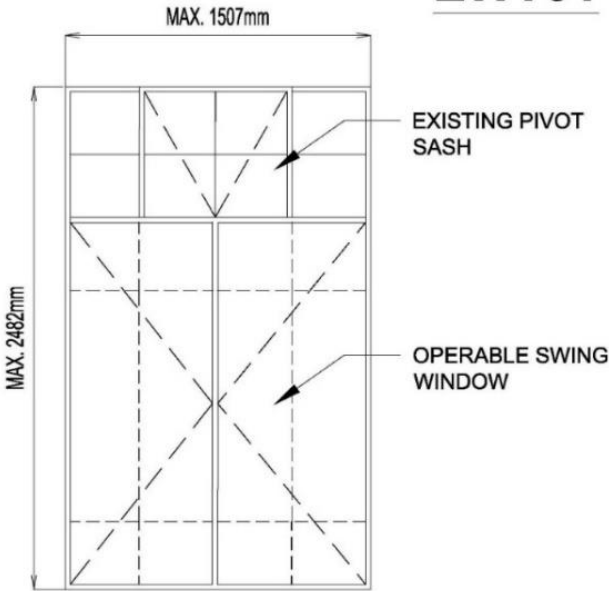
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 4

WINDOW NUMBER: W518

EWT01



Window element			Remarks
Casement sashes	LH	RH	
	x	X	Silicone shut. Appears fully functional with no deformities.
	Opens		
	Does not open		
	Deformity		
	Level of rust		
	Glazing	S	
Glazing putty condition			Allow 2 lineal meters putty.
Pivot sash			
	Unknown.		Operator Removed.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	S	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease. Pin arms bent slightly.
	Hinges	Operable	Ease.
Sub-sill	L/m Rust		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

LEVEL 5

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

EWT07

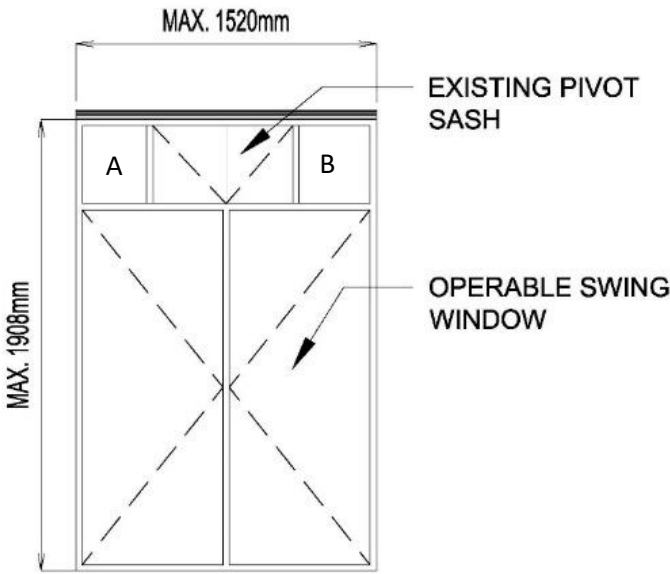
WEST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W582



Window element			Remarks
Casement sashes Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Yes	Yes	
	S		
Pivot sash Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Yes		
	S		
Fixed lights Deformity Level of rust Glazing Glazing putty condition	A	B	
	S		
Frame Deformity Level of rust Other			
	S		
Are there glazing bars to be replaced			
Hardware Upper fastener Lower fastener Stay Hinges	LH	RH	
	NA	Na	
	operable	Operable	L/H fastener has a bent rail.
	Operable	Operable	
	Operable	operable	
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

