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ROOF SURVEY

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Customer Details

Client Name:	Sachin Bhandre
Address:	270 High Street Harlington Hayes Middlesex UB3 5DD
Purpose of Report:	ROOF CONDITION SURVEY
Report Reference:	RCS|MSB|23
Inspection Date:	15 Dec 2023
Surveyor Name:	David Bird BCI, CII, BDMA, MIOR

Property Image



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Type of property: Mid Terrance

No of bedrooms: 4 Bedrooms

State of repair: Average Condition

Services: Electricity-Gas-Mains Water Supply

Tenure: Freehold

Property Age: 1904

General Description of Property (External)

- The property visited is a Mid terraced house, with some internal timber framed construction, brick built two storey property on a level site.
- The property has Timber facias and external panel and board cladding, single glazed windows and doors.
- The roof is dual pitched with a cut timber rafter type supporting structure with the front roof area covered with a mix of clay and concrete Rosemary tiles, and an extension to the property approximately 20 years ago.
- The extension has doubled the depth of the building and added a second dual pitched slate finished roof, creating a central valley area, which is lined with mineral felt.
- Water is discharged from the roof via a plastic gutter section rainwater system with outlet downpipes hold fast fixed to the external elevations with some lead and mineral felt lined gulley's to outlets.

Findings

A full assessment of the defects listed below revealed that the works itemized in the recommendation listings within the body of this report will be required to return the areas to an industry standard condition, consistent with Construction (Design and Management) Regulations 2007/2015.



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Observations & Findings

Valley In Roof Centre

- The mineral felt lined valley between the two pitched roof areas is in very poor condition.
- Rainwater has become trapped between the felt layers, and bonding at the felt laps are poor and not effective.
- The roof surfaces of both the Rosemary tiles of the front roof section and the slates fitted to the rear roof areas are also in generally poor condition and all areas would benefit from replacement.

Valley between roof pitches

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Rear pitched roof is slate (with temporary mineral felt covering)

Front pitched roof Is concrete Rosemary tiles

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Felt laid in valley is lapped incorrectly (against the flow of water)

Water is trapped below layers of felt fitted to valley

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Older section of roof (rear of front dual pitch) has clay Rosemary tiles

Original valley lining is aged



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Central area of valley is pooling

Repair patches are installed above tiles,

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Water ingress at joints, then traps under felt

Failed repair at joints

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Water can enter the valley below the lining at a number of areas (broken slate)

Valley felt laid above slates, broken slate above allows ingress

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Chimney stack would benefit from repointing

Head of stack is in poor condition



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Valley lining in poor condition

Overview of valley area



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General Roof Surfaces

- Inspection revealed that both the front and rear roof coverings require attention as does the valley area between them.
- The slate roof covering to the rear dual pitched and hipped extension roof is in generally poor condition, there are missing, cracked and broken slates, and to carry out effective works in the central valley, a large section of both roof areas will require stripping and recovering as part of those works.

Front pitch

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Adjoining front pitch roof area (neighbour) note clay Rosemary tile finish

Front pitch roof surfaces

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Front pitch, general condition is poor due to dislodged tiles and moss build up.

Rear pitch of front roof area and chimney stack

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Rear pitch of 2nd slate covered roof area

Left hand hip of slate roof covering

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Missing slates from hip.

Chimney stack requires repairs and repointing.



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Gulleys And Gutters

- Water is discharged from the roof via differing gutter section rainwater systems with outlet downpipes hold fast fixed to the external elevations.
- The gutter section rainwater system shows no physical evidence of blockages with debris causing restrictions to the water flow leading to the rainwater outlets however, defects at the central rainwater gulley is allowing water ingress into the building.
- Poor condition of the gulley and gutter linings is allowing rainwater to saturate the front and rear elevations creating damp within the building.

Front bay window rainwater gulley outlet

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Mineral felt lined gutter at bay window, felt is degraded.

Front gulley and gutter rainwater outlet

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RInwater gulley at front elevation

Front elevation, Downpipe does not fall directly into ground water drain.



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Loft Areas

- Inspection revealed Open Cell Spray foam insulation installed in the loft areas of the building should also be removed, and as such, removing the slate finish, assessing, and repairing rafters, removing spray foam insulation, and then restating the roof would be the most effective way to keep the building free from water ingress and timber defects resulting from the incorrect spray foam insulation.

- The presence of spray foam within a loft space can effect buyers obtaining a mortgage ultimately rendering a property valueless and impacting the resale prospects for a property. Spray foam insulation seals the roof space restricting airflow to the roof and timbers leading to condensation and potential rotting of the roof supports. By removing the spray foam they are able to freely inspect the condition of the roof timber and the potential hazards for future buyers are eliminated.

