



**DEPARTMENT OF BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGI MARA**

**STUDY OF PREMATURE DEFECT FOR LOW-RISE
RESIDENTIAL BUILDING, KLANG VALLEY:
TIMBER WINDOW AND DOOR FRAMES**

**This academic project is submitted in partial fulfillment of the
requirement for the Bachelor Of Building Surveying (Hons.)**

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Abstract

An increasing number of reports of 'wet rot' in external joinery, particularly in new houses, suggest that the factors responsible are not as widely understood as they should be. This dissertation will examine the causes of decay and makes recommendations as to its prevention.

There are decay in exterior windows and doors that always occurred from time to time but the number of reported cases of decay has increased appreciably the past few years and is found even in joinery complying what current Codes of Practice and Specifications. Window joinery in newly built houses has given most cause for complaint; decay has sometimes become a serious problem within five or six years from the time of construction.

While decay may occur anywhere in opening lights and in frame permanently in contact with brickwork or blockwork, it is particular's marked in ground floor windows, especially kitchen and bathroom windows. The lower parts of these windows, i.e. the sills, the bases of jambs and mullions and the lower rails of opening are particularly easily affected.

Notes on the structure of wood as it affects the application and durability

of paints and preservatives: moisture content and dimensional change permeability. External influences: water—sunlight—micro-organisms. Risk of decay. Preservation and painting—preservative treatments. The painting process, including repainting. Increasing evidence of premature defect, there are many alternative methods and materials have been introduced.

Keywords: Premature, Defect, Causes, Prevention, Treatment

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