REPAIR CARE INTERNATIONAL

Building X

September 2012

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This report has been prepared for XXX Builders and and is not for third party use.

MAINTENANCE OF EXTERIOR JOINERY

A SITE INSPECTION REPORT

Building X, Reading

Site Address:	Building X
Reference:	1
Inspection Date:	2012
Conducted By:	Repair Care International Ltd
At the expense of:	Repair Care International Ltd

Inspection requested by:

XXX Builders

INTRODUCTION

The purpose of this Site Inspection report is to provide an outline of the recommendations by Repair Care International for the pre-paint repairs.

A photographic section illustrates many of the problems with existing joinery.

INSPECTION DETAILS

Inspection was undertaken on all joinery except where access was not possible. It is limited to repairs that can be undertaken using the Repair Care System although some references are made to other items of window joinery.

DECORATIVE FINISH

The decorative coating appears to be of a traditional oil based gloss system that has in places deteriorated, enbrittled, lost adhesion, cracked or peeled. This is especially noticeable on lower horizontal components, e.g. cills

There are many open joints where the paint system has cracked, allowed moisture ingress causing wood decay and often subsequent premature paint failure.

Remaining intact paint coatings may be trapping moisture and camouflaging insitu decay.

Bare areas have become grey and denatured.

GLAZING

The joinery inspected featured linseed oil putty in a face glazing situation.

The putty has become hard and enbrittled with many cracks at 90º across the putty fillet. In some areas the putty is loose and trapping moisture.

The putty fillet has, in places, especially lower horizontal glazing lines, lost adhesion and fallen out.

Paint adhesion to putty is reduced and bare areas have allowed the denaturing of bare wood.

Internal glazing lines may allow moisture ingress.

OPEN JOINTS

Open joints are apparent especially on lower sections of timber joinery, e.g. sash joints, mullion/cill intersections, style/rail joints, and around previous splice repairs.

Effective sealing will reduce the incidence of future insitu decay and assist the durability of the paint system.

AREAS SHOWING WOOD DECAY

These areas include: -

Previous Splice Repairs
Cill Sections
Bottom of Frames
At Open Joints
Jamb/Cill Joints
Previous Repairs Using Filler
Exterior frame linings

ADDITIONAL OBSERVATIONS

Various properties are fitted with draught proofing of differing types, probably fitted by individual property owners.

We would recommend thorough mechanical sanding of the failed paint system to remove all grey degraded wood.

Our recommendations are designed to make good existing faults in the windows and to improve their durability and that of the paint system and so reduce future maintenance costs. E.g. where bottom rails have dropped but are still functioning we are looking to stabilise the situation rather than remove and replace.

Hardwood and softwood cills are fitted.

Some parting beads will require replacement.

CONCLUSION

Effective repairs and preventative maintenance measures can be achieved without major disruption by using methods and tools available through Repair Care International.

RECOMMENDATIONS

(a) **DECORATIVE FINISH**

In view of the overall condition of existing paintwork, we suggest removal of paint from the bottom third of the window or back to the joint of each timber member; this will have the additional benefit of exposing hidden decay, enbrittled filler, etc. However account should also be taken of the paint manufacturers recommendations.

Minimum paint removal should be 10mm around the joinery section to be repaired. Loose paint and grey denatured wood must be sanded back to bright wood: - Consider using the Repair Care Sander

(b) **GLAZING**

Internal glazing lines should be inspected for decay and mastic failure and sealed and repaired as appropriate.

Renew existing failed putty/mastic using Repair Care Dry Seal in full accordance with the appropriate section of Working Method PG2.

NB. The glazing rebate must be primed and allowed to dry before application of Dry Seal.
The glass under the previous putty must be clean and dry.

(c) **OPEN JOINTS**

Seal any fascia board, butt joints and mitre joints in full accordance with Working Method P2.

Effectively seal all open lower construction joints in full accordance with Working Method P2 using the Repair Care Round Cutter to a depth of 10mm.

If any areas exhibit signs of insitu decay they must be restored in full accordance with Working Method C1/C3.

(d) **WOOD DECAY**

Areas of wood decay up to 400cm³ should be repaired in full accordance with Working Method C1/C3 (Resin Repair) or Working Method C4 if appropriate.

Areas of wood decay over 400cm³ should be repaired in full accordance with Working Method C4 (Resin and Timber Repair) or C2 as appropriate.

Previous splice repairs should be checked, if sound seal all around in accordance with Working Method P2. If subject to further decay or loose, remove and replace in accordance with Working Method P2 or C4.

Any previous repairs undertaken using traditional filler should be inspected and repaired in accordance with a suitable Working Method.

(e) **NB.** Repairs must be left in a condition suitable for redecoration, preferably primed.

(f) All contractors who are expected to carry out the work should be familiar with the System prior to tendering and be fully trained before commencing on site.

(g) The Specifier could advise Repair Care International when the work is due to start so that on site quality control checks can be arranged.

