

Sash Window Repairs Clevedon

The 19th-century single-pane double-hung windows have a bad reputation. They can be extremely draughty, rattle, be loose in the joints, or refuse to open. However, when these windows are properly weatherstripped and paired with excellent storm windows, they may perform as well as contemporary double-pane units for a fraction of the cost.

It is possible to restore the windows from a house that dates back to 1882 and make them more energy efficient, all while maintaining their original appearance. It's just a question of removing each sash from its frame and cleaning out old paint and putty before re-glueing the joints with epoxy, as we'll explain. The sashes are then reinstalled and new weatherstripping is fitted. The window will be as good as new.

Opening a window was a fight before renovation / repair. They will now glide up and down with ease after the task is completed.

Get the Sash Out

Remove the stops (the mouldings in front of the lower sash) by prying them off or unscrewing them. Remove both cords or chains from the lower sash. Tie the ropes to prevent them from being pulled into the weight pockets. Remove the parting beads (the vertical strips holding up the upper sash). Remove the upper sash by tilting it in and lifting it out.

If the window is stuck, tap the side of the frame gently with a hammer to free the paint or putty that is holding the window in place

Clean Out the Old Material

Remove all of the old paint and putty from the frames with a chisel or screwdriver

Free the Glass

Soothe old, hardened putty (glazing compound) with a heat gun set to medium and equipped with a nozzle shield. With a putty knife, scrape away the putty. The metal glazier's points are revealed; pry them out of the wood. Remove the glass and label it according to which frame you want to put it back into.

Clean Out the Joints

Use a rotary tool such as a Dremel to remove any soft or rotten wood from around sash joints that are open or loose.

Apply the Epoxy

To re-mantle the sanded surfaces, first apply the epoxy primer and allow it to dry for approximately 20 minutes. Then, using a plastic scraper, combine the two parts of the epoxy filler into a Vaseline-like goop. Apply it to the inside of the joint and spread out over the sides to restore its original shape. Let it rest overnight, then use a utility knife to trim off the extra.

Tip: To seal the surface, clamp Plexiglas strips over the wet epoxy. When it has hardened, remove the plastic. You'll have a smooth surface that doesn't require much sanding.

Prime the Sash

Wait another day for the epoxy to fully cure before hand-sanding the sash with 100-grit paper and clean away all the dust with a tack cloth. Apply a coat of oil-based primer to the wood to seal it.

Bed the Glass

Lay the sash outside edge up. Roll the glazing compound into a long rope between your hands, then press it into the groove, or rabbet, all around the pane. Gently press the glass pane into the compound until it is evenly bedded around 1/16 inch from the bottom of the rabbet.

Insert the Points

Using a putty knife, carefully slide each new glazier's point onto the glass and push it point first into the wood sash. On each side of the pane, plant at least two points, equally distant. The distance between the points on big panes should not exceed 12 inches.

Tool the Putty

Add another line of compound around the pane's perimeter. Pull a putty knife over the mixture to produce a smooth bevel between the glass and sash. Repeat on the other panes. Give the putty at least a week to cure, then apply an oil-based primer coat. To finish, apply a glossy top coat of acrylic latex paint to the putty and sash..

Rehang the Sash

If your windows have old weatherstripping, replace it; if not, add some. Clean and reattach the hardware; lubricate the pulley axles with a silicone or Teflon

spray. Reattach the cords or chains to the top sash and reinstall the parting beads, if necessary replace them. Attach the cords or chains to the lower sash, then replace both stops on the jamb to keep the restored sash in place.

Now your window should be repaired and functioning

Window restoration can be a daunting task, but with the right tools and instructions it can be a manageable project. By following these simple steps, you can restore your sash windows to their original condition. Be sure to allow for adequate drying time between each step to ensure proper curing. And finally, don't forget to enjoy the fruits of your labour by opening your beautifully restored windows!

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