



A Comparison between:  
Traditional Masonry Building in Iberia  
and  
Modern Methods of Construction

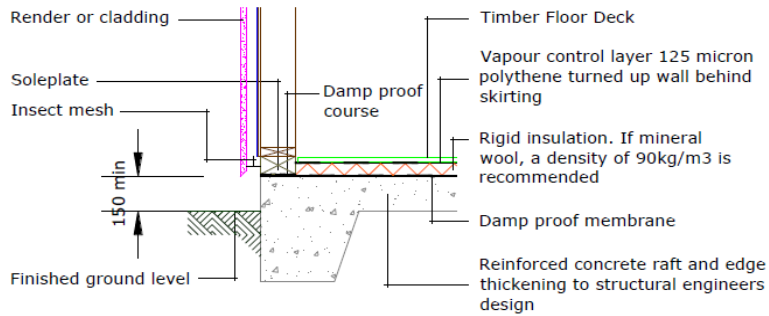
**A visual exterior inspection of this Traditional Build house revealed 16 obvious faults**



- Brick perps not pointed so may cause water ingress and pooling behind render coats
- Open Hollow Brick will cause ingress of water and damp
- Double Floor beam used on small window—Note single beam used on large entry opening
- Irregular window opening—Will result in poor fixing and ‘bodging’ wide gaps
- Bad brickwork will prevent installation of vertical damp proof opening seal.
- This lintel is a floor beam cut down—obviously no structural calculations have been adhered to.
- Pad stones missing: The bricks have low load-bearing capacity for the lintels bearing the masonry
- Web of Floor beam ‘dobbed out’ to bring flush with face—No reinforcement and bad building practice.
- Brick bond lost—can cause a weak wall.
- No wall insulation: The cause of massive heat loss (carbon emission) and high energy bills.

- No Cavity: Solid wall creates a huge damp and cold thermal bridge also conducts heat in hot weather.
- Damp Proof Course Missing— The main cause of rising damp
- No Damp Proof Membrane in floor—causes ground water and salting in the concrete floor.
- No Insulation in the floor—Up to 15% of all heat loss is through poor floor insulation
- Re-bar exposed above concrete—Defective installation may cause weak spot and corrosion in future.
- Hollow bricks make a secure anchor for windows, doors and rejas very difficult and presents a security problem

**NEXT PAGE  
SHOWS HOW TO  
AVOID THESE  
PROBLEMS**



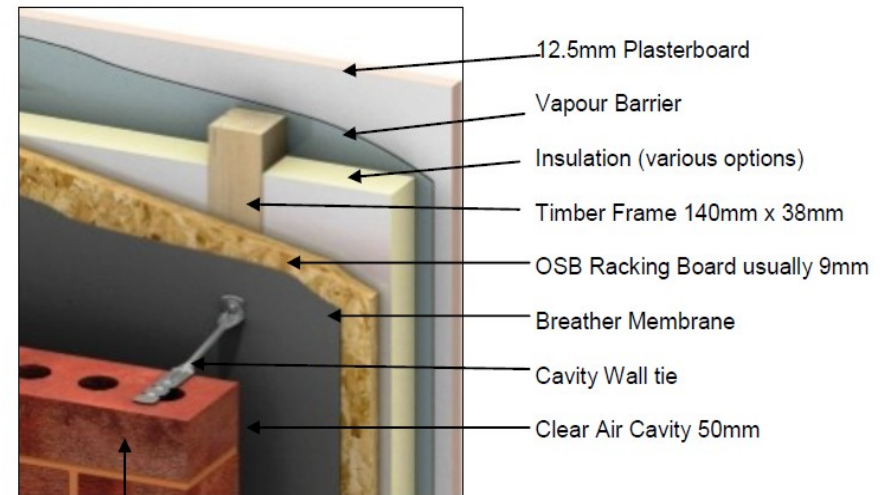
Raft Foundation with Insulated Floor Deck

**The illustration left** is one type of raft foundation used with timber frame construction. Note the Damp proof membrane which is laid under the slab and tucks under the Damp proof course to lock out damp problems.

Also notice the Insulation that can be installed under the concrete if a screed floor finish is required or on top if a floating timber floor is to be installed over the concrete.

**The illustration right** is how a typical Timber Frame wall is made up. It is easy to see how we can avoid all the problems that are very obvious shown on the previous page.

All modern methods of manufacture are fully engineered and designed on special computer software which avoids defects and prevents negligence during construction



External wall finish can be Brick Stone Renderboard or Cladding