(h) The attached "Scope of Work" documents are offered for **guidance only.** They must not be taken as an indication of final quantities or sizes; however they may assist in obtaining contract prices or schedules of rates. The full extent of work will only become apparent when paint is removed and repair work is undertaken.

(i) We recommend the use of the Dulux Weathershield Stain/Paint System.

Contact ICI direct or Repair Care to arrange for a Dulux Specification Account Manager to contact you with further information.

GUIDANCE NOTES FOR PRICING PURPOSES

This contract anticipates:

A full Repair Care System contract involving removal of paint from the lower 1/3 of windows and horizontals, the sealing of all construction joints in these areas and other vulnerable horizontal section joints. All failed glazing lines to be repaired using Dry Seal and wood decay repairs to be undertaken using Dry Flex resin or Dry Flex resin and timber as appropriate for best value.

A schedule of rates based on all types and sizes of Repair Care repairs is recommended.

Two 50cc resin (C1) repairs are included in the survey to cover any repairs camouflaged by the decorative coating.

Splices are sized to the nearest on the Survey sheet.

All work to be undertaken in accordance with Repair Care Systems recommendations.

Photographic Section

Building X

Front Elevation – South facing

Typical window design

Typical window design

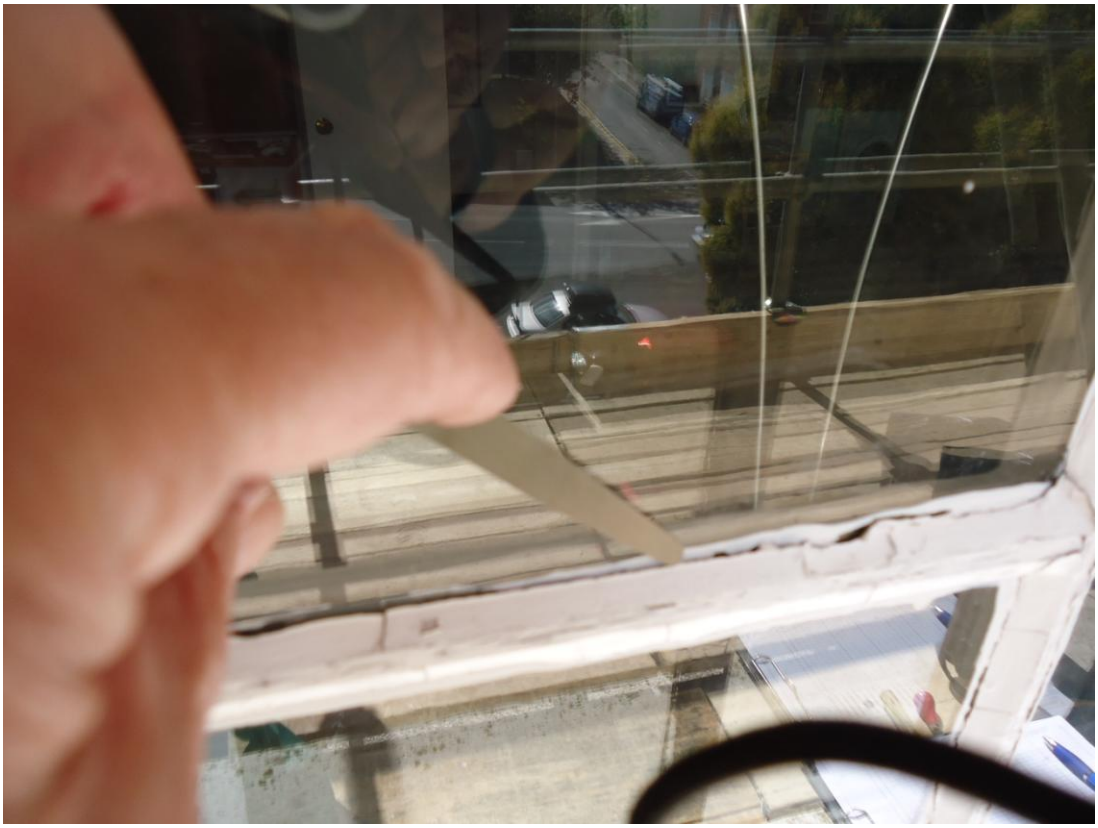
Arched window

Typical window design

Walkway extension to East elevation (No access)

Example of failed putty, open joints and deteriorating paint

Example of failed putty lines



Gap between glass and putty allowing moisture ingress

Decay to glazing bar and failed putty

Decay to outer sash lining

Decay to the cill, failed paint and an open sash construction joint

Open construction joint and horizontal split to the timber

Extensive decay to East elevation covered walkway

Failed putty, paint and a bracket used to repair a failed joint

Splits in timber front doors

Infestation found on facias North and West facing

SURVEY PLAN

Please see attached Document Ref 1.1 – Survey Plan

PRICING SCHEDULE

Please see attached Document Ref 1.2 – Price schedule worksheet