

## **Surveys, appraisals, structural investigation and reports**

We are regularly engaged to undertake surveys and investigation of existing buildings or structures and to report upon various specific aspects including building and structural condition, adequacy for proposed use or implications of any proposed structural alteration.

Whilst surveys, appraisals, investigation and reports can be tailored to meet precise requirements, they typically are required for three purposes:

- For sale or purchase of residential property
- For advice upon apparent foundation subsidence, building and or structural defect
- For advice upon implications of proposed structural alteration or change of use

### **1. For sale or purchase of residential property, two types of report are generally offered:**

#### ***1a. Initial Structural Report***

This form of report will be tailored to meet your requirements and usually limited to inspection and report with initial advice upon one or more of the key aspects.

This will be typically limited to the main structural elements, plus foundation movement and defects if present and visible, with only brief comment upon other associated building aspects.

For an average 3 - 5 bedroom house, inspection will cost approximately £200-£350 + VAT dependent upon the construction, size and condition.

The extent of the inspection and report with initial advice, will be similar but not normally as extensive as that covered by a full structural report (refer below).

Defects, causes, with summary and recommendations will be normally outlined as appropriate.

The Initial Survey Report will not include any excavations to expose foundations and ground conditions, nor opening up work to expose floors or hidden elements of construction, nor moving or removal of fitted carpets, tiles, floor coverings and furniture, etc.

The survey and report will not involve detailed inspection or tests of the drains, electrical installations, plumbing or other building services.

### ***2a. Full Structural Report***

This form of report will be more in-depth than the initial report. This will involve the careful visual inspection of the property building construction and immediate environment.

Inspection will include an appraisal of the building drainage but other services including power, gas, electrical and security installations will not be covered.

For an average 3 - 5 bedroom house, inspection will cost approximately £350-£650 dependent upon the construction, size and condition.

Whilst the report can be tailored to meet your specific requirements it will normally cover as appropriate aspects including: -

- General description
- Condition of roofs (where access allows)
- Party wall issues
- Chimney stacks
- Foundation movement and associated damage if present
- Initial investigation into cracks of visible defects
- Structural general condition
- External rainwater goods
- Damp survey
- Building regulations and town planning
- Party wall matters
- Summary and recommendations
- Adequacy of floors (where practical access allows exposure of joists)
- Confirmation of structural elements via. calculation (where deemed necessary)

The survey and report will not normally involve detailed inspection or tests of the drains, however a CCTV survey can be arranged, the normal cost for this is approximately £175

## **2. Building and or structural defect or subsidence investigation reports:**

For advice upon apparent foundation subsidence, building and or structural defect, refer to our separate document.

## **3. Appraisal and report for adequacy for proposed use or implications of any proposed structural alteration:**

When an appraisal and advice upon the implications of a proposed structural alteration or change of use is required, this will involve the careful visual inspection of the building or structure and appraisal of the proposed structural alteration or change of use.

In some instances further investigation will be necessary to advise in full detail.

For example where the building construction or structure requires exploratory works to determine the structural adequacy or where ground and foundation conditions need to be fully determined to assess the load bearing capacity.

Our advice and report can detail as required the implications of any proposed structural alteration or change of use.

A structural alteration can increase forces upon the existing structure or adversely affect the structural adequacy and behaviour of the building or structure, or any adjacent building or structure. We can advise upon the effects the proposed structural alteration might have, and advise upon economic, appropriate and or alternative solutions.

Advice upon anticipated building and design costs can be given as required.

Change of use of a building or structure can affect the performance of the building and may adversely affect the structure.

For example a change of use can increase the imposed floor loading, in particular where changing from domestic or light office use to use for storage or public assembly. In such instances care must be taken to properly assess the effects that any increased loading will have on the existing floors and structure

Any effects the change of use may have on adjoining buildings or structure should also be properly considered.

Advice in respect of statutory approvals, building regulations and party wall matters can be provided as necessary.

Our fees for an initial appraisal report would be approximately £150-£200.