

HOME BUILDING SURVEY
GENERAL ADVICE - MAINTENANCE

CHIMNEYS – Inspect from ground level. Keep chimney pots in good order and cover with ventilation covers where the flue is not used. Keep brickwork joints, lead flashings and mortar fillets in good condition. Consider changing mortar fillets for lead work.

THE ROOF - Inspect from ground level the tiles /slates and replace any that are cracked or slipped. Keep roof valleys clear and the edges well pointed. Replace any loose or broken ridge/hip tiles.

FLAT ROOFS - Where chippings are on the roof make sure that chippings remain evenly laid. Clear off excessive moss and debris. If leaks, cracked, bubbled or split areas appear have the roof inspected and repaired. Take care walking over the flat roof surface and with ladder access.

GUTTERING - Clean out gutters to remove weeds, leaves and roof chippings. Gutter joints deteriorate with age and some resealing must be anticipated. Keep the junctions with the gutter downpipes and the underground drainage pipes in good condition. Where feasible clear and rod gulley inlets, drains and maintain kerbs and covers.

FACIA BOARDS AND SIDE BARGE BOARDS - Keep well maintained and decorate timber work. Clean down plastic surfaces.

OUTSIDE WALLS - Keep the joints between the window and door frames with adjacent brickwork in good condition and use pliable mastic sealant. Maintain seal around wastepipes. Generally keep the brickwork joints in good order, particularly with solid walls. Poor maintenance could lead to damp problems or frost damage to the brickwork. Keep soil and path levels 150 mm below level of the inside floors to prevent splashing of water and bridging the damp proof course. Any underfloor airbricks should be cleaned through and kept free from obstruction by soil or grass. Where the walls are cement/lime mortar rendered, make sure any minor cracks are repaired and sealed. Water will get behind poor rendering, which could lead to dampness. Regularly redecorate painted walls. Treat timber boarded areas with suitable preservative.

WINDOWS AND DOORS - repair any timbers affected by rot. Carry out regular painting and maintenance. Replace any cracked panes of glass. Replace broken sash cords and window catches. On replacement windows and doors overhaul hinges /fittings, look for failed double glazed units and check locks.

INSIDE THE LOFT SPACES - check for leaks which could lead to timber decay. Clean out water tanks, maintain ball valves and keep tanks and all pipes properly insulated and covered. Check for the formation of condensation in the loft and if this occurs, fit extra air ventilation. Check ceilings under flat roof areas for any signs of leaks to the outside roof surface.

PLUMBING, HEATING AND ELECTRICS - clean out the traps to the baths, sinks and wash hand basins. Replace tap washers and disc units as required. Have the central heating system serviced by a qualified contractor. Do not make any alterations to the electric wiring without seeking qualified advice.

INSIDE THE PROPERTY - Check for cracks or visible dampness to internal walls and old ceilings. Chimneys in use should be regularly swept and gas fires serviced.

DECORATIONS - Keep ceilings, walls and woodwork in good condition. Outside paint should be attended to every three years.

DRAINAGE - lift the manhole covers and have the pipes cleaned and rodded if necessary. Keep manhole covers in good condition. Cesspool drainage tanks will need pumping out in accordance with the use of the system. Septic tank installations should be inspected and if required cleaned by a specialist drainage contractor normally once a year. Make certain that the outflow from private drainage systems does not contravene Water Board or Environmental Health regulations.

IN THE GARDEN - Keep hedges, walls, fences and gates in good order. Keep soil and shrubs away from outside walls. Excessive growth of shrubs/trees could damage drainage pipes. Trees close to your building or neighbour's buildings can cause drying out of a shrinkable clay sub-soil in times of drought which may lead to foundation problems. Trees on site should be inspected by a tree surgeon on a regular basis.

OUTBUILDINGS - check the exterior in a similar manner to the main house. Keep door hinges and locks well oiled. Overhaul manual and electric doors. Outside electric systems should be isolated, earthed and have safety circuit breakers fitted.

TAKE APPROPRIATE HEALTH AND SAFETY PRECAUTIONS DURING INSPECTIONS AND DURING WORK ON SITE.
INSPECTION EACH YEAR IS A GOOD IDEA BUT SUBJECT TO WEATHER CONDITIONS AND THE STANDARD YOU REQUIRE.
PLEASE CONTACT ME IF YOU NEED ANY ADVICE OR A FURTHER INSPECTION. 04/10/2016