



# Overhaul & Draught Proofing Service

## Preparation for works:

- Any furniture, ornaments, picture frames, burglar bars, secondary glazing, TV cable, aerial wires, blinds and curtains or any obstructions from window/doors to be worked on shall be removed by others
- We will provide dust sheets for the floor in front of the window/s and/or door/s to be worked on as well as the working area and cover any furniture
- We will put down 1 layer of corex sheeting down on any hardwood floors

## Overhaul and draught proofing into sliding sash windows:

### The work includes:

- Carefully remove staff beads & clear away
- Carefully remove the bottom sash & set aside
- Carefully remove parting beads & clear away
- Carefully remove top sash & set aside
- Carefully scrape down the internal sides of the box frame where required so the sashes have free movement
- Carefully carry out any repairs to the frame or sashes (as listed within the quote)
- Carefully prime bare timbers created by us with 1 coat of white primer
- Free up pulley wheels and oil (if pulley wheels are defective an additional cost will be applied for new pulley wheels)
- Re-align the top sash to suit the existing frame, re-hang & re-balance top sash on new sash cords. (if chains are required this will be an additional cost)
- Fit parting beads (Ref A) to the sides and top of box frame with brush pile (Ref D) and mastic seal
- Route out a special groove into the bottom sash meeting rail
- Fit single pile carriers (Ref C) into the special groove with brush pile (Ref D)
- Re-align the bottom sash to suit the existing frame, re-hang & re-balance bottom sash on new sash cords. (if chains are required this will be an additional cost as they are not usually required)
- Fit staff beads (Ref B) with brush seals (Ref D) and fully fix with pins
- Mastic seal around the staff beads (painters to do this as standard on building sites).
- Check window for correct operation.

**Overhaul and draught proofing into hinged casement windows:** (Including, top hung, side hung, bottom hung or horizontally or vertically pivoting & French double opening casements)

**The work includes:**

- The casement/s are removed from frame
- The sides stiles, top and bottom rails are eased by planing to suit the existing frame
- Service the frames to remove any paint build up the would stop free movement
- A groove is cut into the integral side (edges) of the stiles and rails
- The brush carrier (Ref C) is installed with a brush (Ref D) to suit the gap around the casement/s
- The casement is re-installed on either the existing hinges (which are serviced) or new hinges.
- Existing ironmongery is re-installed or new ironmongery can be installed

**Overhaul and draught proofing into hinged doors:** (Including, single side hung, double side hung, French double doors and stable doors)

**The work includes:**

- The door/s are removed from frame
- The sides stiles, top and bottom rails are eased by planing to suit the existing frame
- Service the frames to remove any paint build up the would stop free movement
- A groove is cut into the integral side (edges) of the stiles and rails
- The brush carrier (Ref C) is installed with a brush (Ref D) to suit the gap around the casement/s
- The door/s are re-installed on either the existing hinges (which are serviced) or new hinges.
- Existing ironmongery is re-installed or new ironmonger can be installed

**Details and diagrams of materials used:**

Parting bead that separates the sashes-

**(Ref A)**



Staff bead with brush pile carrier (Note this is the standard size and sizes vary)-

**(Ref B)**



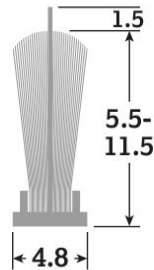
Single brush pile carrier routed into sections of the window to seal the gaps-

**(Ref C)**



Brush pile to seal the gaps around the window/doors-

**(Ref D)**



**Items NOT included within the works of the Contract:**

Unless specially mentioned otherwise, we do not:

- Repair or attend to fixed lights
- Repair or attend to leaded glass
- Metal/Plastic windows
- Internal/external architraves
- Linings or skirtings
- Scraping out mortar or mastic from the joint between the frame and the external masonry including beneath the sill
- Renewing of any mortars or external silicones (or any other substances)
- Painting and decorating including, pin holes, knot holes, light or heavy grain filling, replacing putties, cleaning of windows, or other relatively minor irregularities as these would normally come within the scope of a decoration function.
- Timber linings, paneling or shutters
- Any lead items - these may be moved to install items but any finishing would be by others

Please Note:- Within our standard survey process, we make every reasonable effort to establish the full extent of repairs. We cannot account for repair work that is not identifiable through our standard survey procedures such as, any rot hidden behind or under filler, heavy paint or items not accessible.

During the installation process further defects may be uncovered, due to units/parts of units with restricted access during survey or where full access to parts can only be assessed through dismantling the units and/or removal of paint.

If this occurs any additional work, will be discussed with you prior to commencing along with any possible extra costs.

**Schedule of works:**

The windows are numbered floor by floor in a clockwise basis when viewed from inside, starting with the left hand front window. All windows are itemised and detailed individually using our own numbering system.

**10 Year Warranty terms and conditions:**

Windows and doors must be maintained by having them decorated after 5 Years (black or dark colours should be every 3 – 4 years). Proof will be needed by yourself or a company.

**10 Year Warranty terms and conditions (double glazed units):**

Please note that any sealed heritage units (slim double glazed units) will have a 5 year warranty only.

All items remain the property of London Sash Windows & Doors Ltd until paid in full.

**Insurance:**

In the very unlikely event of requiring insurance details, we are fully covered by a range of insurance for the works being carried, up to £2,000,000.