EWT07

WEST ELEVATION

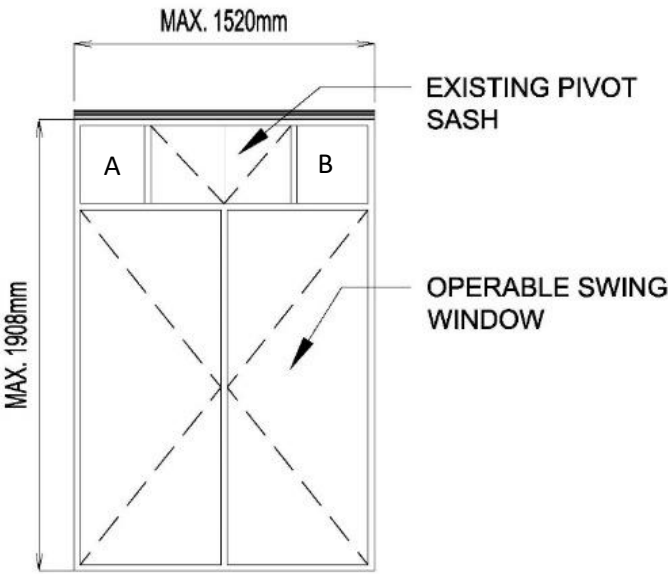
WINDOW TYPE: EWT07

HANDING WHEN VIEWED
FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W583

WINDOW REMOVED



Window element			Remarks
Casement sashes	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash	LH	RH	
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights	A	B	
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
Upper fastener			
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals	Cement render		
Paint sashes and frames			

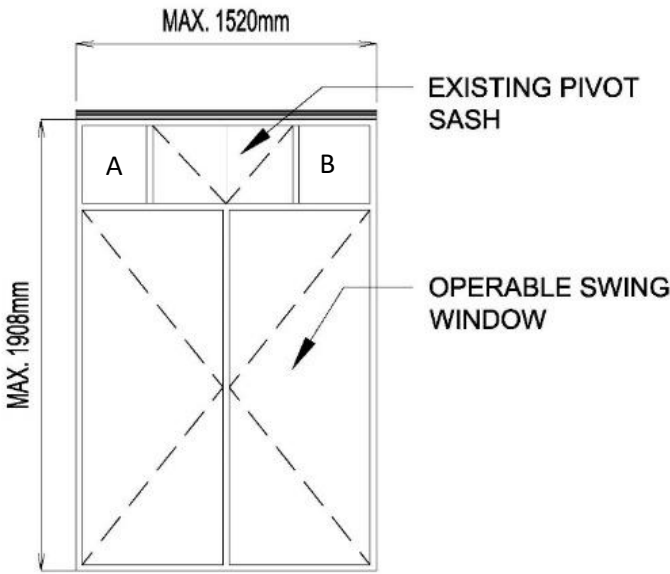
WEST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W584



Window element			Remarks
Casement sashes Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Yes	Yes	
	S		
Pivot sash Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Yes		
	S		
Fixed lights Deformity Level of rust Glazing Glazing putty condition	A	B	
Frame Deformity Level of rust Other			
	S		
Are there glazing bars to be replaced			
Hardware Upper fastener Lower fastener Stay Hinges	LH	RH	
	NA	NA	
	operable	operable	
	Non operable	Non operable	Removed needs reinstall
	operable	operable	
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

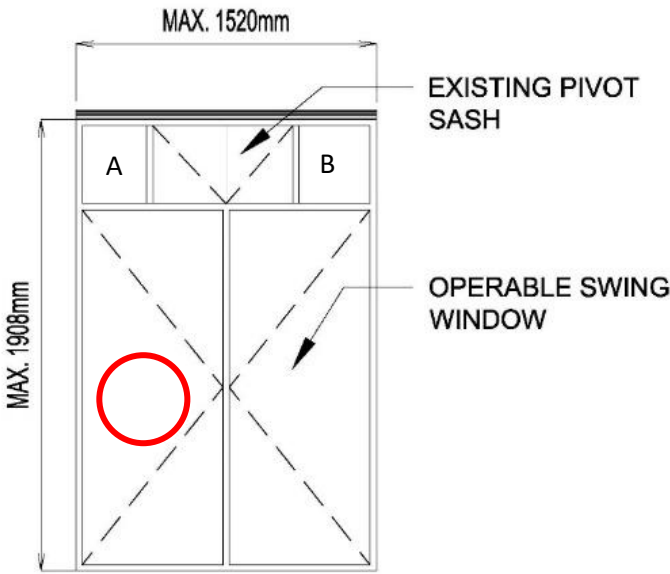
WEST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W585



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing	Broken	
Glazing putty condition		0.5 lineal meters putty	
Pivot sash	LH	RH	
	Locked - Unknown		Operator Removed taped shut.
	Opens		
	Does not open		
	Deformity		
	Level of rust	S	
	Glazing		
Glazing putty condition			
Fixed lights	A	B	
	S	S	
Frame			
	Deformity		
	Level of rust	S	
	Other		
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	NA	
	Lower fastener	Operable	
	Stay	Operable	
	Hinges	Operable	
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