- Modern spray Foam Removal Solutions offer a quick and effective service to remove spray foam insulation from loft spaces to an acceptable level for mortgage lenders, in order to for them to assess the condition of the roof and the roof timbers.

- Modern Spray Foam Removal Solutions use the process of dry ice blasting to remove the spray foam insulation from the roof tiles and timbers.

- The method of dry ice blasting to remove spray foam removal leaves no secondary waste, removes foam without causing pitting or harm to any fixed tiles. Dry ice blasting removes contaminants by thermal shock, removing spray foam insulation in large chunks rather than traditional way of scraping.

- Using this method of dry ice blasting to remove spray foam insulation saves 80 percent on time and removes more foam than any other method

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Spray foam insulation installed in loft

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Mould spores forming on timber rafters

Rafters are rotting and mould presence is degrading timbers and indicates moisture.



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Conclusions

- It is the Surveyors considered opinion that the roof requires extensive repairs in order to safeguard the property.
- It is recommended that all the pitched roof surfaces be removed to party wall boundaries, any installed spray foam insulation be completely removed from rafter areas and any and all damaged rafters be removed and disposed of, remaining roof timbers be treated with an appropriate fungicide to prevent returning mould growth.
- The central valley area should be stripped out and all supporting timbers assessed for water damage and replaced Accordingly.

- The central valley area should be fully re-lined and resurfaced, we recommend lead or an EPDM material, all pitched roof surfaces should then be fitted with waterproof breathable membranes, fully lapped, and layered to ensure effective water runoff and efficient drainage into gutter and gulley areas.

- Pitched roof surfaces can then be battened and finished with new Clay Rosemary tiles, matching those of the adjoining roof areas, the rear roof section related using an appropriate slate in accordance with the Grade 2 listed status.
- In line with these works, all other gutters, down-pipes, and external timbers should be assessed and repaired or replaced as necessary.

- Open Cell Spray foam insulation installed in the loft areas of the building should also be removed, and as such, removing the slate finish, assessing, and repairing rafters, removing spray foam insulation, and then restating the roof would be the most effective way to keep the building free from water ingress and timber defects resulting from the incorrect spray foam insulation.

Recommendations

1) Recommend Replacement and Refurbishment of all Roof Supporting Structures, Coverings, Rainwater System, Water Gates and Flashings inclusive of the full removal of the Open Cell Spray Foam applications within the roof voids to a standard consistent with current BS 5534, BS 8000-6 and BS 5250 Codes of Practice.

Algorithm Guidance Budget: £38,750 (the guide cost relates to any defect repairs outlined)



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As a code of practice, BS 5534 sets out guidance and makes recommendations for the installation of slates and tiles, and all aspects of pitched roofing above the rafters. It applies to new-build pitched roofs and vertical cladding and has undergone several updates since its publication.

What is BS 5534

BS 5534 is the code of practice for installing slates and tiles to new-build pitched roofs and vertical cladding. It was the first guidance of its kind to provide recommendations on the design, performance and installation of new-build pitched roofs using slates, tiles, shingles and shakes. It also covers normal re-roofing work and repairs.

Installing to BS 5534 isn't required by law, but its inclusion in a specification can be upheld in court if necessary and following its guidance aids compliance with building regulations. The British Standard's contents include batten selection, methods of fixing, wind uplift formulas and a means of calculating fixing specifications. Product manufacturers in the roofing industry typically make sure their installation guides are aligned with BS 5534, with any deviation requiring documented evidence to prove suitability. Third-party warranty providers like the NHBC and Zurich expect installations to comply, and the standard is also a foundation for competency schemes like Competent Roofer.

What changes have been made to BS 5534 - and when

In recent years, updates to BS 5534 have aimed to raise the standards in roofing. In 2015, changes were driven by extreme weather, which was putting more strain on roofs and increasing insurance claims. There was also a need to align with European Standards and equivalent Eurocodes.

The 2015 amendments made it clear that mortar could no longer be relied upon as the only means of securing the roof covering. Single-lap roof tiles and hip and ridge tiles all had to be mechanically fixed regardless of the use of mortar, while tiles to the perimeter of a roof had to be fixed twice. Higher wind loads were assumed, requiring more fixings generally and improved guidelines on the installation of underlays. These changes led to the widespread adoption of dry-fix pitched roof systems. Roof tile manufacturers looked to capitalize on the shift away from traditional mortar bedding to mechanical fixing, while contractors enjoyed the promise of faster and easier



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installation. However, two main issues occurred because of the rapid expansion of the dry-fix market:

An increased range of products became available - they were of variable quality, and there was no defined way to compare them.

