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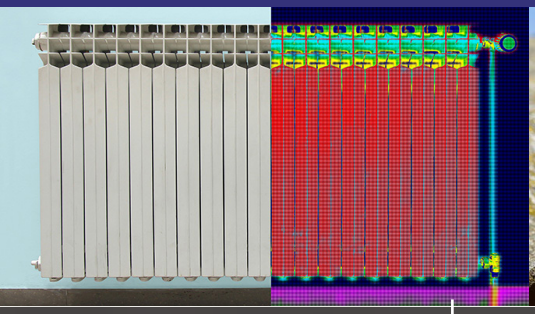

Thermographic Survey

Asbestos Service

Snagging Survey

Snagging Survey

Roof Survey

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Building Survey

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Customer Details

Client Name:	XXXX XXXXX
Address:	XX XXXX XXXXXX XXXXX XXXX XXX XXXX
Purpose of Report:	NEW BUILD SNAGGING
Report Reference:	SS/XXX/2022
Inspection Date:	2Xth Jan 20XX
Surveyor Name:	XXXXX XXXXXX BCI, CII, BDMA, ISO 18436-7 & BINDT CM/GEN
Building Surveyor Engineer Name:	XXXX XXXXXX BSc (Hons) C Build E, MCABE.

Property Image

Type of property: Detached

No of bedrooms: 5 Bedrooms

State of repair: Good Condition

Services: Electricity-Gas-Mains Water Supply

Property Age: 2020

General Description of Property (External)

- The property is a modern detached house with a block/brick/stone and render finish, situated on a level site adjacent to a residential road.
- The roof was has a pre-fabricated truss type supporting structure with a concrete tile covering, segmented dry ridge system with a segmented dry fix verge system.
- There is a balance flue that services the wall mounted gas boiler located within the garage.
- Water was discharged from the roof via fibre glass valleys that lead to a half round PVCU gutter section rainwater system fixed to a modern PVCU roof line system, with outlet downpipes hold fast fixed to the external elevations.
- The external windows and doors to the front and rear of the property were all of a PVCU frame construction with sealed double glazed units.
- A mono block paved driveway leads to the integral garage and front entrance, extending to the side gate entry..
- Areas of lawn exist to areas of the front, side and rear elevation gardens, with boundaries made up of timber construction panel and post fix fencing and stone construction walling.

This Building Survey is produced by a Qualified Surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to:

- Help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property.
- Provide detailed advice on condition.
- Describe the identifiable risk of potential or hidden defects.
- Where practicable and agreed, provide an estimate of costs for identified repairs.
- Make recommendations as to any further actions or advice which need to be obtained before committing to purchase.
- Where estimated repair costs have been given, these are very basic estimates based on my experience in dealing with these types of repairs and the costs involved. It is always recommended that you engage the services of at least three contractors to ensure you receive value for money.

- No below ground investigations have been carried out and no drainage survey has been undertaken.

ENERGY PERFORMANCE.

- The EPC for this property has an expired certificate with a rating of D (68) with a potential rating of B (83).

Energy Performance Certificates (EPCs) are needed whenever a property is:

- Built
- Sold
- Rented
- You must order an EPC for potential buyers and tenants before you market your property to sell or rent.
- In Scotland, you must display the EPC somewhere in the property, for example in the meter cupboard or next to the boiler.

An EPC contains:

- Information about a property's energy use and typical energy costs
- Recommendations about how to reduce energy use and save money.

- An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

Buildings that do not need an EPC.

These include:

- Places of worship
- Temporary buildings that will be used for less than 2 years.
- Stand-alone buildings with total useful floor space of less than 50 square metres
- Industrial sites, workshops and non-residential agricultural buildings that do not use a lot of energy.
- Some buildings that are due to be demolished
- Holiday accommodation that's rented out for less than 4 months a year or is let under a license to occupy.
- Listed buildings - you should get advice from your local authority conservation officer if the work would alter the building's character.
- Residential buildings intended to be used less than 4 months a year.

Roof Access.

- Drone operation was carried out following a risk assessment and aerial images were captured using a DJI mini 3 Drone.

Findings

On inspection the property was found to have been completed to a good standard with the following faults found to have been completed below an Industry Standard finish consistent with Building (Scotland) Regulations 2004 and Construction (Design and Management) Regulations 2007/2015 and NHBC technical standard guidelines & Building (Scotland) Regulations 2004.