EWT07

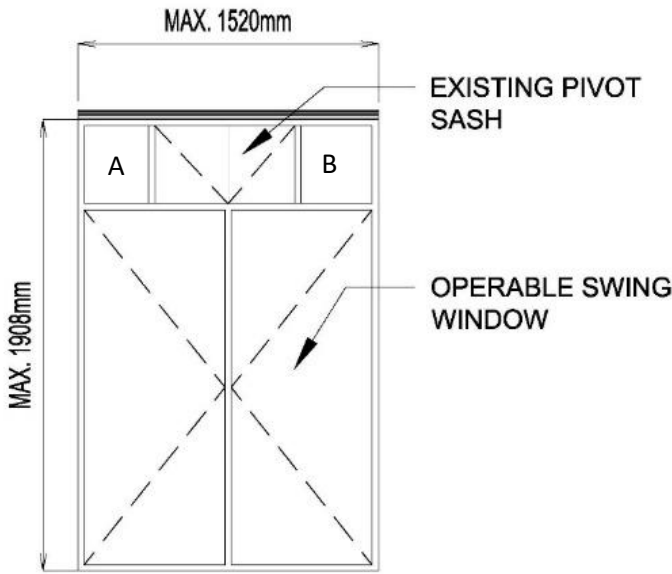
WEST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W586



Window element			Remarks
Casement sashes Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Yes	Yes	R/H top hits pivot sash holding it in position. Needs slight re-align.
	S		
Pivot sash Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Locked - Unknown		Operator Removed
			Missing hardware fittings on bottom of sash.
	S		
Fixed lights Deformity Level of rust Glazing Glazing putty condition	A	B	
	S	S	
Frame Deformity Level of rust Other			
	S		
Are there glazing bars to be replaced			
Hardware Upper fastener Lower fastener Stay Hinges	LH	RH	
	NA	NA	
	Operable	Operable	Ease
	Not Operable	Not Operable	Ease. Stays - missing hardware.
	Operable	Operable	Ease
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

EWT07

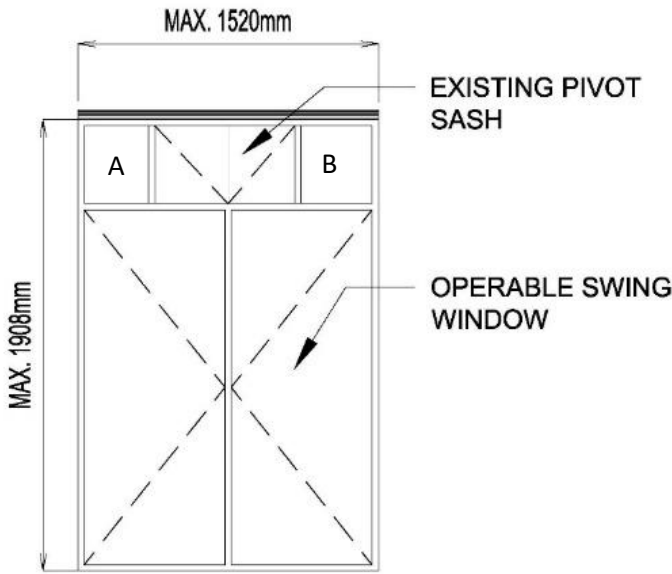
WEST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W587



Window element			Remarks
Casement sashes Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Yes	No	Top pf Frame hits pivot sash – preventing a clean close of window.
	S		
			Allow 0.75 lineal meters putty
Pivot sash Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Yes		
	-		
	S		
Fixed lights Deformity Level of rust Glazing Glazing putty condition	A	B	
	S		
Frame Deformity Level of rust Other			
	Note above.		
	S		
Are there glazing bars to be replaced			
Hardware Upper fastener Lower fastener Stay Hinges	LH	RH	
	NA	NA	
	Operable	Operable	
	Non Operable	Non Operable	Stays missing need reinstating.
	Operable	Operable	
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

