

# BUILDING CHECKLIST

MEET OUR REFURBISHMENT AND CONVERSION REQUIREMENTS

Existing Building Element	Requirements	Tick
<b>Foundations and load-bearing structures, including floors, walls and roof</b>	Any areas of cracking or suspected movement are to be assessed and remedial measures provided. Any additional loads must be catered for.	
<b>Basement water proofing, damp-proof courses and membranes</b>	All walls, floors and basements should include a DPC. Any remedial DPC treatments need to be appropriate to the type of construction, independently tested/approved and provided with a 10 year insurance backed guarantee. The construction of any existing ground floor will need to be assessed and details provided to the Risk Management Surveyor for consideration. Any assessment or choice of waterproofing works should be based upon location, ground conditions and factor in the height of floors and the affect that any work may have on other building elements. Any treatment must be provided with a 10 year insurance backed guarantee and undertaken by a member of the Property Care Association.	
<b>Timber treatment against insect and fungal attack</b>	All retained timbers will need to be assessed, logged and remedial treatment noted. Timbers which are embedded should be removed and replaced with masonry. Where this is not possible core samples should be taken to assess the moisture content and remedial works considered. Any treatment must be provided with a 10 year insurance backed guarantee and undertaken by a member of the Property Care Association.	
<b>Roof coverings</b>	Coverings and support systems should be replaced unless a specialist report compiled by an independent RICS surveyor concludes that the system can provide a life span of at least 15 years. This should include the covering, battens, felt, flat roof decking, fascia, soffits, flashings, nails and clips etc.	
<b>Water resistance of walls including claddings, render, re-pointing etc.</b>	The remedial works for the external walls must have regard for the exposure rating provided in BS5628. Any retained cladding system must be surveyed to determine a minimum 15 year life expectancy. Provision of additional thermal insulation must also be considered.	
<b>External doors and windows</b>	A condition survey should be provided by an independent RICS surveyor to confirm life expectancy of 15 years. Consideration to be given to improving the thermal characteristics. Thermal improvement work will often be necessary and on more historic properties this can prove difficult. Reveal detailing and head/cill issues can also be problematic. We will often require specialist assessment and undertaking of works to ensure windows and doors can operate effectively having regard to other works being undertaken throughout the property.	
<b>External and internal services</b>	Any services to be retained should be suitably tested and reported by a specialist.	
<b>Drainage</b>	A CCTV survey should be undertaken to ensure the integrity and design of the retained system.	