External Defects

- Elevated ground level detected beyond rear boundary fence.
- Rear elevation lawn laid over loos building material with insufficient top soil.
- Ground saturation pockets to the rear elevation lawn area consistent with insufficient ground drainage exacerbated by the elevated ground level outside the perimeter boundary structures.
- Holed incomplete boundary wall junction seal at base of wall pillar, this enable s water to enter freely from the elevated ground through the defective joint into the lower level lawn area.
- Incomplete mortar joints detected to the boundary wall cope stones.
- Incomplete mortar detected to the rear elevation door step right location.
- Damage detected to the gas unit/door that will need replaced.
- Open and incomplete seals detected below a number of ground floor and first floor windows.
- Insufficient dry mix detected to open perimeter concrete edging, mono block spread is inevitable.
- The mono block pathway to the side entrance has dropped in areas due to insufficient sub base.
- Render cracks detected to the left upper garage door reveal.
- Holed and incomplete door frame seal detected to the front entrance door right.
- Chip damage detected in isolated areas to the stone overhang course.
- Areas of holed and incomplete render detected in isolated areas to the stone overhang course.
- Evidence of efflorescence detected to isolated areas of the stone mullions, lintels and sills.
- Incomplete render bead seal detected to a number of the window openings at lintel detail.
- Dormer roof projection to the front elevation shows open and incomplete ridge mitre joint.
- Missing lead cover flashing detected to maintain roof valley ridge.
- Garage concrete floor damaged to leading edge.

Elevated ground level detected beyond rear boundary fence

Rear elevation lawn laid over loos building material with insufficient top soil

Ground saturation pockets to the rear elevation lawn area consistent with insufficient ground drainage exacerbated by the elevated ground level outside the perimeter boundary structures

Holed incomplete boundary wall junction seal at base of wall pillar, this enable s water to enter freely from the elevated ground through the defective joint into the lower level lawn area.

Incomplete mortar joints detected to the boundary wall cope stones

Incomplete mortar detected to the door step right location

Open and incomplete seals detected below a number of ground floor and first floor windows

Insufficient dry mix detected to open perimeter concrete edging, mono block spread is inevitable

The mono block pathway to the side entrance has dropped in areas due to insufficient sub base

Render cracks detected to the left upper garage door reveal

Holed and incomplete door frame seal detected to the front entrance door right

Chip damage detected in isolated areas to the stone overhang course

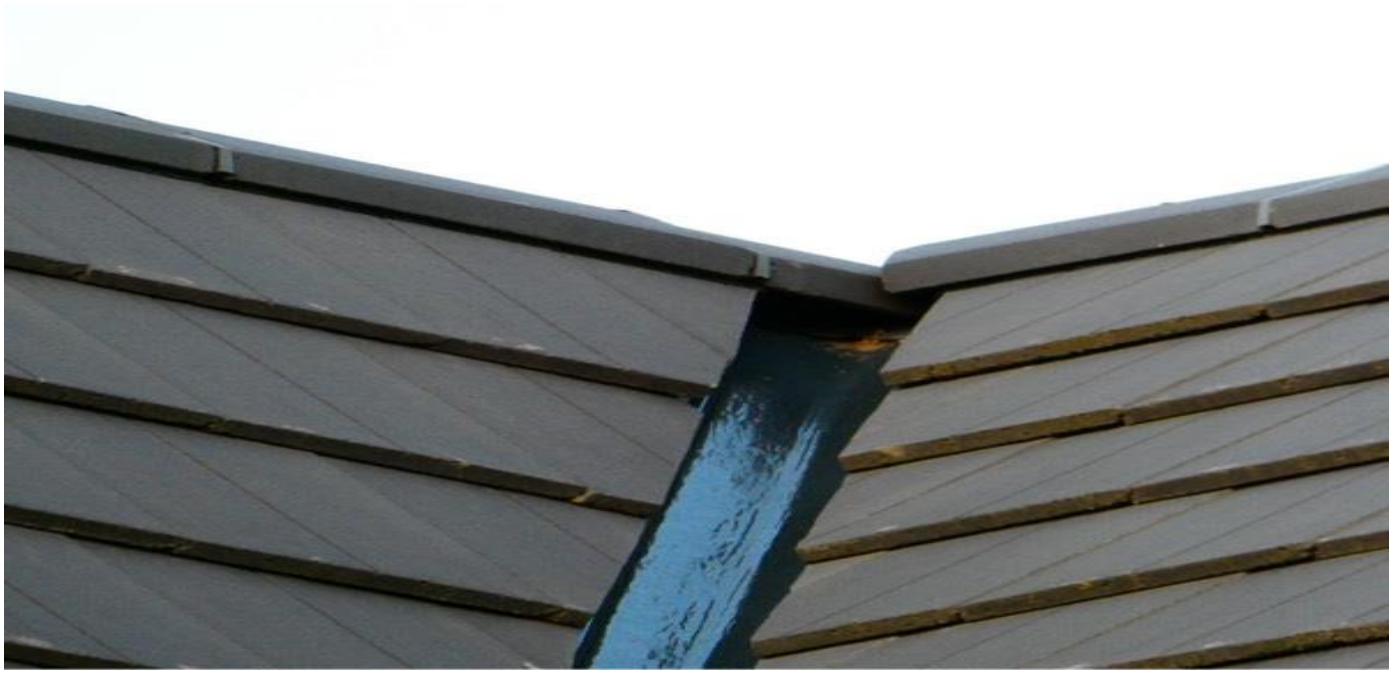
Areas of holed and incomplete render detected in isolated areas to the stone overhang course

