

# Ventrolla

SASH WINDOW SPECIALISTS

**Ventrolla South East**

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**Date:** 14 October 2021    **Estimate No.:** JN05406    **Surveyor:** Jim Neale

## Pricing Summary

Please note that all prices include VAT.

Minimum order charges may apply.

Please find below the details of the works proposed for your home.

'Window stuck' indicates we were unable to fully open & inspect the window. We have found that on some occasions there may be some extra repairs to the tenons or sill section.

Supply of additional lead weights to rebalance sashes where necessary are charged at £1.80/lb.

<b>Item 1:</b>	<b>WG01</b>	<b>Width:</b> 980 mm	<b>Height:</b> 1360 mm	<b>Total:</b>
<b>System:</b>	Ventrolla System- Medium	<b>Window Configuration:</b> 8 over 8		
<b>Sill Repair:</b>	Sill Replacement (Non-Standard)			
<b>Sash Repairs</b>	Bottom: Tenon Joint Repair			

<b>Item 2:</b>	<b>WG03</b>	<b>Width:</b> 980 mm	<b>Height:</b> 1360 mm	<b>Total:</b>
<b>System:</b>	Ventrolla System- Medium	<b>Window Configuration:</b> 8 over 8		
<b>Sill Repair:</b>	Sill Replacement (Non-Standard)			
<b>New Sashes</b>	Bottom: Single Glazed 8 Pane Sash		<b>Qty:</b>	1

<b>Item 3:</b>	<b>WF01</b>	<b>Width:</b> 970 mm	<b>Height:</b> 1040 mm	<b>Total:</b>
<b>Comments:</b>	Bottom sash has no cords or pulleys. Leave cracked pane in bottom sash.			
<b>System:</b>	Ventrolla System- Small	<b>Window Configuration:</b> 4 over 8		
<b>Sill Repair:</b>	Medium VR90 Sill Repair			
<b>Glazing Repairs:</b>	Re-glaze with 3mm Mock Drawn Glass	<b>Width:</b> 230 mm	<b>Height:</b> 340 mm	<b>Qty:</b> 1

<b>Item 4:</b>	<b>WF02</b>	<b>Width:</b> 970 mm	<b>Height:</b> 1040 mm	<b>Total:</b>
<b>Comments:</b>	Bottom sash has no cords or pulleys.			
<b>System:</b>	Ventrolla System- Small	<b>Window Configuration:</b> 4 over 8		
<b>Glazing Repairs:</b>	Re-glaze with 3mm Mock Drawn Glass	<b>Width:</b> 230 mm	<b>Height:</b> 340 mm	<b>Qty:</b> 1

<b>Item 5:</b>	<b>WF03</b>	<b>Width:</b> 970 mm	<b>Height:</b> 1040 mm	<b>Total:</b>
<b>Comments:</b>	Bottom sash has no cords or pulleys.			
<b>System:</b>	Ventrolla System- Small	<b>Window Configuration:</b> 4 over 8		
<b>Sill Repair:</b>	Large VR90 Sill Repair			
<b>Sash Repairs</b>	Bottom: Tenon Joint Repair			
<b>Glazing Repairs:</b>	Re-glaze with 3mm Mock Drawn Glass	<b>Width:</b> 230 mm	<b>Height:</b> 340 mm	<b>Qty:</b> 2



Over 35  
years of British  
Craftsmanship



<b>Item 6:</b>	<b>WF04</b>	<b>Width:</b> 970 mm	<b>Height:</b> 1040 mm	<b>Total:</b>
<b>Comments:</b>	Bottom sash has no cords or pulleys.			
<b>System:</b>	Ventrolla System- Small	<b>Window Configuration:</b> 4 over 8		
<b>Sill Repair:</b>	Sill Replacement (Non-Standard)			
<b>Sash Repairs</b>	Bottom: Tenon Joint Repair			
<b>Glazing Repairs:</b>	Re-glaze with 3mm Mock Drawn Glass	Width: 230 mm	Height: 340 mm	Qty: 1
				<b>Total:</b>



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# Timber Window Repairs and Replacements

## Replacement Sills

To replace the rotten sill we also replace the lower sections of the sash box lining and outer cheek to remove any underlying rot and ensure the repair will last as long as the original. When the new sill is fully installed we then prime the exposed timbers ready for final painting by others. Our preferred timber for replacement sills is Sapele a durable tropical hardwood.



