

Information Sheet

GENERAL STRUCTURAL INSPECTION

A General Structural Inspection inspects and reports on the structural elements of the whole property.

It does not inspect and report on the building components and services. For instance roof coverings, wall finishes, windows doors, etc. unless these have been damaged by the movement.

However, if we note a serious defect to the building components or services we may draw your attention to these in the report if it is felt necessary and appropriate.

The elements inspected include, walls and roof externally and floors, walls, ceilings and roof internally.

The inspection will report on the following:

- A description of the property and the type of construction;
- An assessment of the topography particularly with regard to any features that can cause movement;
- A geological assessment of the site and the different risks associated with the different types of geology that the property may be founded on;
- A survey of any influencing vegetation. Where vegetation is believed to be influencing the property their size, distance and species will be estimated to judge the risks that they impose;
- A foundation assessment when appropriate. Foundations are not inspected but an assessment on whether any movement to them has occurred will be made and the risks associated with the topography, geology and vegetation will be considered;
- The survey externally will be carried out from ground level with the aid of binoculars. This will include a survey of the walls, openings and roof for any unusual movement, distortions and cracking.
- The survey internally will include floors, ceilings, walls, openings and accessible loft/s.
- A survey of any cracking with the size, pattern and location noted. Where necessary and felt appropriate other tools may be used such as a digital camera or a pole cam to provide information in difficult to see areas;
- A survey of any distortions to the property. Externally at ground level these will be measured with digital instruments where necessary and felt appropriate. Distortions at high level will be estimated from the measurements taken at ground level and internally. Internally floors, ceilings, walls, openings and accessible lofts will be checked for distortions and deflections measured with digital instruments where necessary and felt appropriate;
- An assessment of underground services. The covers to inspection chambers to the below ground drainage system that are accessible and where it is safe to do so will be

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lifted for a visual assessment and inspection. Heavy or well seated covers or where it is not safe will not be lifted;

- A review of the history of the property when this information is available.

WHAT IS NOT INSPECTED

We do not move heavy furniture or stored items. We will move light and unfitted furniture where it is safe to do so and the owner has given permission. We do not lift carpets or floor coverings, although loose and unfitted carpets may be pulled back at the corners where practicable. We do not lift floorboards unless there are ready-made access traps where a head and shoulders inspection will be made if the access trap is large enough. We will inspect subfloor voids when there is free and ready access to them and it is safe to do so.

The survey externally will be carried out from ground level with the aid of binoculars, although other equipment such as a pole cam may be used.

WHAT IS NOT INCLUDED

A General Structural Inspection will not include a valuation or a building reinstatement cost.

A General Structural Inspection will not include structural design calculations unless an additional fee has been agreed beforehand.

A General Structural Inspection will not include the submitting of a building regulation application and the local authority or private inspector cost unless an additional fee has been agreed beforehand.

A General Structural Inspection does not include a damp survey unless an additional fee has been agreed beforehand.

A General Structural Inspection will not include the submitting of a planning application and the local authority cost unless an additional fee has been agreed beforehand.

FURTHER INVESTIGATIONS

We will advise when further investigations are necessary such as the lifting floorboards, exposure work, ground investigations and/or monitoring etc. and in some instances we can provide the services for an additional fee.

RECOMMENDATIONS

The report will include recommendations with advice on how to repair structural damage (but see above under What Is Not Included), priority and likely timescales.

Photographic evidence of the damage will be included in the report when the additional fee has been paid.

A budget cost for structural repairs will be provided when the additional fee has been paid.

Where complete structural elements require replacing further structural design and structural calculations may be required and we will be pleased to provide this service for an additional fee.