EWT07

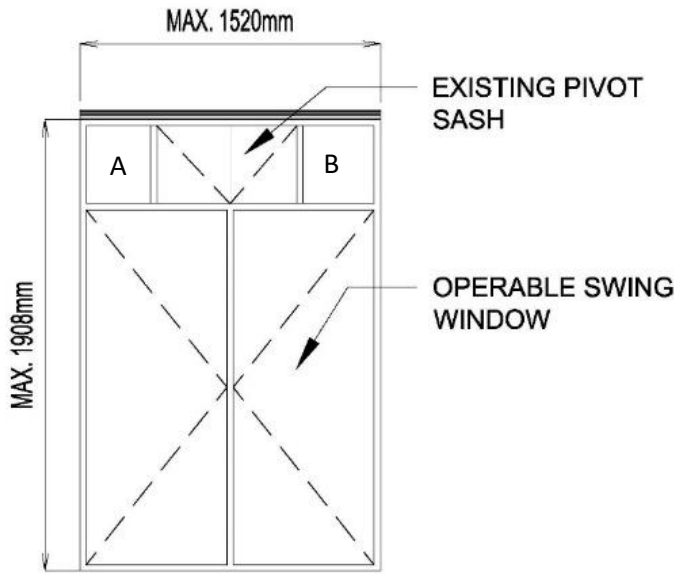
WEST ELEVATION

WINDOW TYPE: EWT07

HANDING WHEN VIEWED FROM INSIDE

LEVEL: 5

WINDOW NUMBER: W588



Window element			Remarks
Casement sashes Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Yes	Yes	RH casement hits frame at top causing slight damage
	S		
		Allow 0.5 lineal meter Putty.	
Pivot sash Opens Does not open Deformity Level of rust Glazing Glazing putty condition	LH	RH	
	Yes		
	S		
Fixed lights Deformity Level of rust Glazing Glazing putty condition	A	B	
Frame Deformity Level of rust Other	nil		
	S		
Are there glazing bars to be replaced			
Hardware Upper fastener Lower fastener Stay Hinges	LH	RH	
	NA	NA	
	Operable	Operable	
	Non operable	Non operable	Missing needs reinstatement
	Operable	Operable	
Sub-sill	S only		
Plaster reveals	Cement render		
Paint sashes and frames	F to P		

WEST ELEVATION

LOWER GROUND LEVEL

LEGEND

S = surface rust only (equivalent to Scale 0 to 1 RBA)

L = light level of rust (equivalent to Scale 2 RBA)

M = medium level of rust (equivalent to Scale 2 to 3 RBA)

H = heavy level of rust (equivalent to Scale 4 RBA)

G = good F = fair P = poor Neg = negligible

Note: where there is no text entered in schedule for a particular window element it means either it is not applicable/relevant or that element is intact/functioning and/or requires no work.

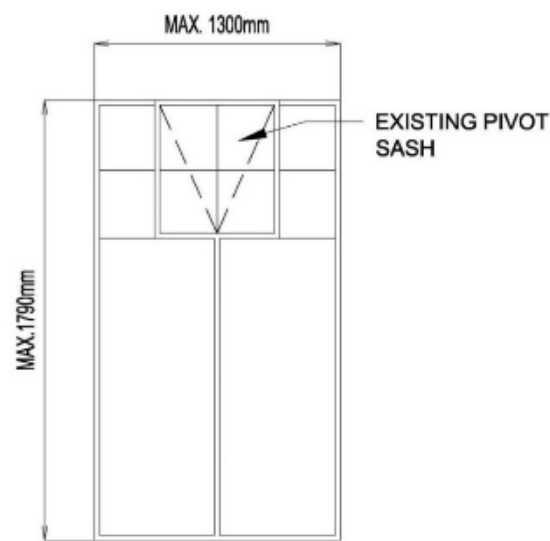
WEST ELEVATION

WINDOW TYPE: EWT08

HANDING WHEN VIEWED FROM INSIDE

LEVEL: LOWER GROUND

WINDOW NUMBER: W033



Window element			Remarks
Casement sashes	LH	RH	
Opens	Yes	Yes	Neither sash closes tight
Does not open			
Deformity			
Level of rust	Neg.	Neg.	
Glazing			
Glazing putty condition			
Pivot sash			
Opens	?		Operator missing
Does not open			
Deformity			
Level of rust	Neg.		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	Neg.	Neg.	
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	Neg.		
Other	Louvres S rust only		
Are there glazing bars to be replaced			
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Operable	Operable	Ease
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	Neg.		
Plaster reveals			
Paint sashes and frames	G		

