



National Maintenance Week Home 'MOT' Service Checklist

Check and report on the following points:

- ✓ Are there slipped or missing roof tiles or signs of wind or frost damage?
- ✓ Is there a build-up of moss on the roof?
- ✓ Are the flashings secure, free from splits and is the pointing in good condition?
- ✓ Are there any missing ridges or hips and, again, is the pointing here in good condition?
- ✓ If dealing with flat roofs, are there any splits, blisters or holes, particularly in metal coverings such as lead.
- ✓ Are chimneys and pots in good order (look at the flashings and mortar fillets) and are the bricks well pointed?
- ✓ Do the gutters have the correct falls – are there any leaking joints or split sections? If metal, do they require redecoration?
- ✓ Where there are timber soffits, fascias or bargeboards check that they are free from rot. Do they require redecoration?
- ✓ Are the rainwater pipes secure? Are there any splits (especially at the rear of cast iron)? Tell tale signs can be plant growth or algae staining on adjacent walls

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Call the Jewson dedicated maintenance helpline on Monday 24th November between 9am and 4.30pm for practical advice and assistance from SPAB's building surveyors and architects.

0207 4560916
or
0207 3771644

www.maintainyourbuilding.org.uk
www.spab.org.uk
www.jewson.co.uk



This leaflet has been prepared for Jewson's customers by Britain's oldest heritage charity The Society for the Protection of Ancient Buildings, SPAB. Since 1877 SPAB has been working to spread the message of conservative repair to professionals and to the general public offering advice and technical information. SPAB's annual National Maintenance Week Campaign is relevant to all properties, regardless of age or use.

SPAB is a registered Charity: number 1113753/SC 039244

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NATIONAL MAINTENANCE WEEK 2008

NOVEMBER 21 – 28



In association with **JEWSON**,
the UK's leading Builders' Merchant.

Maintenance, Maintenance, Maintenance by Marianne Suhr

What is National Maintenance Week?

Jewson, the UK's leading supplier of timber and building materials, has teamed up with the Society for the Protection of Ancient Buildings (SPAB) to support this year's National Maintenance Week.

National Maintenance Week aims to educate and encourage people who care for buildings of all ages and all types about the importance of preventative maintenance. It gives the opportunity for builders to give practical advice and offer solutions to property owners to help prepare their building for the coming winter.



When is it?

National Maintenance Week runs from 21st – 28th November although activity will take place throughout November. It is timed to capture maximum interest as people recognise the change in season and contemplate all that winter can bring.

Maintenance – why bother?

The importance of preventative maintenance is vital. It keeps up a building's appearance and extends its life. For all buildings preventative maintenance makes sound economic sense as it may reduce the need for major repair projects. Regular investment in tasks such as the routine cleaning of gutters and drains can be much cheaper and less inconvenient for homeowners than having to cope with a serious outbreak of dry rot in roof timbers following years of neglect.

How can I get involved?

The handy 'Home MOT Service' checklist is for use with customers to assess what action may be required for their property. Prepared exclusively for Jewson by Marianne Suhr of BBC TV's popular Restoration programme the list demonstrates how builders can make the most out of maintenance by offering a 'Home MOT Service' check-up. Marianne is a qualified building surveyor and co-author of *Old House Handbook: A Practical Guide to Care and Repair*.



Need some advice?

SPAB's technical advice line, manned by building surveyors and architects, will be open for Jewson customers on Monday 24th November. Builders with any maintenance enquiry can contact a specialist on **0207 456 0916 or 0207 377 1644** between 9am and 4.30pm for practical advice and assistance.

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- ✓ Are there any obvious signs of cracks in brick or rendered walls? Is there loose render or missing pointing to brickwork?
- ✓ Are the gully kerbs in good order? Does the gully catch all the rainwater? Trapped gullies should hold water. A dry gully could be cracked and may be leaking into the foundations.
- ✓ Is the ground level adjacent the house 150mm below the damp proof course (or in older buildings, below floor level)?
- ✓ Are air bricks clear?
- ✓ Are there any plants or trees adjacent to the building that may be causing dampness or structural damage? Ivy, in particular, can be a problem.
- ✓ If the windows and doors are timber, are there obvious signs of rot and are these areas well-decorated? It is recommended that redecoration is carried out every three to five years.

Working on Historic Buildings

Be aware that extra care needs to be taken when working on historic buildings and that sometimes statutory consent is required. Stonework, lead and other original materials can easily be damaged and difficult to replace. SPAB can give further advice.