Site work problems, such as confusion over the installation of breathable membranes and underlays over rafters and the appropriate drape.

These issues led to problems with finished roofs. The most common included verge systems not providing sufficient mechanical restraint and failing to shed water from the roof verge without staining the gable wall.

To combat these problems, the standard was again updated in February 2018, and a second amendment was added. This new set of changes was intended to:

Combat the poor installation quality of dry-fix pitched roof products that had become more prevalent

Increase confidence that building owners were being provided with durable, weathertight roofs, both new and refurbished.

Expand on previous revisions and clarify points of uncertainty.

The amendment, BS 5534:2014 + A2:2018, aimed to further improve the security, durability and weather-tightness of new and refurbished pitched roofs. It does this, in part, by referring to BS 8612:2018, which supports BS 5543 by setting out fixing and roof ventilation standards for dry-fix ridge, hip and verge systems for slating and tiling. Other significant changes included:

Updating the scope to include normal re-roofing work, including repairs.

Clarifying the standard's scope in relation to heritage roofs, noting that its recommendations may not be appropriate. Fixing methods for traditional roofing materials often conflict with BS 5534, and consultation with local planning authorities and conservation experts is advised so that a suitable approach can be agreed.



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Support for BS 8000-6:2013 (now BS 8000-0:2014), covering workmanship of slating and tiling on site.

Further guidance on roof underlays, including the classification of their wind uplift resistance by prescribed test methods; changes to the definitions of low water resistance (LR) and air-permeable underlays; and a maximum drape of 15mm. There is also a revised clause about temporary weather protection, before the installation of the primary roof covering, aimed at protecting them from exposure to UV light.

Improved interpretation of test results determining the wind uplift resistance of roof tile clips.

New definitions relating to the continuity of ceilings.

The full document can be purchased from the BSI website.

BS 6229:2018 describes best practice for designing, constructing, and maintaining roofs with a flat or curved surface. It is limited to roofs with a pitch no greater than 10 degrees to the horizontal and a continuously supported flexible waterproof covering.

After four years of development, the latest version of BS 6229 came into force in 2018 as the new standard in flat roofing, replacing the 2003 version.

What are the new and updated definitions within BS 6229:2018?

Some of the existing definitions have seen updates, but there have also been some additions that help clarify roof design and product use. Here is an overview of the new and updated definitions:

- **Breather membrane** – a continuous layer of highly vapour permeable material to permit the movement of water vapour in cold roof constructions. Definition of the required vapour permeability level can be found in BS 5250.
- **Air and vapour control layer (AVCL)** – a continuous layer of low permeability material to control the movement of air and water vapour.
- **Water flow reducing layer (WFRL)** – a vapour permeable layer restricting water flow down the waterproofing in an inverted roof system.
- **Blue roof** – a roof designed to attenuate the rate at which rainwater is drained from it and allowed to enter the drainage system.
- **Zero fall roofs** – now defined as roofs with a slope between nil and 1:80.

Aside from definitions, the standard contains many changes compared to the 2003 version.