Evidence of efflorescence detected to isolated areas of the stone mullions, lintels and sills

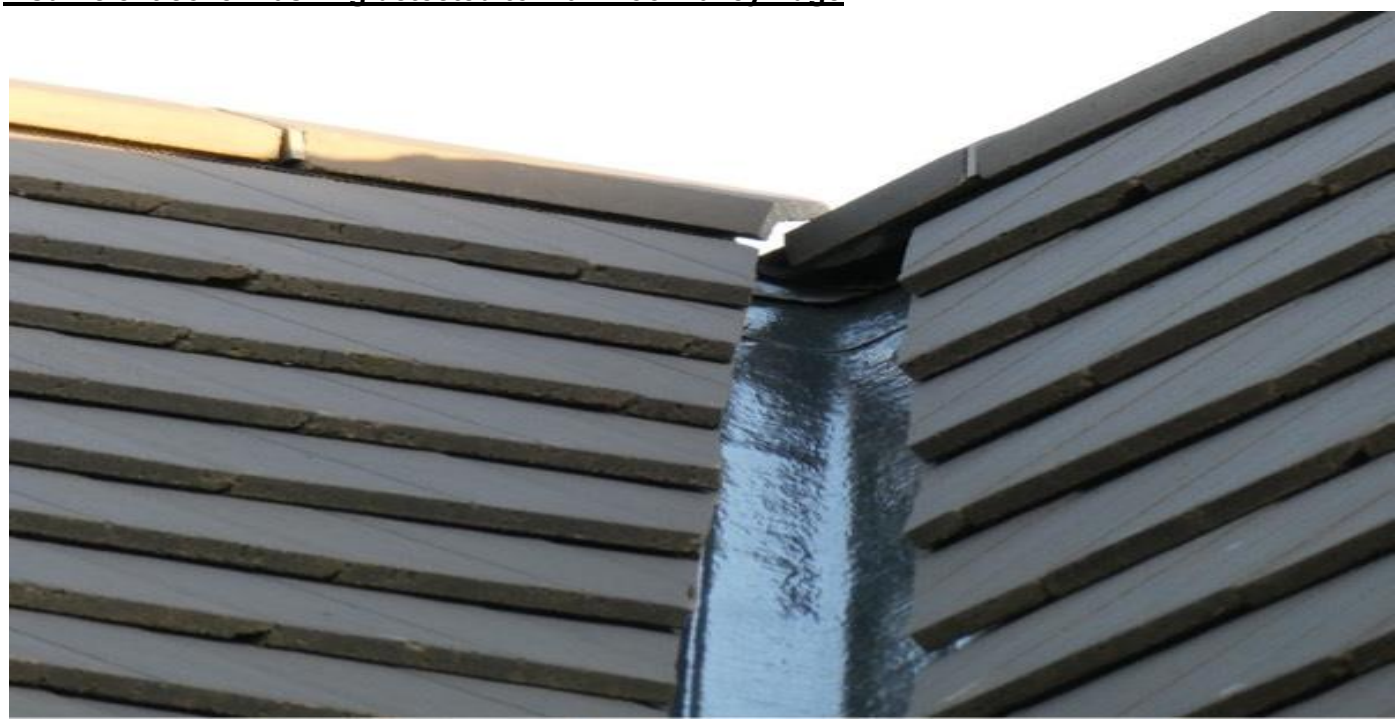
Incomplete render bead seal detected to a number of the window openings at lintel detail

Dormer roof projection to the front elevation shows open and incomplete ridge mitre joint

Missing lead cover flashing detected to maintain roof valley ridge



Insufficient cover flashing detected to main roof valley ridge



Master Bedroom 1

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel door with chrome furniture and window sill. PVCU windows, lights, double sockets, light switches, extractor isolation switch, TV/Phone point, wall mounted radiator.

Findings

- Entrance door loose at keeper
- Nail pops to ceiling and wall above door entry
- Nail pops above wardrobes
- Wall plaster joint prominent behind tv location
- Wardrobe doors to right of bed set off plumb with tight close
- Skirting wall seal cracked in isolated areas
- Window sill and frame seal cracked
- Internal window sills marked
- En-suit entrance door mitres open
- Ceiling wall junction waves and uneven above bed

En Suite

- Following inspection it was noted that the ceiling had an emulsion smooth plaster finish with painted architraves, wood panel door with chrome furniture, Velux Window, Twin Basin's, Bulkhead/Vanity Units, WC, shower glass enclosure, Ceramic wall tiles, down lights, extractor/vent wall mounted heated towel rail.

