

## Maintenance matters!



Andrew's Building Conservation Ltd

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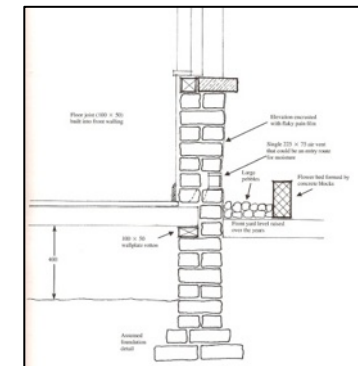
[www.andrewsbuildingconservation.co.uk](http://www.andrewsbuildingconservation.co.uk)

## Exterior

Where to look	What to look for	How often	What's the cause/result	What can you do
Roof	Slipped slates missing pointing Lead work dislodged Discoloured parapets Snow Bird droppings	Monthly Monthly Monthly Monthly  Winter Annually	Water ingress leading to rot. Water ingress and stone/ brick decay Water ingress Water ingress and structural movement. Water ingress Stone/brick/plaster decay (Health hazard)	Visual inspection with binoculars, then appoint a qualified building surveyor or contractor to repair or replace defects.  Safely brush snow off flat roofs if possible. Safely remove if possible.
Chimney	Pots broken missing pointing Flashing dislodged Flues	Annually Annually Annually Annually	Water ingress or structural damage Water ingress Water ingress Damp due to blocked flues	Appoint a qualified building surveyor or contractor to repair or replace defects.  Chimney sweep.
Gutters and rainwater pipes.	Overflowing Green staining to walls Vegetation	Regularly Regularly Regularly	Water ingress and stone/brick decay Water ingress and stone/brick decay Water overflow	Clean gutters if possible, ensure safe access.
Walls	Pointing missing Cracks Spalling bricks Bulges Damp Paint Vegetation	Annually	Bulging walls, cracks and damp will probably require advice from a qualified surveyor. Dampness, mould growth, musty smells	Check for obvious reasons, then ask a qualified building surveyor / contractor. Note older buildings need to "breathe", and modern paints or cement mortars can be detrimental to the health of the building fabric. Clear away earth or vegetation leaning against walls above the level of internal floors.



Where to look	What to look for	How often	What's the cause/result	What can you do
Windows Wooden Metal Plastic	Check joinery, paint, and putty. Check for cracking	Annually	Wooden windows can decay with water ingress if not adequately maintained. Metal windows may have failed seals. Plastic units are difficult to maintain and may not be possible to repair. Double glazed units sometimes have failed seals leading to internal condensation.	Wooden windows can be repaired, and last a long time if kept painted and maintained. Check window seals.
Doors	Check rot, cracking and paintwork.	Annually	Poor fitting, binding, reduced security.	Check regularly
Drains	Visible backup Poor drain flow Ground movement Tree roots	Regularly	Cracked drains, smells, decay of building foundations	Check regularly, have a periodic camera survey for suspect areas. Cleaning of drains is an item regularly forgotten as they are out of sight.



## Internal

Where to look	What to look for	How often	What's the cause/result	What can you do
Walls	Damp Peeling paint / decorations Condensation	Regularly	Condensation, external damp ingress	Increase ventilation, reduce the production of high moisture levels in air (extractor fans in shower areas) Look for leaking gutters or down pipes. Cut back external ground levels if leaning against the building. Appoint a qualified building surveyor or contractor to repair or replace defects.
Internal joinery	Warping, insect attack, rot	Spring	Check for beetle dust.	Appoint a qualified building surveyor or contractor to repair or replace defects.
Ceilings and floors	Cracks, bulges, stains, springiness	Annually	Dampness can cause timber decay, insect attack. Concrete floors can suffer ground heave.	Appoint a qualified building surveyor or contractor to repair or investigate defects.
Cellars	Damps, mould and rot	Annually	Lack of ventilation, failure of water barriers.	Increase ventilation and appoint a qualified building surveyor or contractor to repair or investigate defects.
Services	Water Gas Electricity	Regularly Annual 5 years	Fractured joints, unknown leaks Boiler failure / gas leak Integrity of wiring	Regular check Annual boiler service Periodic installation test by registered body NICEIC



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