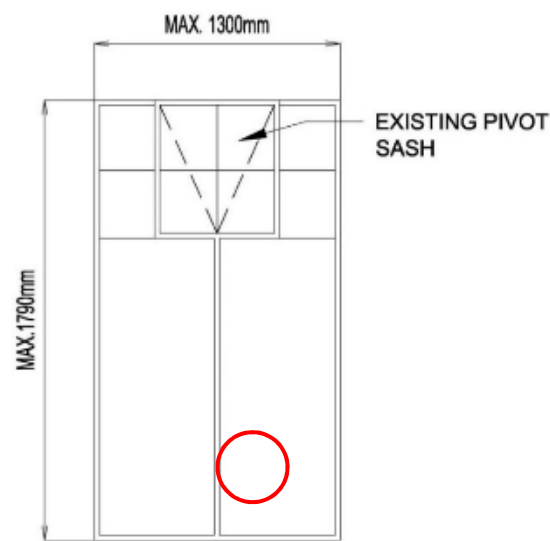
WEST ELEVATION

WINDOW TYPE: EWT08

HANDING WHEN VIEWED FROM INSIDE

LEVEL: LOWER GROUND

WINDOW NUMBER: W034



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	Neg.	
	Glazing	Broken glass	
Glazing putty condition			
Pivot sash			
	?		Operator missing
	Opens		
	Does not open		
	Deformity		
	Level of rust	Neg.	
	Glazing		
Glazing putty condition			
Fixed lights			
	Deformity		
	Level of rust	Neg.	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	Neg.	
	Other	Louvres S rust only	
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Upper fastener	n/a	
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges	Operable	Ease
Sub-sill	Neg.		
Plaster reveals			
Paint sashes and frames	G		

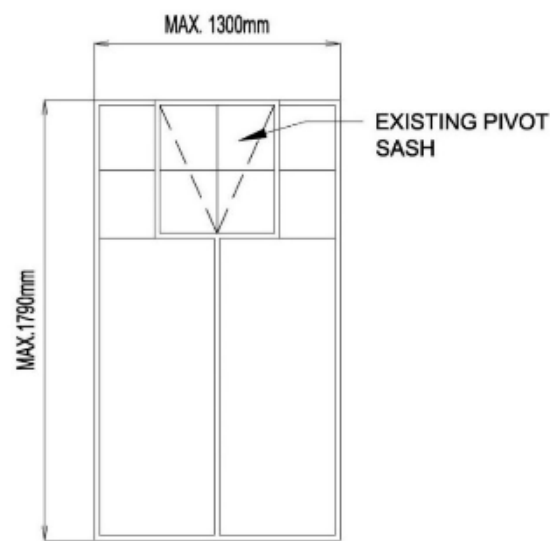
WEST ELEVATION

WINDOW TYPE: EWT08

HANDING WHEN VIEWED FROM INSIDE

LEVEL: LOWER GROUND

WINDOW NUMBER: W035



Window element			Remarks
Casement sashes	LH	RH	
Opens	Yes	Yes	
Does not open			
Deformity			
Level of rust	Neg.	Neg.	
Glazing			
Glazing putty condition			
Pivot sash			
Opens	?		Operator missing
Does not open			
Deformity			
Level of rust	Neg.		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	Neg.	Neg.	
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	Neg.		
Other	Louvres S rust only		
Are there glazing bars to be replaced			
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Operable	Operable	Ease
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	Neg.		
Plaster reveals			
Paint sashes and frames	G		