Rotten unsalvageable sill



Sill replaced with bespoke new timber and rot cut out from sash frame



New bespoke timber spliced in with primer coat ready for painting

## VR90 Repairs

Where rot threatens we will use our patented VR90 timber repair system to preserve as much of the original window as possible. Our unique epoxy resin VR90 is applied and moulded then allowed to set (usually within 15 minutes). We then plane and hand finish leaving the repair effectively invisible to the eye. The formulation of the resin is such that the repaired joint or filled cavity will be stronger than the original timbers.

## Tenon Repair

The original tenon joint will most probably have lasted several generations but in recent times will have opened up allowing water ingress and rot to take hold. Firstly we remove any rot from the joint exposing sound timber, then apply our VR90 resin to fill the cavity and bond the joint together. Then we plane and sand the joint and apply a layer of primer to cover any exposed timber or resin. The finished repair will be as structurally strong as the original joint.

## Conservation Joint

As with the tenon joint repair, the original joint has opened up but has not yet started to rot and remains dry. We apply our VR90 resin to help bond the joint together and then screw through the sash stile into the sash rail, thus restoring the joints structural integrity. Any exposed timber is primed ready for final painting.

## Glazing

Where cracked or missing glass is identified we will carefully remove the original putty and broken glass exposing the timber rebate. The glazing aperture is then prepared ready to accept the new glass and is re-glazed using either Hodgson's butyl 66 compound or multipurpose linseed putty and a final front edge putty line formed. Various types and styles of glass are available including toughened, patterned, etched and security glass, please ask your surveyor for more information.

## Upgrading windows with Ventrolla

### General

Unless otherwise stated, all work is carried out internally. Dust sheets are laid over nearby carpets and furniture, and dust extraction equipment used with power tools where appropriate. Our installers will tidy up and vacuum any debris before leaving but some residual dust may remain.

Curtains, blinds, ornaments, furniture and obstructions should be moved away from the windows prior to our arrival to allow a minimum clear working space of about six feet (two metres) around each window.

### Scope of works

Only those windows indicated in the quotation have been included.

Unless otherwise stated, we have not included for any work to window-boards, architrave, reveals, shutters, blinds, external decorative cladding, lintels, sub-sills, fixed lights or the sealing of windows to masonry and our work is confined to the sill, frame and sashes only.

We do not repair all imperfections in the timber (which are part of the character of old windows). The windows are restored structurally and damage repaired, where quoted. Please inform us prior to installation if you require any further cosmetic repairs to be carried out, or any alterations to the work quoted.

### Pricing for unforeseen work

Reasonable care is taken during inspections to include visible defects. However, it is not practical to probe all of the wood-work, especially where it is impractical to open bottom sashes (because, for example, the sashes are fixed, painted or sealed shut, or too dangerous to open). There could be concealed defects, defects could be more extensive than apparent (especially in sills) or further damage or decay may occur prior to commencement.

If any further defects are found, either before or during installation, these may be extra to the quotation. In general, we do not seek additional payment unless for major items such as replacement sashes or sills, or if such additional work causes us to overrun. If this happens, your attention will be drawn to this at the earliest opportunity and, where practical, any additional costs made known to you before the work is carried out.

### Sill replacements

As with the pricing of unforeseen works, where we have costed for a sill replacement, on closer inspection it may well be salvageable and can be repaired with VR90, this will mean a cost reduction.

Although the greatest care is taken, if the sill does have to be replaced it is possible that during the execution of our works it may be found that the existing plaster below the sill is not sound and some damage may occur, to be made good by others.



All work is carried out inside with dust sheets.

## Ventrolla Systems Explained

### Perimeter Sealing

(Vertical Sliding Sash, Yorkshire Sliders and Venetian Windows)

When we renovate your windows, firstly we remove the sashes from the frame allowing us access to the sash box. Then we scrape any loose paint that has accumulated over the years and may be restricting the movement of the sashes. Sash cords are replaced, pulleys serviced and sashes correctly balanced to ensure smooth operation of the windows.

To accommodate our Ventrolla Perimeter Sealing System (VPSS), grooves are routed into the mid rail and bottom rail of the bottom sash, which makes the seal an integral part of the window. Finally new parting beads and staff beads are installed to complete the seal.