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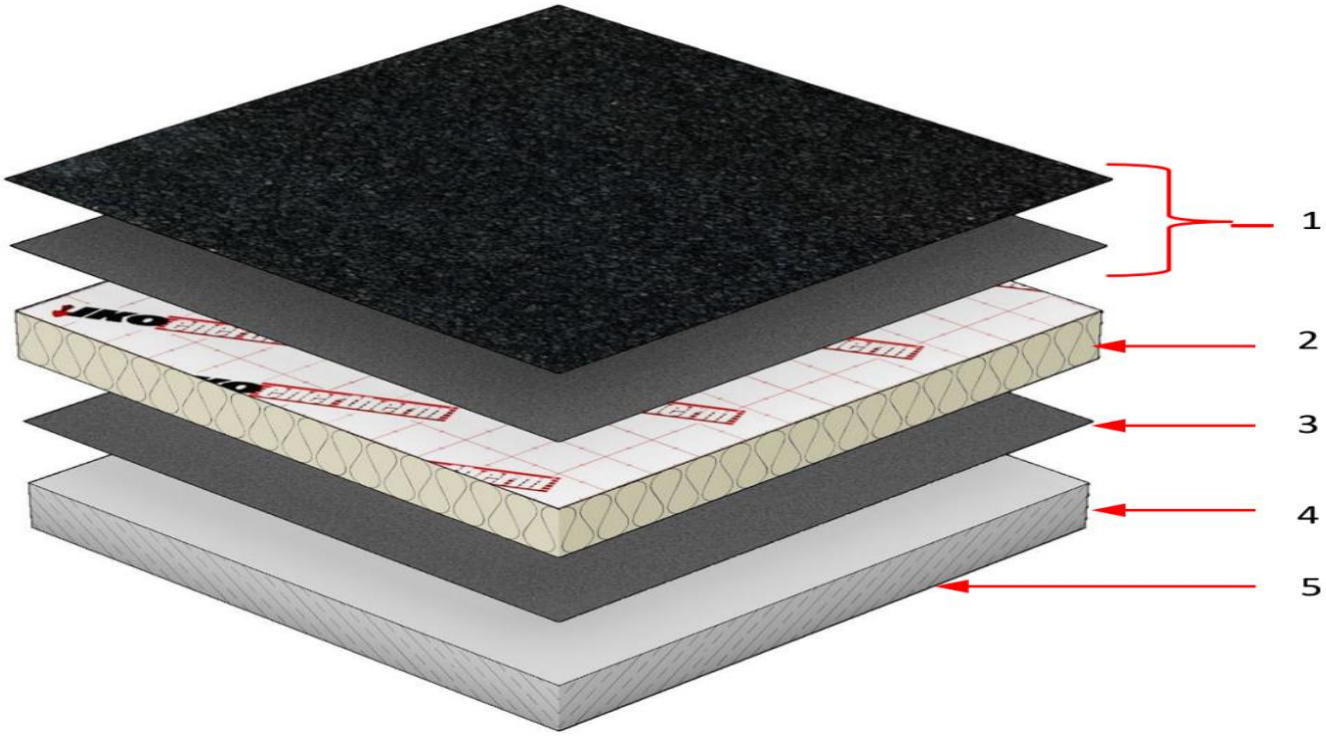
What are the changes to BS 6229:2018 Design, section 4?

Most of the sweeping changes in the 2018 edition of BS 6299 can be put down to technological advances and improvements in installation techniques. It is worth noting that some types of discontinuous metal roof coverings (i.e. zinc, aluminium, lead) are not included within the *BS 6229:2018 – Flat roofs with continuously supported flexible waterproof coverings – Code of practice*. As the title gives away, fully supported metal roof coverings fall outside the scope of *continuously* supported flexible waterproof coverings.

Types of flat roof systems – section 4.2

BS 6229:2018 mentions four types of roofs; warm roof, cold roof, inverted roof and hybrid roof. The standard does not recommend the use of cold roofs.



Key

1. Waterproofing layer with optional surface protection 2. Rigid thermal insulation
3. Air and Vapour Control Layer (AVCL)
4. Structural slab/deck
5. Internal finish



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Cold roof system – subsection 4.2.3

Cold roofs place the principal thermal insulation below the roof deck. Whilst the standard does not recommend the use of cold roof design, it accepts this may not always be possible. If unavoidable, cold roofs should adhere to construction principles such as the provision of a cross-ventilated void above the breather membrane, the use of a fully waterproof breather membrane and the use of battens to create a 25mm service void below the AVCL.

Roof falls to achieve drainage – section 4.4

The standard defines a zero fall roof for the first time. We already mentioned that this describes a roof with a slope between 0 and 1:80.

A design fall of 1:80 should prevent back falls and ponding and achieve a finished surface with zero fall. A structural analysis should detail settlement or deflection under load and construction tolerances. Negative falls should be remedied.

Rainwater disposal – section 4.5

Adequate provision for rainwater disposal is a requirement of Building Regulations Part H. BS 6229:2018 contains good practise concerning the rapid clearing of surface water.

Green roofs are designed to control water disposal to support vegetation. Blue roofs, similarly, are designed to a flow rate that restricts rainwater discharge.

In either case, waterproofing should reach the height of 150mm for all abutments and upstands. An exception is made for door and balcony thresholds to enable the design of level access.

Thermal performance – section 4.6 and cold bridging

The thermal performance section of the standard has seen a lot of changes. Cold bridging and air leakage in roof junctions, at penetration points and where gaps in insulation occur can account for significant energy loss in a building. Cold bridging and air leakage also pose a risk of condensation and mould forming as these areas tend to be colder than the rest of the building.

Thermal bridging should be avoided wherever possible, and guidance is given to calculate cold bridging.

