

## FULL STRUCTURAL SURVEY

The survey will report on the following:

- A description of the property and the type of construction;
- A full structural assessment with **detailed**<sup>1</sup> advice on repairs;
- A **detailed**<sup>2</sup> subsidence assessment;
- An assessment of the topography particularly regarding any features 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 full assessment of the building components including windows, doors, fitted units and joinery;
- A rising damp survey;
- A damp survey of any other suspect areas;
- An assessment of the electrical and gas installations\*;
- Environmental appraisal Including, noise, flood risk, radon risk and electromagnetic field (EMF);
- Appraisal of property alterations – Local Authority Compliance (Building Regulations – Planning Permission);
- Fire Safety appraisal;
- Security appraisal;
- Thermal resistance and insulation appraisal;
- Matters for your Solicitor;
- Asbestos & Deleterious Materials Assessment\*;
- An appraisal of the grounds boundary walls and fences.
- Any specific issues of concern to the client.
- An assessment of underground drainage. 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. Heavy or well seated covers or where it is not safe will not be lifted;

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<sup>1</sup> Although detailed advice on structural repairs is provided it does not include structural design calculations where an additional fee will be required in such cases.

<sup>2</sup> A full subsidence appraisal will be carried out to determine current and future risk of subsidence.

- A review of the history of the property when this information is available.
- Details of remedial repairs required with budget cost.

## 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.

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

**Services** – Gas, Electricity, etc. Only detailed specialist tests will confirm the adequacy, efficiency and/or safety of services' installations. Surveyors are not qualified to undertake these tests. Any comments on services in the report are made by way of general observation of the visible parts only. We recommend that you arrange for the services' installations to be inspected by specialists. The report will advise further on which services require a specialist inspection.

A Full Structural Survey will not include a valuation or a building reinstatement cost.

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

A Full Structural Survey 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 Full Structural Survey 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.

## FURTHER INVESTIGATIONS

We will advise when further investigations are necessary such as lifting floorboards, exposure work, ground investigations and/or monitoring etc. and in some instances, we can

## HARVEY'S STRUCTURAL SURVEYS

### Information Sheet



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.

A budget cost for structural repairs will be provided.

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