Full treat applied to a vertical sliding Sash

Refurbished Casement window



### Casement Windows

(inc. hopper, pivot, doors)

The windows are overhauled, any paint build up that restricts the operation of the casement scraped away, the hinges are serviced and adjusted to ensure correct operation.

To accommodate our Ventrolla Perimeter Sealing System (VPSS), grooves are routed in to the inner edges of the casement or door making the seal an integral part of the structure.

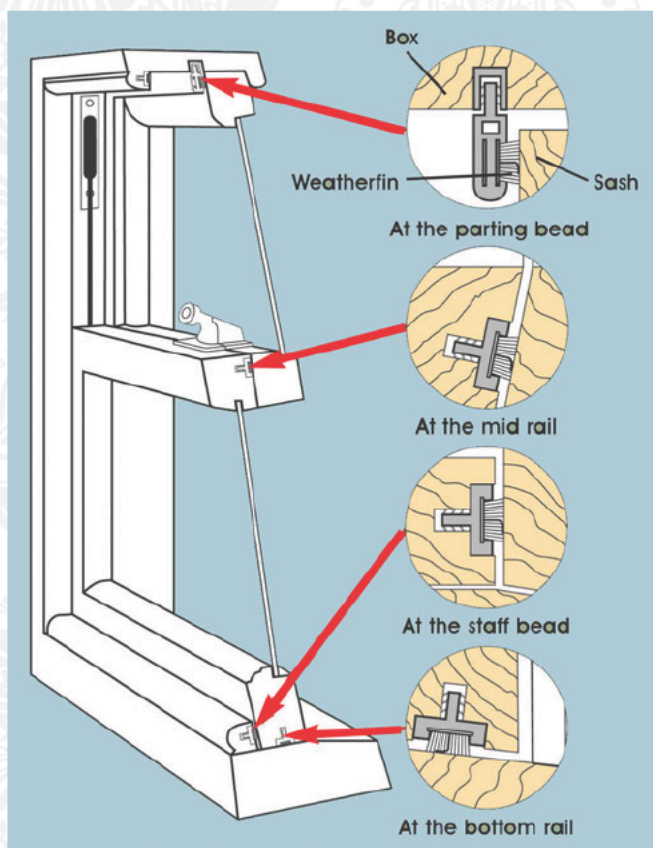


## VPSS and SRS Performance Upgrades

### Overview

All Ventrolla renovation work comes with a 5 year no quibble guarantee and is undertaken by experienced technicians that have been fully trained in the methodology of installing our unique Ventrolla systems. All of our technicians are directly employed and are CRB checked for your peace of mind.

Our approach ensures we maintain our high standards and that your beautiful historic window will then exceed the current British Standard for weathertightness without altering the appearance or historic value of your property.



Cross section showing how the VPSS is installed and works in a timber sash window.

### Ventrolla Perimeter Sealing System (VPSS)

Preserve the heritage and unique charm of your property and benefit from the performance of a modern window with Ventrolla's renovation service. Traditional timber sash windows are an essential feature of a period buildings character. Therefore it is vital to retain them, not only because of the aesthetic appeal, but because they add value to your property.

Sash windows have a 3mm air gap around the sashes to allow the sashes to slide past each other and operate smoothly. It is this air gap that causes the inherent problems associated with sash windows, such as draughts, rattles, dust ingress and reduced energy efficiency. By installing the Ventrolla Perimeter Sealing System (VPSS) we can eliminate these problems.

The British Standard (BS 6375:1-2009) that we have achieved simulates winds of over 71mph and you can be safe in the knowledge that your historic windows will perform just like a modern window. Our high performance Weatherfin Pile becomes an integral part of your window, installed in our unique parting bead between the sashes, in the new staff beads around the window and installed directly into the mid and bottom rail.

### Sash Removal System (SRS) - optional

For ease of future maintenance, painting and cleaning we have developed our unique Ventrolla Sash Removal System (SRS) for sash windows. Installed in to vertical sliding sash windows, our unique Sash Removal System (SRS) allows the quick and easy removal of both top and bottom sashes internally allowing problem free maintenance and decoration.

This removes the need and most importantly the cost of scaffolding when you come to decorate or maintain your windows in years to come. The system is mounted discretely into the wooden sashes and the vertical staff bead is fixed with brass or chrome screws and cups.