- En-suit door opening not uniform
- Entrance door architraves mitres open
- Entrance door loose at keeper
- Heated towel rail secured to wall off plumb
- Flush plate to WC loose insecure fixed
- Ceiling plaster cracked above shower head with further cracking to ceiling wall junctions detected
- Shower head dropping from Siri
- Nail pops to ceiling above mirror
- Ceiling wall junction also cracked
- Twin basin taps loose insecure fixed
- Right hand waste plug jams when depressed
- Skirting tile seal incomplete at left of tray

Bedroom 2

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel door with chrome furniture and window sill. PVCU windows, lights, double sockets, light switches, extractor isolation switch, TV/Phone point, wall mounted radiator.

- Entrance door not uniform
- Entrance door loose at keeper
- Ceiling wall junctions cracked
- Nail pops detected to wall right of en-suite
- Radiator secured to wall off level
- Left wardrobe door handle loose
- Skirting wall seal cracked in isolated areas
- Nail pops detected to wall reveals at window opening
- Window sill and frame seal cracked

En Suite

- Following inspection it was noted that the ceiling had an emulsion smooth plaster finish with painted architraves, wood panel door with chrome furniture, PVCU window, Basin, Vanity Unit, WC, shower glass enclosure, Ceramic wall tiles, down lights, extractor/vent wall mounted heated towel rail.

- External door face marked around handle
- Entrance door loose at keeper
- Entrance door opening not uniform
- Door lock slightly stiff during use
- Wall ceiling junctions cracked in isolated areas
- WC flush panel loose insecure fixed
- Basin tap loose
- Basin plug jams in the downward setting
- Extractor secure in situ off square
- Heated towel rail off plumb
- Skirting tile seal missing from right and left
- Shower door cap to top right frame loose insecure fixed
- Window sill frame seal cracked.

Bedroom 3

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel door with chrome furniture and window sill. PVCU windows, lights, double sockets, light switches, wall mounted radiator.

- Entrance door handle loose
- Entrance door opening not uniform
- Entrance door facing wall seal cracked to right side
- Ceiling wall junctions cracked in isolated areas
- Wardrobe door opening not uniform
- Window sill and frame seal cracked
- Sash opener grinds at bottom hinge during use

Bedroom 4 / Study

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel door with chrome furniture and window sill. PVCU window, lights, double sockets, light switches, wall mounted radiator.

- Entrance door loose at keeper
- Entrance door opening not in uniform
- Ceiling wall junctions cracked in isolated areas
- Light switch secured in situ off level
- Window sill drops to left and is set off level
- Window sill and frame seal cracked
- Sash opening catches on frame during use
- Wardrobe door loose at keeper
- Door opening not in uniform.

Bedroom 5

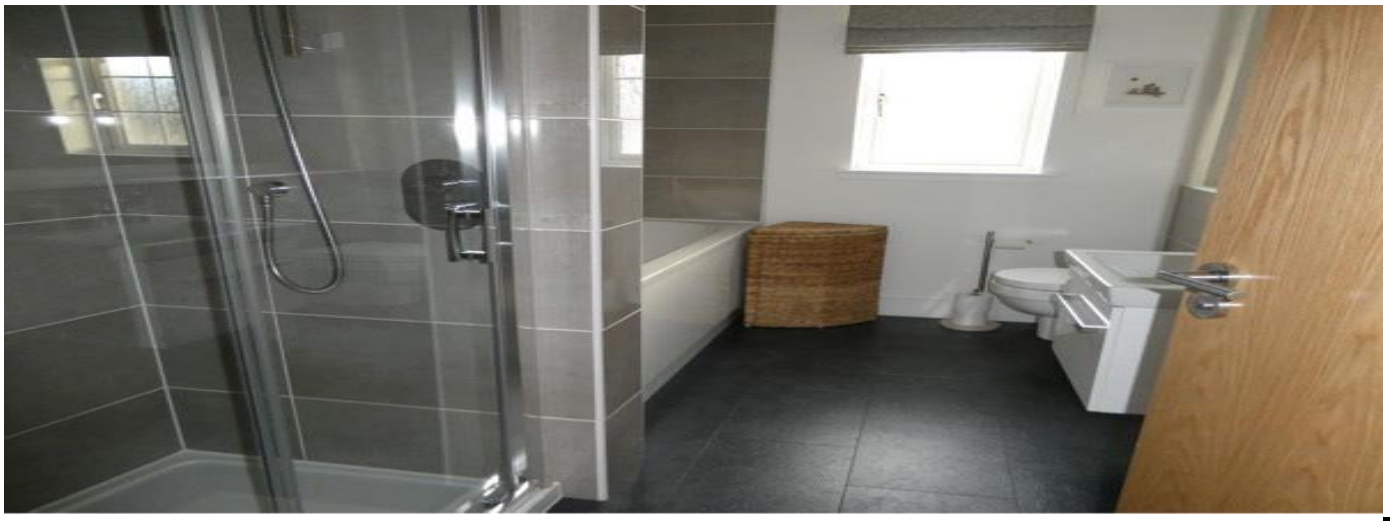
- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel door with chrome furniture and window sill. PVCU windows, lights, double sockets, light switches, wall mounted radiator.