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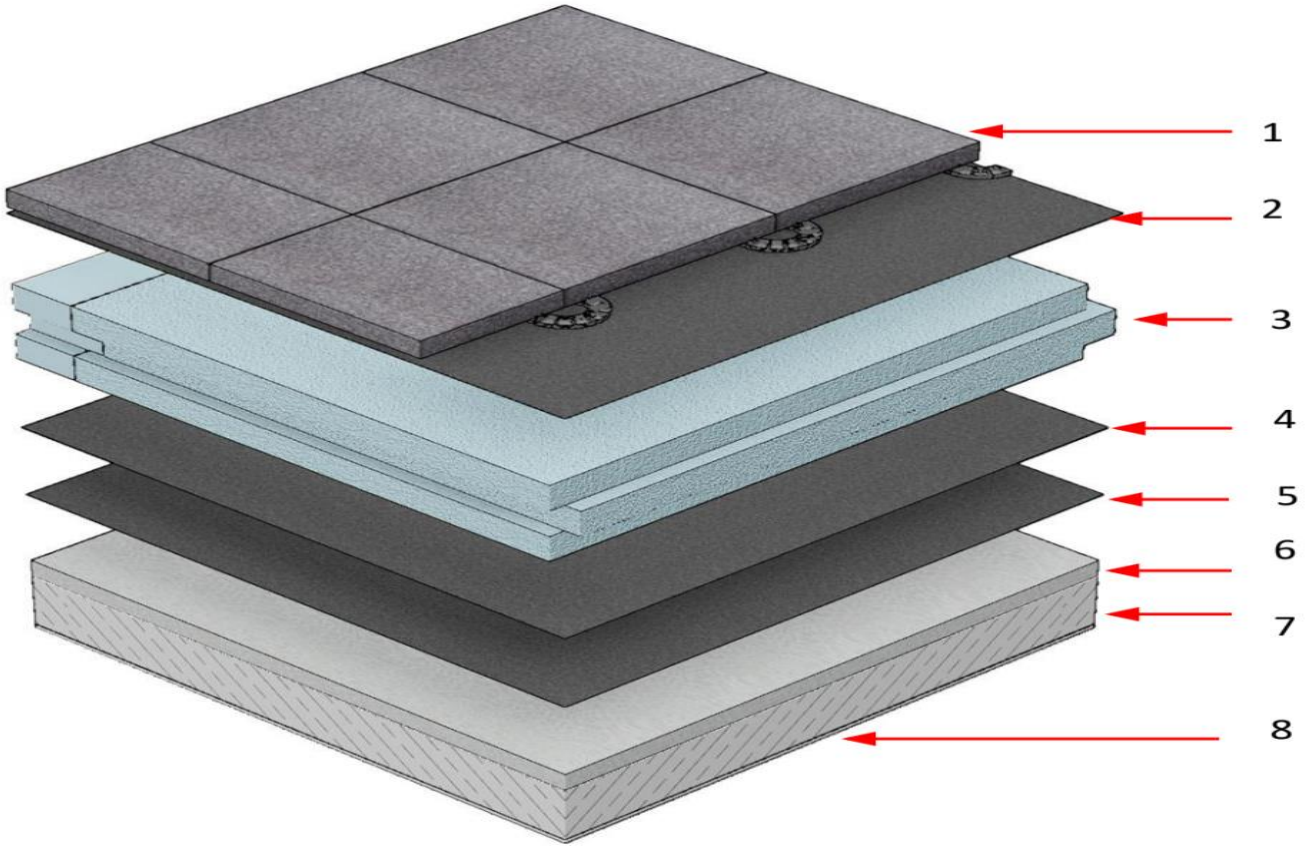
H3 – Inverted roofs – sub-section 4.6.2.2

The insulation layer in an inverted roof is positioned above the roof deck and the waterproofing layer. Correctly installed WFRL is required to prevent water from reaching past the insulation to the waterproofing. This helps to reduce the cooling effect on the building.

This section of the standard notes that the design thickness of the thermal insulation layer is increased by no more than 10%, where the design relies upon the WFRL.



Key

1. Ballast or slabs on supports
2. Water Flow Reducing Layer (WFRL)
3. Rigid thermal insulation
4. Drainage layer (optional)
5. Waterproof layer
6. Screed to falls
7. Structural slab/deck



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Blue inverted roofs – sub-section 4.6.2.4

We mentioned that the design of the blue roof seeks to attenuate stormwater and control the release into drainage systems. This means that instances of water coming into contact with the waterproofing are likely to increase. The use of WFRL may not be sufficient as the test methods do not account for the head of water generated. Increasing the design thickness of insulation to achieve the required thermal performance may be impractical.

