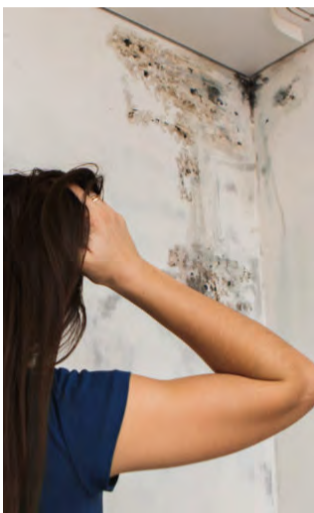




8 REASONS WHY YOU NEED A HOME, PROPERTY OR BUILDING SURVEY



REASON 1. DAMP

This is one of the top 3 problems that people experience when buying a property. There are a few different kinds of damp to be aware of: Rising damp, dreaded by many homebuyers, is potentially the most expensive to sort out. It's caused by water coming up from ground level, often through a faulty or missing damp-proof course in the wall. This can lead to wet-rot in floorboards meaning extra costs on top of the damp-proof course repairs. [Book your survey today](#)

REASON 2. ROOF ISSUES

Most roof problems stem from damp, where rainwater has been constantly leaking in through damaged roof tiles or chimney structures, or from rotten roof due to dry rot or woodworm damage. Obviously, this would generally occur in older properties but can also be an issue in newer buildings where extensions or conversions have not been done to building regulation standards. Replacing a whole roof is an expensive job, the roof protects the whole house so it is vital it's in good condition. [Book your survey today](#)

REASON 3. SUBSIDENCE

This happens when the ground underneath a property moves causing instability. It generally happens in an uneven way causing cracks in the structure of the property i.e. the brick walls. Any cracks in walls should be investigated by a surveyor as it may not just be general subsidence causing movement but something far bigger like a sinkhole. We've all seen the footage of houses and vehicles disappearing down a huge hole in the ground, that's the last thing you'd want to happen to your new property!

A RICS Building survey will ensure you have a full understanding of the subsidence problem and any related issues. It will pick up on any repairs that may have already been done and if you then decide to go ahead with the purchase it will give you the option of negotiating with the seller on the price of the property to see if you can offset any extra insurance costs. [Book your survey today](#)



REASON 4. DRY ROT

Dry rot is a type of fungus that can weaken the timber within a property, including floor joists, window frames and stairs. It can spread rapidly but it only sets in if conditions are damp, which could mean anything from a leaky pipe to a defective roof. If you've got dry rot it means there's work to be done eliminating the problem and repairing any damage. [Book your survey today](#)



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REASON 5. WOODWORM INFESTATION

Woodworm is actually caused by beetles, not worms. Their larvae burrow into timber, including furniture, woodwork, floorboards and joists, causing structural damage to a property. You might see evidence of woodworm within the property if there are exposed beams. The telltale sign is small, rounded holes on the surface of the wood, although if woodworm affects a structure that's out of sight, the problem might not be obvious to the untrained eye.

If woodworm is present you might need to get a specialist in to assess the extent of the problem and to confirm the type of beetle you're dealing with. Some species of beetle can cause devastating damage to structural timbers, while others prefer softwoods and furniture. The methods and costs of treatment can vary depending on how severe the problem is. [Book your survey today](#)

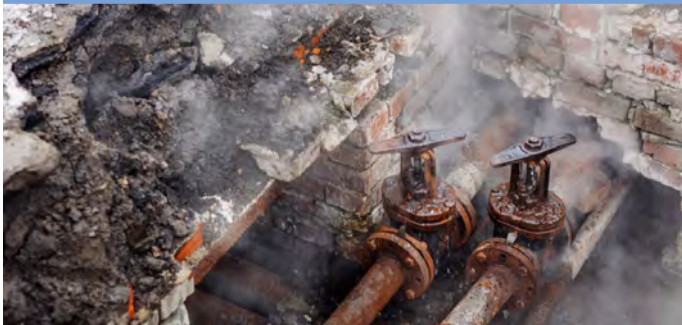


REASON 6. DEFECTIVE CENTRAL HEATING

The boiler not working will only require someone to come and service it, right? Well, what if it's not just the boiler that's the problem, what if the central heating pipes are leaking at the joints, causing damp and rotten joists and wet-rot in floors. Checking things as simple as the central heating system is vital when buying a property or you could be left with a big bill for repairs. [Book your survey today](#)

REASON 7. DEFECTIVE ELECTRICS/WIRING

Electrics and wiring, especially in old properties need to be checked. It can often be the case that wiring is substandard compared to today's specifications and this can cause fire risks within a property. If the electrics are deemed to be dangerous then the whole property may need to be re-wired leading to substantial extra cost. [Book your survey today](#)



REASON 8. ASBESTOS

It's well known that asbestos is bad for your health. But rather than affecting homeowners, most cases of asbestos-related illness that we hear about involve construction workers and tradespeople who are exposed to asbestos over the long term. However, if your home was built before 2000, there might be asbestos somewhere. If your surveyor thinks there's a risk of asbestos in your future home, you need to know where it is and whether it's in good condition.

You can get a specialist asbestos survey carried out via your local council, to set your mind at rest. [Book your survey today](#)

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