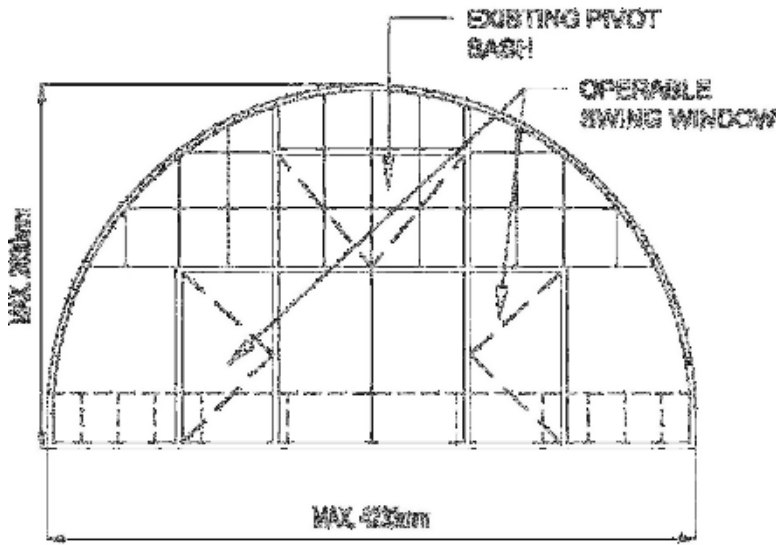
WEST ELEVATION

EWTO4

WINDOW TYPE: EWT04

LEVEL: LOWER GROUND

WINDOW NUMBER: W036



Window element			Remarks
Casement sashes	LH	RH	
Opens	Yes	Yes	Neither sash closes tight
Does not open			
Deformity			
Level of rust	Neg	Neg	
Glazing			
Glazing putty condition			
Pivot sash			
Opens	?		Operator missing
Does not open			
Deformity			
Level of rust	Neg		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	Neg		
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	Neg to S		
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Operable	Operable	Ease
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	Neg to S		
Plaster reveals			
Paint sashes and frames	G		

WEST ELEVATION

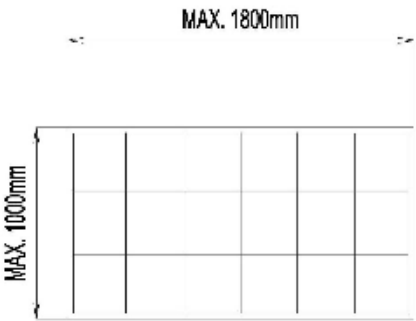
WINDOW TYPE: EWT13

HANDING WHEN VIEWED FROM INSIDE

LEVEL: LOWER GROUND

WINDOW NUMBER: W037

NOT ACCESSIBLE



Window element			Remarks
Casement sashes	n/a		
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Pivot sash			
Opens			
Does not open			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust			
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust			
Other			
Are there glazing bars to be replaced			
Hardware	n/a		
Upper fastener			
Lower fastener			
Stay			
Hinges			
Sub-sill			
Plaster reveals			
Paint sashes and frames			

WEST ELEVATION

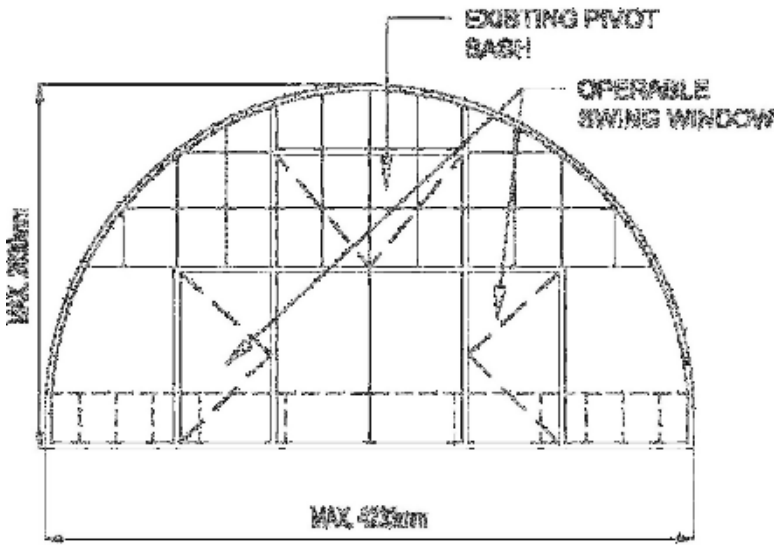
EWTO4

WINDOW TYPE: EWTO4

LEVEL: LOWER GROUND

WINDOW NUMBER: W038

NO EXTERNAL ACCESS



Window element			Remarks
Casement sashes	LH	RH	
Opens	Yes	Yes	LH sash does not close tight
Does not open			
Deformity			
Level of rust	S assumed	S assumed	
Glazing			
Glazing putty condition			
Pivot sash			
Opens	?		Operator missing
Does not open			
Deformity			
Level of rust	S assumed		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	S assumed		
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	S assumed		
Other			
Are there glazing bars to be replaced			
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Operable	Operable	Ease
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	S assumed		
Plaster reveals			
Paint sashes and frames	F assumed		

