

WARM UP

1 According to what you have already studied (see page 103), tick (✓) the characteristics of a building report.

- 1 It is a long document with a lot of complex details.
- 2 After reading it, people should have a clearer idea about buying a property.
- 3 It should give indications on what financing is available for first time buyers.
- 4 It should give details of any repair work which is necessary.
- 5 It should consist of one paragraph and use technical vocabulary.
- 6 It should indicate the cost of any necessary repairs to be done to the building.
- 7 Each section of the report should deal with a different section of the building.

GLOSSARY

- load bearing walls:** *muri portanti*
- finishes:** *finiture*
- fixings:** *infissi*
- partition:** *divisorio*
- staircase:** *scala interna*
- sanitary fittings:** *sanitari*
- waste soil pipe:** *tubo di scarico delle acque reflue*
- overflow pipe:** *tubo di troppo pieno*

Building report

Table II Full building report and the cost of repair at different stages

Elements	Grade	%	€	Cost of repair for different condition defects (from 0-100% and conditions A to E)											
				0	A	20	B	40	C	60	D	80	E	100	
Structure															
1.1 Upper floors	C	12.24	453,859	Price	48,733	60,916	76,145	95,181	118,976	148,721	185,901	232,376	290,470	363,087	453,859
1.2 Substructure	B	10.46	387,857	Price	41,646	52,057	65,072	81,339	101,674	127,093	158,866	198,583	248,228	310,285	387,857
1.3 Load bearing walls	B	10.41	386,003	Price	41,447	51,808	64,761	80,951	101,188	126,485	158,107	197,633	247,042	308,802	386,003
1.4 Roof structure	C	1.49	55,249	Price	5,932	7,415	9,269	11,587	14,483	18,104	22,630	28,288	35,359	44,199	55,249
Finishes and fixings															
2.1 Windows and external doors															
2.1 Windows and external doors	B	7.47	276,988	Price	29,741	37,177	46,471	58,089	72,611	90,763	113,454	141,818	177,272	221,590	276,988
2.2 Internal doors	B	2.83	104,936	Price	11,267	14,084	17,605	22,007	27,508	34,386	42,982	53,727	67,159	83,949	104,936
2.3 Partition and internal wall															
2.3 Partition and internal wall	C	2.93	108,644	Price	11,666	14,582	18,228	22,784	28,480	35,601	44,501	55,626	69,532	86,916	108,644
2.4 Staircases	B	2.85	105,678	Price	11,347	14,184	17,730	22,162	27,703	34,629	43,286	54,107	67,634	84,542	105,678
Total finishes and fixings															
3.1 Sanitary fittings	C	0.6	22,248	Price	2,389	2,986	3,733	4,666	5,832	7,290	9,113	11,391	14,239	17,798	22,248
3.2 Waste soil and overflow pipe	B	0.15	5,562	Price	597	747	933	1,166	1,458	1,823	2,278	2,848	3,560	4,450	5,562
3.3 Hot and cold water services															
3.3 Hot and cold water services	B	1.98	73,418	Price	7,883	9,854	12,318	15,397	19,246	24,058	30,072	37,590	46,988	58,735	73,418
3.4 Heating installation	B	6.83	253,256	Price	27,193	33,991	42,489	53,112	66,390	82,987	103,734	129,667	162,084	202,605	253,256
3.5 Electrical installation	A	6.31	233,975	Price	25,123	31,404	39,254	49,068	61,335	76,669	95,836	119,795	149,744	187,180	233,975
3.6 Special services installation	B	0.88	32,630	Price	3,504	4,380	5,474	6,843	8,554	10,692	13,365	16,707	20,883	26,104	32,630

(continued)

READING COMPREHENSION

2 **PET** Look at the building report and decide if the statements below are true (T) or false (F).

- | | | |
|---|--------------------------|--------------------------|
| 1 Replacing internal doors completely costs almost the same as replacing a staircase. | T | F |
| 2 It costs less to repair the heating system than the electrical one. | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 The most expensive part of the repairs will be replacing the upper floors. | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 The waste soil and overflow pipe is the cheapest thing to replace completely. | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 This section of the report includes what materials the floors, doors and windows are made of. | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 This part of the report includes details of the state of the plumbing in the house. | <input type="checkbox"/> | <input type="checkbox"/> |

VOCABULARY

3 Match the following words with their antonyms. If you need help, read the text on page 103 again.

- | | |
|-----------------|--------------------------------------|
| 1 incomplete | a <input type="checkbox"/> familiar |
| 2 lengthy | b <input type="checkbox"/> simple |
| 3 cheap | c <input type="checkbox"/> overall |
| 4 complicated | d <input type="checkbox"/> important |
| 5 unscrupulous | e <input type="checkbox"/> short |
| 6 strange | f <input type="checkbox"/> expensive |
| 7 non-essential | g <input type="checkbox"/> careful |

SPEAKING

4 **PET** In pairs, compare the information on the building report above with the indications given on page 103 of your coursebook. Talk to your partner about what the two documents have in common and what differences there are between the two.