- Entrance door opening not uniform
- Wall ceiling junctions cracked in isolated areas
- Window sill and frame seals cracked in both windows
- Wardrobe door opening not inform
- Wardrobe left hand door handle loose
- Wardrobe architrave mitres open.

Bathroom

- Following inspection it was noted that the ceiling had an emulsion smooth plaster finish, painted architraves, ceramic wall tiles with wood panel door with chrome furniture, Obscure PVCU window, Basin/Vanity Unit, WC, Bath, Separate shower, Down lights, extractor/vent wall mounted heated towel rail.

- Entrance door marked internal face above handle
- Entrance door opening not uniform
- Entrance door lock stiff during operation
- Ceiling cracked above towel rail
- Wall ceiling junctions cracked in areas
- Basin plug sticks during operation
- WC flush panel loose
- Plaster crease detected to left pipe box
- Creased plaster at left edge tape reveal
- Cracked seal at sill frame
- Frame cap missing to shower at right of door frame
- Left cap loose insecure fixed to door frame.



Upper hallway

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood handrail/balustrades, lights, double sockets, light switches, hard wired smoke detector, wall mounted radiator.

- Ceiling hatch jams during use
- Plaster uneven around light switches
- Newel post plugs not flush and prominent.
- Room entrance door way mitres open
- Cupboard door loose at keeper
- Cupboard door opening not uniform
- Base rail crakes to balustrade seal
- Cracking detected above left of master bedroom entry consistent with thermal movement.

Stairway

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood handrail/balustrades.

- Horizontal plaster crease detected at landing back wall.
- Cracked wall riser seal detected
- Cracked newel post wall joint
- Landing floor deck movement detected due to insecure fixing detected
- Balustrade and newel post noted to be indented in isolated areas.

Lounge

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, Door with chrome furniture and window sil. PVCU windows, lights, double sockets, light switches, TV/Phone point, wall mounted radiator.

- Entrance door set right hand door upper dead bolt stiff
- Entrance doors not uniform
- Wall ceiling junctions cracked and uneven
- Window frame sill seal cracked
- East facing right window handle loose.

Kitchen

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel doors with chrome furniture and window sill. PVCU opening windows, French doors, modern fitted kitchen base and wall units including integrated appliances, oven, hob, hood, Down lights, double sockets, light switches, extractor isolation switch's, TV/Phone point, hard wired smoke detector, wall mounted radiators.

- Entrance door loose at keeper
- Entrance door opening not uniform
- Skirting wall seal cracked in isolated areas
- Ceiling pops detected above longer
- Window sill frame seal cracked
- Radiator secured to wall off level
- Frame seal incomplete at French doors skirting.
- Left hand perma vent to French door set does not function correctly
- Extractor tunnel loose insecure fixed
- Wall unit soft close do not fully close.
- Plinth vent grill below appliances loose
- Sink tap loose
- No base unit shelf
- Sink window sill frame seal cracked
- Cupboard door loose at keeper
- Cupboard door opening not uniform

Utility Room

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood panel doors with chrome furniture and window sill and rear entry door, garage entry door, fitted units, lights, double sockets, light switches, wall mounted radiator.

- Entrance door loose at keeper
- Entrance door opening not uniform
- Wall nail pipes above garage entry
- Ceiling wall junctions cracked
- Sink tap loose
- No shelf detected within base unit
- Skirting wall seal cracked
- Window sill and frame seal cracked
- Back door opening not uniform
- Radiator secured to wall off level
- Nail pops to wall
- Garage door marked around handle
- Main rear entrance door opening not uniform
- Tank cupboard entrance door opening not uniform

Hallway

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, wood handrail/balustrades, PVCU window, lights, double sockets, light switches, extractor isolation switch, hard wired smoke detector, wall mounted radiator.

- Wall nail pops detected above the lounge entry door
- Radiator secured to wall off level
- Vestibule door mitres open
- Ceiling wall junctions cracked
- Window sill frame seal cracked
- Cupboard door opening not in uniform
- Cupboard door loose at keeper.
- Under stair cupboard door opening not uniform

Toilet

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish part ceramic tiled with painted architraves, PVCU window, wood panel door with chrome furniture, Basin, WC, extractor/vent wall mounted radiator.

