

# Spot what's wrong with this house and you don't need a building survey!



Turn over and see...

**ASHDOWN LYONS**

CHARTERED SURVEYORS

Instruct our Client Services Centre on 0870 242 7424 or alternatively your local Ashdown Lyons office. Visit our web site [www.ashdownlyons.co.uk](http://www.ashdownlyons.co.uk)



Not visible from ground level, **this** caused **this**



**DON'T TAKE  
THE RISK**

## Main Defect

### Distortion to structure.

See first floor window sills which have dropped, failing brickwork above first floor left hand window and cracking above door opening.

## Why

1. No restraint to right hand flank wall as first floor joists span from front to rear.
2. Timber beam spanning bay opening has rotted.

## Repairs

1. Open up structure and replace beam above bay opening.
2. Restrain right flank wall.
3. Rebuild brickwork above first floor left window.
4. Re-point cracks above front door.
5. Renew flashing to front bay roof in lead.

## Anything else?

1. Overhaul main roof – missing slates.
2. Renew chimney stack flashings in lead.
3. Staining to main eaves gutter which leaks. Replace this gutter and provide down pipe.
4. Re-point front boundary wall.
5. Cut back encroaching tree.

## And finally...

Did you spot that the door opening is now being propped up by timber posts and an upper frame?

These defects alone cost  
£20,000 to rectify and  
there were many more

**DON'T RISK IT !**

Instruct Ashdown Lyons  
to survey your new home

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# THIS

## IS WHY YOU MUST HAVE A BUILDING SURVEY



### Substandard extension

Client informed and didn't buy.  
Cracks appeared two months later.  
Would you have known this was  
going to happen? Our clients did.

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