

10 Minute Presentation by
KEVIN SERGEANT
Tuesday 15 June 2021 -
Why it is 'all about the detail'

Why Does Attention to Detail Matter to LBG Members?

- It ensures we have satisfied customers
- It avoids misunderstandings
- It highlights potential issues early
- It creates confidence in what we do
- It helps us avoid being sued
- It creates and maintains our good reputation



How does attention to detail apply to me?

- Detailed specifications
- Contractual detail
- Detailed record keeping
- Architectural detail
- Period detail for traditional buildings
- Detailed surveys
- Attention to detail when supervising works



What do Clients need Detailed Specifications

- Clearly explain what is required
- Reduce the likelihood of additional works and variations
- Help complete project on time and within budget
- Make cost control straightforward for everybody
- Use images to improve client and contractor understanding of the works

Norwood, 6 Winchburgh Road
Appendix A – Survey Photos



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REQUEST FOR QUOTATION
for
SLATE ROOFING REPAIRS AND ASSOCIATED WORKS
at
NORWOOD, 6 WINCHBURGH ROAD, WOODEND, EH52 6QB



4 November 2020

Cass Property Consultants Limited - Registered Office: 6 Wheatpark House, Wheatpark Road, Lanark ML11 7QA
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ITEM			
2.2.2	> Top of flashin space between lime mortar mix > Allow for remi fitted centrally c > Cut bottom of of lower slate o > Remove chall		
2.2.3	> Inspect slatin any loose, dam Slaterwork to bi > Leave roofs ir		
2.2.4	> Carefully rem over stair. > Provide contri roof to direct w space between flat roof, and se > Refix cast iron felt to remove e a neat 30mm or		
2.3	Rear (East) Ele		
2.3.1	The required w Careful remova transition with c Provision of a s lower roofs, an to chimney gab chimney to be r rooflights to me reinstatement o to right-hand ar be replaced with beaded half-round cast-iron and decorated to match existing rainwater goods. Missing elephant's foot cowl to be replaced at back chimney. Replacement and decoration of timber outriggers, exposed rafter and timber moulding to east side of south elevation gable.		
2.3.2	>Carefully remove slates from catside 'mezzanine' roof slope. > Set aside slates suitable for re-use and dispose of other material. >Remove 2 No. cast iron rooflights and provide temporary covers to openings to remove possible fall hazard. Carry out refurbishment of rooflights comprising de-glazing, shot blasting, stove enamelling and re-glazing rooflights (colour to be agreed). Allow for touching-up glazing compound with two coats of quality paint to match agreed colour of frames in workshop conditions prior to refitting. > Remove underlayment, inspect and prepare substrate and replace breather membrane as described in item 2.1.4. >Replace slating as described in item 2.1.6. > Provide eaves and verge detailing as described in item 2.1.7. > Refix refurbished rooflights securely to existing roof openings. > Allow for providing suitably sized Code 8 lead flashing to bottom of cast iron rooflights. Flashings to be neatly dressed onto slate course below rooflights to provide a watertight finish.	Sum	
	Carried Forward		

Architectural Detail – where does it all go wrong?

- Insufficient detail provided by 'Designers'
- Poorly executed construction details
- Insufficient attention to drip weatherings and overhangs
- Departure from 'tried and tested' design design
- Disconnect between what can be designed and what can easily be constructed
- Government initiatives driven by climate change



Detailed Knowledge of 'How Buildings Work'

- Dampness and condensation
- Solid walls versus cavity walls
- Differential movement of timber framed structures
- Air circulation in traditional properties
- Fungal and insect attack in timber
- Lime versus cement



Why Choose Cass Property Consultants

- 35 years experience in property including design, new build, maintenance, Building Surveying and Project Management.
- Provide carefully considered reliable advice.
- Identify causes of problems that others often miss.
- Clear and detailed reports, schedules and specifications.
- Calm and helpful approach, useful in finding a way through difficult situations
- Abundant enthusiasm, Quality of Service and attention to detail.



THE END

Thanks for Listening.

ANY QUESTIONS?