- Entrance door loose at keeper
- Entrance door opening not uniform
- Entrance door lock stiff during operation
- WC flush panel loose
- Floor seal incomplete at bulkhead
- Window frame seal cracked
- Ceiling wall junctions cracked
- Nail pops detected above entry door

Vestibule

- Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish with painted architraves, skirting, PVCU main entrance door, flush panel door, lights, double sockets, light switches, wall mounted radiator.

- Hall entrance door loose at keeper
- Hall entrance door opening not uniform
- Radiator secured to wall off level
- Entrance door seal damaged at base
- Entrance door frame seal cracked.
- Meter cupboard door not uniform
- Ceiling wall junctions cracked
- Skirting wall seal cracked

Algorithm Guidance Budget: £3,685 (the guide cost relates to any defect repairs outlined)

Follow the link below for help with Buildings Insurance

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

GENERAL MAINTENANCE TIPS.

Outside the property

- You should check the condition of your property at least once a year and after unusual storms.
- Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or
- other fixings, including the materials used to form the joints with the roof coverings.

- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

- Flat roofing has a limited life and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- Rainwater pipes and gutters: Clear any debris at least once a year and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.

- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (damp-proof 150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing. Windows and doors: Once a year check all frames

for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames.

- Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist.

- Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.

- Conservatories and porches: Keep all glass surfaces clean and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.

- Other joinery and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

- You can check the inside of your property regularly when cleaning, decorating, and replacing carpets or floor coverings. You should also check the roof area occasionally.

- Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot, or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.

- Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.

- Walls and partitions: Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.

- Floors: Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.

- Fireplaces, chimney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are

ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.

- Built-in fittings, woodwork, and joinery: Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified Gas Safe Engineer or Registered Heating Engineer to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.
- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary or seek advice from a Certified Drainage Contractor. Check any private drainage systems annually and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.
- Grounds Garages and outbuildings: Follow the maintenance advice given for the main building. Japanese knotweed or other non-native species: seek advice from an ‘appropriately qualified person or company’ such as an accredited member of an industry recognized trade association.

Construction (Design and Management) Regulations 2015

The Construction (Design and Management) Regulations 2015, also known as CDM Regulations or CDM 2015, which came into force on 6 April 2015, are regulations governing the way construction projects of all sizes and types are planned in the UK. Replacing Construction (Design and Management) Regulations 2007, CDM 2015 is the latest update to the regulations that aim to improve the overall health, safety, and welfare of those working in construction. These regulations

offer a very broad definition of what construction works are- everyone involved in a construction project, including home maintenance and improvement works, has responsibility for health and safety.

What is a Contractor?

A contractor is anyone who directly employs or engages construction workers or manages construction work. Contractors include sub-contractors, any individual self-employed worker or business that carries out, manages, or controls construction work. They must have the skills, knowledge, experience and, where relevant, the organisational capability to carry out the work safely and without risk to health.

Contractors and the workers under their control are most at risk of injury and ill health from construction work. Contractors therefore have an important role in planning, managing, and monitoring their work to ensure any risks are controlled.

Contractors on all projects must:

Make sure the client is aware of the client duties under CDM 2015 before any work starts.
Plan, manage and monitor all work carried out by themselves and their workers, considering the risks to anyone who might be affected by it (including members of the public) and the measures needed to protect them.
Check that all workers they employ or appoint have the skills, knowledge, training, and experience to carry out the work, or are in the process of obtaining them.
Make sure that all workers under their control have a suitable, site-specific induction, unless this has already been provided by the principal contractor.
Provide appropriate supervision, information, and instructions to workers under their control ensure they do not start work on site unless reasonable steps have been taken to prevent unauthorised access.
Ensure suitable welfare facilities are provided from the start for workers under their control and maintain them throughout the work.

Where a contractor is the only contractor working on a project, they must ensure a construction phase plan (PDF) is drawn up before setting up the site. When working as the only contractor for a domestic client, the contractor takes on the client duties, as well as their own as contractor. However, this should involve them doing no more than they will normally do to comply with health and safety law.

Where a domestic project involves more than one contractor, the principal contractor normally takes on the client duties and the contractor will work to the principal contractor as 'client'. If the domestic client does not appoint a principal contractor, the role of the principal contractor must be carried out by the contractor as principal contractor and the client duties must be carried out by the contractor in control of the construction phase and the client duties must be carried out by the contractor as principal contractor. Alternatively, the domestic client can ask the principal designer to take on the client duties (although this must be confirmed in a written agreement), and the contractor must work to them as 'client' under CDM 2015.

CDM 2015 makes a distinction between domestic clients and commercial clients, who commission construction work as part of their business.

A domestic client is any individual who has construction work carried out on their home, or the home of a family member, that is not done as part of any business. While CDM 2015 places client duties on commercial clients in full, such duties for domestic clients normally pass to:

The contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks.

The principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work.

If a domestic client has appointed an architect (or other designer) on a project involving more than one contractor, they can ask them to manage the project and take on the client duties instead of the principal contractor. The designer then takes on the responsibilities of principal designer and must have a written agreement with the domestic client, confirming they have agreed (as principal designer) to take on the client duties as well as their own responsibilities.

Any designer in charge of coordinating and managing a project is assumed to be the principal designer. However, if they do not have a written agreement with the domestic client to confirm they are taking on the client duties, those duties automatically pass to the principal contractor.

The client has informed me that no risk and method statements were produced, and nothing regarding CDM was discussed.

<u>What is Asbestos?</u>

Asbestos is a naturally occurring mineral composed of thin, fibrous crystals. It has been widely used in various industries due to its unique properties, including heat resistance, durability, and insulation capabilities. The term "asbestos" refers to a group of minerals, primarily comprising chrysotile, amosite, crocidolite, tremolite, anthophyllite, and actinolite.

Asbestos has been historically used in construction materials, such as insulation, roofing, flooring, and cement products. It has also been employed in automotive parts, textiles, and other industrial applications. Its heat resistance made it attractive for fireproofing and insulation purposes.

However, prolonged exposure to asbestos fibers can pose severe health risks. When asbestos-containing materials are disturbed or damaged, microscopic fibers can become airborne and be inhaled or ingested. These fibers can accumulate in the lungs or other organs, leading to serious health conditions, including lung cancer, mesothelioma (a rare and aggressive cancer affecting the lining of the lungs, heart, or abdomen), and asbestosis (a chronic lung disease).

Due to the recognized health hazards associated with asbestos, its use has been heavily regulated or banned in many countries. The removal and proper handling of asbestos-containing materials are necessary to prevent exposure and safeguard human health.

What is the difference between Licensed & Non-Licensed Asbestos?

Licensed and non-licensed asbestos refer to the regulatory requirements and permissions associated with handling and working with asbestos-containing materials (ACMs). Here's a breakdown of the key differences between licensed and non-licensed asbestos:

Licensing Requirements:

Licensed Asbestos: Handling and working with high-risk ACMs, such as asbestos insulation, usually requires a license from the relevant regulatory authority. Licensed contractors or individuals undergo specialized training and certification to obtain these licenses.
Non-Licensed Asbestos: Non-licensed asbestos work involves lower-risk ACMs, such as asbestos cement products (e.g., roof sheets, pipes). Generally, non-licensed work does not require specific licensing, but it still needs to follow appropriate safety measures and procedures.

Complexity and Risk:

Licensed Asbestos: Licensed asbestos work involves more complex and hazardous tasks, such as removing, repairing, and encapsulating higher-risk ACMs. These activities require specialized equipment, strict safety protocols, and trained professionals.

Non-Licensed Asbestos: Non-licensed asbestos work typically involves fewer complex tasks, such as minor repairs, maintenance, or non-intrusive handling of lower-risk ACMs. Although the risk is comparatively lower, precautions should still be taken to prevent the release of asbestos fibers.

Legal Obligations:

Licensed Asbestos: Licensed asbestos work is subject to stricter legal obligations and regulations. These regulations are in place to protect workers, the environment, and public health. Licensed contractors must comply with specific guidelines and notify the relevant authorities before commencing work.
Non-Licensed Asbestos: Non-licensed asbestos work also has legal obligations and requirements, although they may be less stringent. Local regulations may vary, but responsible management, safe handling, and appropriate disposal of asbestos materials are still necessary.

Notification and Control Measures:

Licensed Asbestos: Licensed contractors must notify the appropriate regulatory body (Health & Safety Executive) before undertaking licensed asbestos work. They must implement stringent control measures to minimize asbestos fiber release, including proper containment, wetting, and personal protective equipment (PPE) for workers.
Non-Licensed Asbestos: While notification requirements may not be mandatory for non-licensed asbestos work, it is still recommended to inform relevant parties, such as building owners, occupants, or employers. Implementing appropriate control measures, such as using appropriate PPE, minimizing dust generation, and proper waste disposal, is essential.

It's crucial to note that asbestos poses serious health risks when fibers are released and inhaled. Regardless of whether the work is licensed or non-licensed, it is essential to prioritize safety and follow applicable regulations and guidelines to protect workers and the public.

It was noted that the contractor removed asbestos cement sheeting (non licensed) as well as asbestos insulating board (licensed) during the strip out works to the external store. These were simply left on the lawn area exposed, not double bagged and labelled. This is in breach of the Control of Asbestos Regulations 2012 and the contractor removing these should have informed the HSE of this breach. It was also noted that the contractor did not have a hazardous waste carriers license to remove the material in the first place.