Control of condensation – section 4.7 and surface condensation – sub-section 4.7.2

BS 5250 covers control of condensation fully. Regarding interstitial condensation, an external temperature of -5°C over 60 days during the heating season should be used to assess the risks.

BS 6229:2018 reflects the Approved Documents C, section 6, that requires a roof of a heated building to achieve a U-value that doesn't exceed 0.35W/m²K. This removes the risk of surface condensation in roofs with continuity of insulation layer at roof penetrations and upstands.

What are the most distinct changes in BS 6229:2018 that affect flat roof design?

In summary, four areas within BS 6229:2018 seek to improve the way we design roofs:

- Better understanding of zero fall design and elimination of zero falls in gutters that impeded thermal performance
- Addressing the design of blue roofs and inverted roofs to eliminate instances of inaccurate thermal performance
- Improvements to cold roof design and performance and acknowledging the area where this isn't practicable, and other roof designs are preferable
- Elimination of zero falls in gutters that impede thermal performance and design of level thresholds

The above details the main changes to BS6229. We have however created a much more in-depth technical guidance document to support you in better understanding BS6229: 2018 which can be downloaded for your convenience. You can also contact out team should you need to talk to us about a specific project.



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Buildings Policy Cover Recommendation

- Buildings Cover (standard cover)
- Accidental Damage Cover (additional cover option)
- Trace & Access Cover (additional cover option)

Follow the link below for help with Buildings Insurance

https://www.moneysupermarket.com/home-insurance/guide/

Please see Ref note: fig 1, Ref note: fig 2 below

Ref note: fig 1

https://www.ashbrookroofing.co.uk/blog/key-changes-to-bs5534-code-of-practice-for-slating-and-roofing/

Ref note: fig 2

Introduction to lead sheet in roofing

Lead sheet has long been a key component of roofs. According to the Lead Sheet Association (LSA), about 70% of the lead sheet currently produced is used for flashings and weatherings - the common construction details that protect vulnerable joints in buildings, such as where roofs abut walls. Of the remainder, about half is used as the main roofing material on new developments and the rest is used on restoration projects.

The advantages of lead sheet as a roofing product are that it is long-lasting, weather-resistant and malleable, which is important as flashing and other details need to be formed around the contours of the roof and movement joints in buildings.

To optimise the performance of lead sheet, however, it is essential that it is correctly specified and installed. Housing warranty provider the National House-Building Council (NHBC) estimates that claim costs relating to pitched roofs on new-build homes are in excess of £16m a year.



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The Lead Sheet Association and NHBC have collaborated to develop this CPD, which will focus on some of the common problems and concerns that can occur when using lead in house building, conversions or extensions.

Further explanation of the best approaches to using lead sheet on roofing applications can be found in the LSA publication Rolled Lead Sheet - The Complete Manual, as well as the NHBC Standards 2013.

ABUTMENTS AND CHIMNEYS

Roofs can be particularly vulnerable to damage and water ingress at junctions such as where walls meet pitched roofs or bay window roofs. Careful detailing can ensure high-quality performance.

Flashings and soakers

All abutments should be weathered using lead. Lead flashings should be a minimum of code 4 and should not exceed 1.5m in length, with laps of not less than 100mm.
Soakers are used where a slated or double-lap plain tiled pitched roof abuts a wall. They are normally made from code 3 lead sheet, colour-coded green (see image A below).

Flashing should be tucked into a mortar joint with a minimum depth of 25mm and at least 100mm above the roof tiling level for step flashing. To avoid damage to damp-proof courses (DPCs) and cavity trays, the joint for lead flashings should be raked out as work proceeds. The joint should then be pointed in cement mortar or using suitable exterior-grade sealant in accordance with the manufacturer's recommendations.



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As an alternative, the flashings can be built in as the work proceeds. They should be built in to a depth of 50mm and a welted edge should be provided to form a key with the mortar. Cutting out the joint once the mortar has hardened is likely to cause damage to DPCs and cavity trays, leading to water penetration.

When installing flashings around chimneys, it is important that they should link with the chimney DPC trays. A chimney DPC is especially necessary where moisture penetration would be visually unacceptable and could damage the structure below, or both (see image B and C). All lead DPCs should be coated with black oil-based bitumen paint on both sides to protect the lead sheet from the corrosive elements in Portland cement and lime mortar.

Flashings or soakers should also be used where there is a change in roof slope of 5° or more, for example at mansards and sprockets. A saddle flashing should be used where a ridge meets the main roof.

Soakers or a secret gutter should be installed at abutments where slates, flat interlocking tiles or plain tiles are used.

