

surveying



bruceshaw
building surveyors



Building Inspection

- The majority of survey inspections are of a non-invasive type and rely on our experience to identify potential defects concealed beneath the surface. This requires care and time and normally includes inspecting accessible voids and manholes.
- We are looking for defects and to establish as far as possible that the property is constructed in line with accepted practice and relevant building legislation.
- The existence of an NHBC certificate does not, in our experience, prove that a house has been correctly constructed.



Building Appraisal

- This is a periodic inspection or a building MOT.
- Following the 'Ryan's Bar' incident, The City of Edinburgh Council has taken a much more pro-active stance to ensure the risk of recurrence is minimized.
- In our opinion, not enough work is being done to ensure that owners and the public are aware of the risks presented by building.
- Every year there are far too many "close misses" recorded when masonry and other elements fall from buildings.



Certification Services

- We monitor self-build and other one-off house constructions and can provide completion certificates suitable for mortgage lender compliance.
- Most often this will involve at least four inspections throughout the construction process that allow us to confirm on behalf of the lender that the construction is compliant with good building practice and also enables us to highlight to owners any concerns. This process can provide owners with valuable assistance as many are doing this for the first and only time in their lives. This level of input in turn allows us to certify the completion of the house.



Structural Survey

- This form of inspection is recommended where a structural failure is suspected or where a self-build property has no third party certification. It is also worthwhile before embarking upon any major refurbishment or alteration.
- In most cases this will include the disruptive exposure of structural elements.
- We can, if required, prepare a bespoke report dealing with the results in lay-mans or technical language depending upon the client and its intended use.

Defects Analysis

- One of the principal tasks undertaken by Building Surveyors. The ability to investigate any form of building defect, to interrogate the physical evidence and analyse the facts, enabling us to arrive at a reasoned and measured response. Money is all too often wasted undertaking incorrect repairs.
- The nature and progression of building construction detailing and practice, is resulting in an ever increasing workload for us as the construction industry continues to suffer from fragmentation and lack of apprentice training schemes.
- We also provide Expert Witness reports.

Bruce Shaw are a highly experienced independent company of Chartered 'Building' Surveyors and have been in business for almost 20 years.

Regulated by the RICS, thereby ensuring high ethical standards in all of our dealings.

Whether you are looking to purchase a property, enter into a lease, or just resolve a defect, we can help.

Call today to discuss your requirement and we will ensure that you are provided with all the necessary support and advice you deserve.

Director
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Scottish Courts



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