Health and Safety

This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing material within the accessible areas of the building. 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.
- Bitumen

Limitations to Survey/Terms & Conditions

These Terms and Conditions govern the provision of building survey reports supplied by MyHICH Ltd/ HICH Ltd to the client. By engaging our services, the Client fully accepts these Terms and Conditions.

Scope of Services

The Company prepares building survey reports utilising information provided by the Client. Such Reports may contain data relating to building conditions, valuations, and potential risks or issues. The Company endeavours to ensure the accuracy of the Reports; however, the reliability of such data is dependent upon the quality and completeness of information supplied by the Client.

Client Responsibilities

It is the responsibility of the Client to furnish accurate, comprehensive, and timely information necessary for the preparation of the Reports. The Client acknowledges that failure to do so may adversely impact the quality and accuracy of the Reports. Furthermore, the Client is expected to verify any information or conclusions presented in the Reports prior to making decisions that rely upon them.

Limitations of Liability

The Company shall not be liable for any loss, damage, or expense arising from reliance on the Reports, including, but not limited to, any information contained therein.

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.

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 Company assumes that the property is not subject to unusual or exceptionally onerous restrictions or covenants affecting its structure or reasonable enjoyment. It is further assumed that all relevant bylaws, building regulations, and required consents have been obtained.

The Company will not undertake verification of such consents; the Client and their legal representatives are advised to make all necessary enquiries. Drawings or specifications will not be inspected by the Company.

Additionally, it is presumed the property is unaffected by matters that would be revealed through a local search (or equivalent), replies to standard enquiries, or statutory notices, and that neither the property nor its condition, usage, or intended usage is or will be unlawful.

The Client agrees to remit payment for the agreed fee associated with the Report, along with any expressly agreed disbursements.

Survey Reports

All building survey reports issued by MyHICH Ltd/HICH Ltd are valid for a period of three (3) months from the date of issuance.

After this period, the findings and recommendations contained within the report may no longer be deemed reliable or applicable due to potential changes in building condition, regulations, or other relevant factors.

Clients are encouraged to seek a new survey if more than three months have elapsed since the report's issuance.

The Report is intended solely for the use of the named Client and remains confidential to the Client and their professional advisors. Any reliance by third parties is entirely at their own risk.

The Report is not to be shared or reproduced, in whole or in part, with any third party without prior written consent from the Company.

Note:

A building survey report does not automatically include advice concerning valuation or reinstatement cost assessment/replacement for insurance purposes. Should such opinions or assessments be required, arrangements must be agreed upon with the company in advance.

Caution in Open-Source Data Application

While integrating open-source data into our survey reports provides valuable insights and enhances our analyses, it is vital to approach such data with caution. Open-source datasets can be incomplete, outdated, or may exhibit biases that could skew interpretations and results.
Users should be aware of the context in which the data was collected and exercise careful judgment in assessing the relevance and reliability of the sources utilized.

Verification and Validation of Sources

The credibility of open-source data can vary significantly based on its origin and methodology. Before incorporating such data into our reports, it is imperative to conduct thorough validation of the sources to ensure accuracy.
We recommend that users cross-reference with other reliable datasets or literature to substantiate findings derived from open-source material, thereby enhancing the overall integrity of our survey results.

Transparent Limitations in Reporting

It is important to explicitly state the limitations posed by the use of open-source data within our reports. Readers should be informed that while the data can inform trends and patterns, it may not fully capture the complexity of the investigated topic.

We will include specific disclaimers addressing potential limitations and the context of the data used, fostering an understanding that our conclusions are grounded in the quality and nature of the available information.

Ethical Considerations and Compliance

Adhering to ethical standards when using open-source data is paramount.

When incorporating open source data into building survey reports, adhering to ethical standards is paramount to ensure accuracy, transparency, and respect for privacy. It is essential to verify the credibility and reliability of the open source data used, acknowledging the original sources and adhering to any associated licensing agreements.
Additionally, sensitivity to privacy issues is critical; data should be anonymized where necessary to protect individual identities. Engaging with stakeholders and communities affected by the data is also vital for maintaining trust and responsibility. By prioritizing ethical guidelines, we not only uphold the integrity of our reports but also contribute to a more respectful and informed use of publicly available information.

Maintaining ethical standards when using open source data in building survey reports is essential to foster trust and uphold integrity in our work. Firstly, it is crucial to ensure that the data is sourced from reputable platforms to guarantee its accuracy and validity. Proper attribution must be given to original creators, respecting copyright and licensing terms associated with the data.

Additionally, ethical considerations include the responsible use of data, particularly concerning sensitive information that could compromise individual privacy. To enhance transparency, survey reports should clearly disclose the types of data used and their sources. By adhering to these ethical principles, we not only enhance the quality of our reports but also support the collective effort to promote ethical data practices within the broader community.