WEST ELEVATION

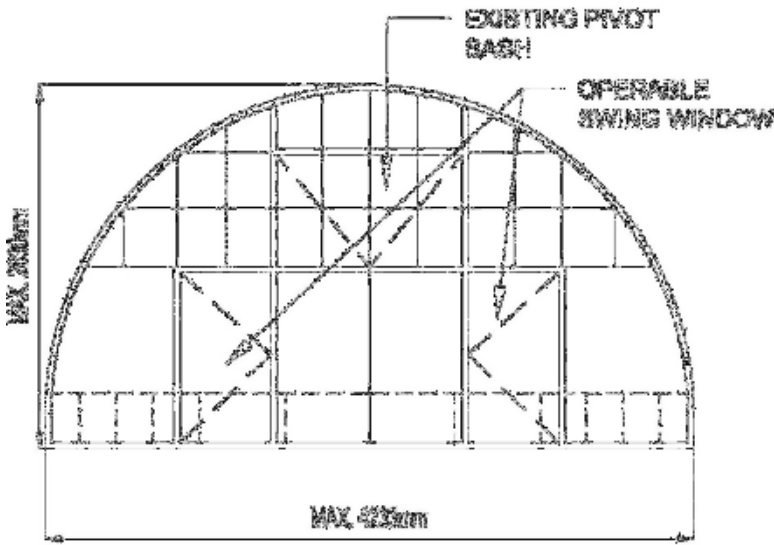
EWTO4

WINDOW TYPE: EWTO4

LEVEL: LOWER GROUND

WINDOW NUMBER: W039

NO EXTERNAL ACCESS



Window element			Remarks
Casement sashes	LH	RH	
	Yes	Yes	
	Opens		
	Does not open		
	Deformity		
	Level of rust	S assumed	
	Glazing		
	Glazing putty condition		
Pivot sash			
	?		Operator missing
	Opens		
	Does not open		
	Deformity		
	Level of rust	S assumed	
	Glazing		
Fixed lights			
	Deformity		
	Level of rust	S assumed	
	Glazing		
	Glazing putty condition		
Frame			
	Deformity		
	Level of rust	S assumed	
	Other		
Are there glazing bars to be replaced			
Hardware	LH	RH	
	Operable	Operable	Ease
	Lower fastener	Operable	Ease
	Stay	Operable	Ease
	Hinges		
Sub-sill	S assumed		
Plaster reveals			
Paint sashes and frames	F assumed		

WEST ELEVATION

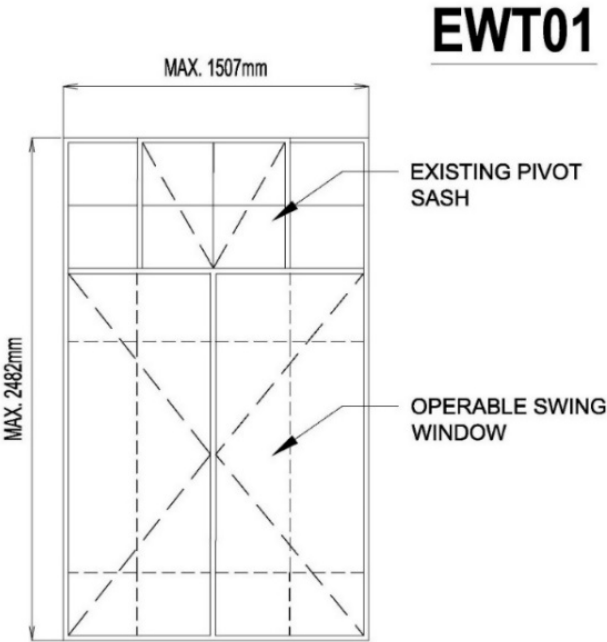
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: LOWER GROUND

WINDOW NUMBER: W040

NO EXTERNAL ACCESS



Window element			Remarks
Casement sashes	LH	RH	
Opens	Yes	Yes	Neither sash closes tight
Does not open			
Deformity			
Level of rust	S assumed	S assumed	
Glazing			
Glazing putty condition			
Pivot sash			
Opens	?		Operator missing
Does not open			
Deformity			
Level of rust	S assumed		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	S assumed	S assumed	
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	S assumed		
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Operable	Operable	Ease
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	S assumed		
Plaster reveals	Cement render		
Paint sashes and frames	F assumed		