Image A: This image shows a tiled roof with soakers, used where a slated or double-lap plain tiled pitched roof abuts a wall

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Image B: A chimney DPC is especially necessary where moisture penetration would be visually unacceptable and could damage the structure below

Image C: This image shows a chimney DPC, with correctly detailed step flashing, a back gutter and a front apron



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Cavity trays

Cavity trays are designed to divert water within a cavity wall out through the external skin. They should be linked and dressed over the flashing at abutments to prevent water penetrating the enclosed area. This is necessary in situations where:

- a flat or pitched roof over an enclosed area abuts a wall
- a balcony abuts a wall.

Where a pitched roof abuts the wall at an angle, a stepped cavity tray linked to a stepped flashing should be used. Stepped flashings should be cut from a strip of lead at least 150mm wide.

Where a bay window roof meets a wall, horizontal cavity trays with stop ends should be used above the abutment. The trays should link with vertical DPCs to the window reveals or any stepped trays below. Where the wall is fair-faced masonry, weep holes should also be provided at maximum 450mm intervals.

Preformed stepped trays should be provided to each sloping roof abutment with the lowest tray extending beyond and linking with the vertical DPCs to the window reveals. The lowest stepped cavity tray should be fitted with two stop ends and a weep hole in all cases.

Bay window with stepped cavity tray



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Thickness of lead sheet

Lead sheet is supplied in standard widths of 3m and 6m to builder's merchants, and other sizes are available to order. The BS EN 12588 codes for lead sheet thickness are shown in the table below:

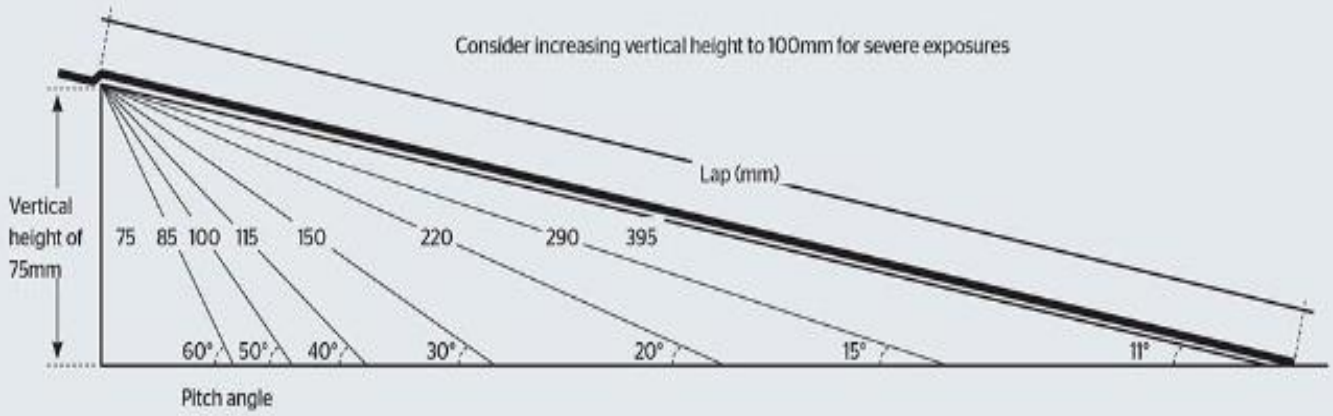
	Code 3	Code 4	Code 5	Code 6	Code 7	Code 8
Weight per m2 (kg)	14.97	20.41	25.40	30.05	35.72	40.26
Thickness (mm)	1.32	1.80	2.24	2.65	3.15	3.55
Colour coding	Green	Blue	Red	Black	White	Orange

PITCHED VALLEYS AND GUTTERS

Valleys are formed at the junction between two pitches to carry water off the roof. The size of the valley should be calculated in relation to the roof area that it is drawing water from.

Lead-lined valleys can be code 4 (colour-coded blue), 5 (red) or higher if required, depending on exposure. Code 4 or 5 lead in valleys should be laid in lengths not exceeding 1.5m; higher codes may be laid in lengths of up to 2m, where the valleys are not bedded and fitted in code 7 and above. Laps between pieces are related to the valley pitch - for example, 150mm for gutter pitches of 30°, increasing to 220mm when the gutter pitch is 20° (see figure 1, taken from the Rolled Lead Sheet Manual, below).

Figure 1. Recommended laps of different valley pitches



HICH
Roof & Property Inspections

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An example of a pitched valley gutter to a slate roof fitted in 1.5m lengths

If tiles are be cut and bedded, it is important to leave a clear 25mm channel behind the bedding to allow any water that may penetrate to run freely and discharge into the eaves gutter. The mortar should be bedded on an under cloak (for example, slate) to prevent direct contact between the lead and the mortar. Mortar should not bridge the welt detail.

