

**BUYING A PROPERTY?**

How will you ensure that nothing goes wrong?

How can you reduce the risks?

How do you avoid problems once in occupancy?

How should you resolve any outstanding defects?

....answer!

Appoint Bruce Shaw to advise on all significant property transactions, only that way can you know you've done everything necessary to avoid unwelcome surprises, choose from the following

services:

- Building Inspection
- Building Appraisal
- Investment Survey
- Structural Survey
- Defect Analysis
- Thermographic Surveys

**Bruce Shaw Property Consultants Ltd**

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# STRUCTURAL SURVEY OR NOT?

*"It's people that make things happen,  
let Bruce Shaw make it happen for you"*



## Practice Profile

- Directors are Chartered Building Surveyors with 25 years experience in both Private and Public Sectors
- Practice based in Fife serving the Kingdom, East Coast of Scotland and beyond
- Bruce Shaw provide full range of survey and investigative services relating to both domestic and commercial property
- Internet based service provision available using digital imaging and video capture to ensure swift written and pictorial delivery

## Types of Survey

The cost of a 'survey' can vary dramatically as this relates to the time expended. Typically, a 'modern' 4 bedroom detached house within West Fife would cost £600 excl. VAT & expenses for a Building Inspection Report.

Quotations are available on request for all of the following services:

- Building Inspection
- Building Appraisal
- Investment Survey
- Structural Survey
- Defect Analysis
- Thermographic Survey



## BUILDING INSPECTION

The majority of our survey inspections are non-invasive, this relies on the experience of the Surveyor to identify potential defects that might be concealed beneath the surface. It is an interrogative process that requires care and time. We are looking for defects and to establish a property is well constructed and compliant with building legislation.

Building Inspections are relevant to all ages of property and involve inspecting all accessible roof and under-floor voids and manholes.

The existence of an NHBC certificate does not, in our experience, prove a property is correctly constructed.

## BUILDING APPRAISAL

A building appraisal, as opposed to a building survey, is what we call a periodic inspection. This equates to the MOT inspection on your car.

We recommend all owners of buildings arrange for periodic inspections of their property to ensure that they are in good order and not liable to failure to avoid them becoming unsafe. The City of Edinburgh Council, following the 'Ryan's Bar' incident, takes a far more pro-active stance with owners and now pursues them to minimize the risk of recurrence.

## INVESTMENT SURVEYS & CERTIFICATION SERVICES

An investment survey is carried out for parties proposing to take a purely financial interest in a property. It may be that the instructing party do not have time to inspect the building themselves but wish to ensure their investment is sound constructionally. The information arising from our inspection and the manner in which it is reported, is less detailed. Reporting is verbal and or by e-mail.

As Chartered Surveyors we also provide construction monitoring on self-build and other one-off house constructions, providing completion certificates suitable for mortgage lender compliance. We can undertake either 3 or 4 periodic inspections, depending upon the overall value of the project possibly more, during the build process and advise owners on quality issues where relevant, as well as signing the house off on completion, thus ensuring quality and compliance throughout.

## STRUCTURAL SURVEY

We would recommend that a structural survey be undertaken where a structural failure is suspected or where a property is of a self build type but without 'adequate' third party certification. Alternatively, it may be justified before embarking upon a major refurbishment or alteration as this can also help to reduce risk.

This form of inspection almost always includes disruptive exposure of structural elements concealed during construction and is rarely adopted house purchases. The process is used to investigate a building before it is subjected to major works or where perhaps the property is vacant



## DEFECT ANALYSIS

Defect Analysis is one of the principle areas where Building Surveyors have made their mark on the construction profession. Our ability to investigate any form of building defect, to interrogate the physical evidence and analyse the facts, enables us to arrive at a reasoned and measured response. All too often, money is wasted undertaking incorrect repairs. Professional analysis at the outset by Bruce Shaw can assist the delivery of clear and effective solutions.

We also provide Snagging and Expert Witness reports, offering Clients appropriate support at relevant points in their property dealings.

## THERMOGRAPHIC SURVEYS

We have 'Thermographic' camera equipment that equates to having x-ray spectacles. By using this camera we can see beneath the surface to interrogate the building fabric without physically having to form holes in it. Thermography relies on the amount of heat embodied within or passing through a building element. The camera can be used to locate flat roof leaks, identify lines of concealed structure, isolate cold bridges which might be causing condensation or mould growths or to analyse where heat losses are occurring. We can also report on remedial wall insulation applications for instance to confirm whether contractors have installed the specified levels of insulation.

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