WEST ELEVATION

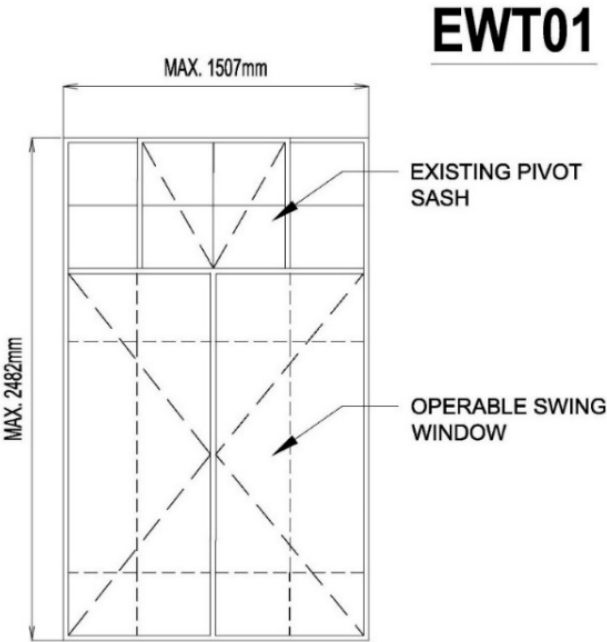
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: LOWER GROUND

WINDOW NUMBER: W041

NO EXTERNAL ACCESS



Window element			Remarks
Casement sashes	LH	RH	
Opens	Yes	Yes	Neither sash closes tight
Does not open			
Deformity			
Level of rust	S assumed	S assumed	
Glazing			
Glazing putty condition			
Pivot sash			
Opens	?		Operator missing
Does not open			
Deformity			
Level of rust	S assumed		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	S assumed	S assumed	
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	S assumed		
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Operable	Missing	Ease
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	S assumed		
Plaster reveals	Cement render		
Paint sashes and frames	F assumed		

WEST ELEVATION

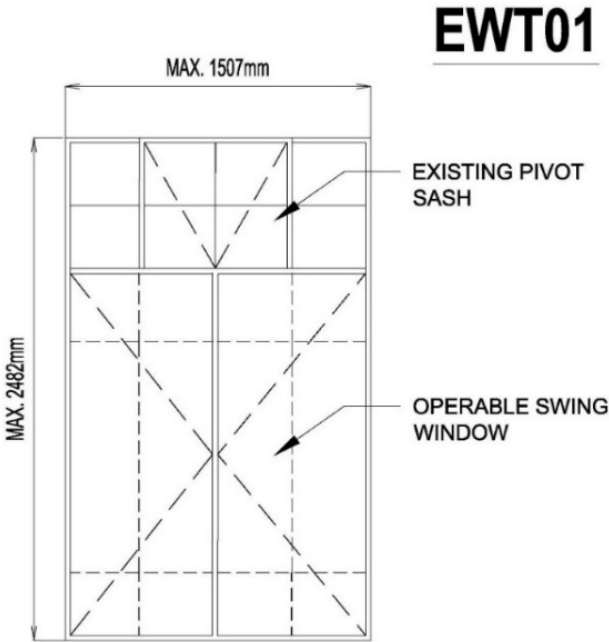
WINDOW TYPE: EWT01

HANDING WHEN VIEWED FROM INSIDE

LEVEL: LOWER GROUND

WINDOW NUMBER: W042

NO EXTERNAL ACCESS



Window element			Remarks
Casement sashes	LH	RH	
Opens	Yes	Yes	Neither sash closes tight
Does not open			
Deformity			
Level of rust	S assumed	S assumed	
Glazing			
Glazing putty condition			
Pivot sash			
Opens	?		Operator missing
Does not open			
Deformity			
Level of rust	S assumed		
Glazing			
Glazing putty condition			
Fixed lights			
Deformity			
Level of rust	S assumed	S assumed	
Glazing			
Glazing putty condition			
Frame			
Deformity			
Level of rust	S assumed		
Other			
Are there glazing bars to be replaced	Nil		
Hardware	LH	RH	
Upper fastener	n/a	n/a	
Lower fastener	Operable	Operable	Ease
Stay	Operable	Operable	Ease
Hinges	Operable	Operable	Ease
Sub-sill	S assumed		
Plaster reveals	Cement render		
Paint sashes and frames	F assumed		