For un-bedded valleys the cut edge of the tiles or slates should extend not less than 50mm over the tilting fillet.

Lead saddle flashings and other weatherings should be used at intersections and abutments. Lead flashings should be a minimum of code 4.



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DORMER WINDOWS

Lead sheet is widely used to weather dormers. As designs vary considerably, the detailing of the lead-work used to clad them needs careful consideration in order to avoid water ingress into the roof.

A fully projecting dormer is the most common type, although there can be many variations in design. For all dormers, leadwork will broadly comprise the weathering of the sill, jambs, in some cases the soffit, the cladding of the cheeks (including the junction with the roof covering) and the weathering of the dormer top.

For roofs covered with single lap tiles, the lead side flashings should not exceed 1.5m in length and be lapped to suit roof pitch.

Where the roof is covered with double lap plain tiles, soakers are used with up stands a minimum of 100mm. For lead covered roofs, the narrow bay on each side of the dormer is turned up against the cheek.

Full details on the weathering of dormers can be found in the LSA manual from pp172-191. You can also find more information at:

- www.leadsheet.co.uk
- www.nhbc.co.uk

Potential for Insurance recovery.

The faults noted and detailed within this report may be viewed in a negative manner by your home insurance provider and could potentially prejudice any claim or future claim made, resulting in your claim being rejected, if the proximate cause of any loss can/could be associated to poor workmanship/materials or gradual process loss (wear & tare)

Buildings Policy Cover Recommendation

- Buildings Cover (standard cover)
- Accidental Damage Cover (additional cover option)
- Trace & Access Cover (additional cover option)



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Health and Safety

Asbestos fibres were included in many different types of building materials, and may be released when these materials are damaged, disturbed or otherwise exposed. These fibres can cause a hazard to health when inhaled. If there is a risk that any work activity that intrudes beyond the surface finish of this building may potentially expose or disturb asbestos fibres and thereby create a potential health hazard. Persons or organisations carrying out these activities are advised to conduct appropriate risk assessment in order to identify and control these hazards.

For Example:

- Corrugated roofing, tiles, 'slates', soffits, gutters, downpipes, walls, and panels.
- Insulation under the roof, on beams and stanchions.
- Boards and panels, and any insulation between these.
- Insulation around pipes, on a heater, boiler, calorifier, in storage heaters.
- Decorative coatings on walls or ceilings.
- Insulation around windows.
- Water cistern.
- Flues, waste water pipes.
- Plastic floor tiles.
- Textured Coatings (ARTEX) etc.
- Bitumen

If instructed, we will take a representative sample of a potential Asbestos containing material for analysis.

Limitations to Survey/Terms & Conditions

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any installations. Unless otherwise instructed, we will not commission the inspection or testing of any installations by specialist contract engineers. If we find visual evidence to suggest that there may be problems with any installations in part or in whole, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations or testing by specialists

This was a non-intrusive inspection and limited to commenting upon the extent of damage noted and inspected during the visible inspection at that time.

Based on an inspection as defined below, the surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.



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The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

The surveyor will inspect the roof spaces if there are available hatches. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or roof area not more than 5m above ground level. It may therefore not be possible to inspect roofs above this level without a suitable scaffold or access platform. In such cases pitched roofs, may be inspected with the aid of zoom Optics. The surveyor will follow the guidance given in surveying safety issued by RICS in April 1991.

This incorporates the guidance given in Guidance note GS31 on the safe use of ladders and step ladders issued by the Health & Safety Executive.

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The surveyor will assume that all bylaws, building regulations and other required consents have been obtained. The surveyor will not verify whether any such consents, have been obtained. The client and his/her legal advisors should make all necessary enquiries. Drawings-specifications will not be inspected by the surveyor.

The surveyor will assume is unaffected by any matters which would be revealed by a local search (or the equivalent) and reply's, to the usual enquiries, or by a statutory notice and that neither the property, It's condition, its use, or its intended use, is or will be unlawful.)

The client will pay the surveyor the agreed fee for the report and any expressly agreed disbursements in addition.

The report is for the sole use of the named client and is confidential to the client and his/her professional advisors. Any other parties rely on the report at their own risk. The report must not be reproduced, in whole or in part, without the prior written consent, of the surveyor.

Note: A building survey report does not automatically include advice upon value or a reinstatement cost assessment/replacement for insurance Purposes. However, the surveyor will be prepared to provide such opinions-assessments if these are agreed from the outset.