



In all our level 3 structural surveys we provide the following checks and observations;

Chimney Stack

- Pots/terminals – If damaged
- Flaunching – Does it require removing and reforming?
- Masonry/render – Any cracking/structural issues/spalling brickwork/debonding render?
- Pointing Works – Does the stack require repointing works?
- Flashings – Are the flashings functional with adequate cover?

Roof

- Roof – Any deflection/sagging/overloading?
- Roof Covering – missing/loose tiles/ condition of roof covering and potential lifecycle/replacement?
- Ridge tile – Do they require repointing or damaged/missing require replacement?
- Hip tiles - Do they require repointing or damaged/missing require replacement?
- Gutter – Does the gutter drain/require cleaning out/replacing?
- Verge – Wet/dry any remedial works required?
- Rooflights – Flashings /frame are declarations required?
- Roof Space – Internal inspection of timbers. Underlay/torching/insulation and party walls

Elevations

- Fascia Boards – Any defects such as rot/repairs and redecoration?
- Soffit/eaves – Any defects?
- Wall – Check on vertical alignment any bowing due loss of lateral restraint and other defects?
- Brickwork/Stonework/Render/Other – Check all masonry for defects such spalling/cracking/debonding
- Stonework – Check heads/cills/jambs and stone bays for spalling/de-lamination and repointing of joints/other defects
- Windows – Check frames/glazing /sealant and any issues with lintols, any rot if timber?
- Bay Window Roofs – Check if lead lined or other membrane, assess condition look for defects
- Doors - Check frames/glazing /sealant and any issues with lintols, any rot if timber?
- Rain Water Good – Check rainwater pipes, heads/gulleys for defects
- Canopy Roof – We look at the roof coverings, flashings and gutters identify any defects
- Conservatories - We check the roof/ framework/glazing/patio doors

Internals

To all rooms we check defects

- Ceilings
- Walls
- Floors – If access ground floor joists using a borescope
- Joinery



- Decorations
- Floor Coverings
- Bathrooms/showroom's /WC's – Sanitary wares
- Kitchens – Kitchen units
- Utility Rooms – Units

Damp

We check all suspicious areas of damp using a Hygrometer, we always check ground floor walls, generally external walls. Most causes of damp are building defects, rising damp is very rare, we check cellars if classed as a habitable room and has building regs approval

Services

We look for and comment:

- Consumer units/Fuse box
- Photo voltaic/solar arrays
- Electrical Supply
- Gas meter
- Gas supply
- Boilers
- Immersion heaters/mega flow cylinders
- Direct heat appliances such as gas/electric fires/wood burners/open fires
- Cold Water Supply Stop cock (If we can locate) we try to determine if lead supply has been replaced, in some cases we have come across private supplies from streams and filtered
- Drainage mains connection
- In rural areas septic tanks and process plants are very common

External Areas

We look at surfaces such as pavings/block pavings/concrete/tarmac/other for paths/drives/patio areas the most common defects we look for are:

- Cracks to concrete/tarmac
- Re-bedding of pavings/block pavings
- Jet washing of surfaces
- Repointing or using jointing sand

We look at boundary/party walls:

- Fencing
- Brick walls
- Stone walls
- Concrete walls
- Retaining wall
- Steps

Other Information



We provide Environmental information such **Coal Mining, Flooding information, Historical Landfill, Radon information, EPC** and when available **Title Plans** and **Title Register**. We provide an estimate of works and for an additional cost we recently have started to provide **Insurance Rebuild Costs** using BCIS