

SPECIFIC STRUCTURAL INSPECTION

A specific structural inspection inspects and reports on the structural components of a property and to a specific damaged or suspect area of the property. It typically is used to assess structural cracking and movement but can also be used for other types of defect diagnosis such as damp and timber decay.

It does not inspect and report on the building components and services, unless otherwise advised. For instance roof coverings, wall finishes, windows doors, etc. unless these have been damaged by the movement or a specific request made for their inspection.

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.

The elements inspected to the damaged area may include, walls and roof externally and floors, walls, ceilings and roof internally.

The inspection, to the area in question, will report on the following when appropriate:

- A description of the property and the type of construction;
- An assessment of the topography particularly regarding 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.
- A survey of any crack damage. Externally this will be carried out from ground level with the aid of binoculars. Internally individual rooms affected by the damage will be inspected and size and shape of any cracking noted. Where necessary and felt appropriate other tools may be used such as a digital camera or a poll 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 appropriate. Distortions at high level will be estimated from the measurements taken at ground level and internally. The damaged areas internally such as floors, ceilings, walls and accessible lofts will be checked for distortions and deflections measured with digital instruments where necessary and 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 lifted for a visual assessment and inspection when the drainage system may be an influencing factor in the movement. 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.

HEALTH AND SAFETY

Harvey's and its Engineers and Surveyors will comply with Health and Safety legislation and RICS Guidance Note "Surveying Safely – A commitment to Surveying Safely". The Engineer/Surveyor will assess the safety implications presented by the site and may have to restrict the scope of the inspection that he is able to carry out.

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.

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 these services for an additional fee.

RECOMMENDATIONS

The report will include recommendations with advice on how to repair structural damage (but see below 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 and further structural design and structural calculations are required we will be pleased to provide this service for an additional fee.

WHAT IS NOT INCLUDED

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

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

Asbestos: This is NOT a specific asbestos or other hazardous materials survey. The sampling and testing of asbestos-containing materials or other hazardous or suspect materials lies outside the scope of our inspections. Where such materials are discovered or suspected within the normal scope of inspection, they will be reported, and appropriate recommendations made for further investigation.