

REFERRAL SERVICE PROVIDED BY SP PROPERTY SERVICES

When buying a property your conveyancing search results may recommend that you seek further information. This could be for a number of reasons such as an 'Area of Subsidence Hazard Potential'. But what does it mean and where do you go for further information and advice?

SP Property Services, a UK market leader in the provision of professional property related services, can provide you with specialist assistance in all aspects of building defects; to explain and quantify the risk or extent of damage, indicate the probable remedial cost and in many cases simply provide reassurance / peace of mind.

With a twenty year track history working in the subsidence arena, SP Property Services are aware of the factors and influences that can result in a subsidence claim and this expertise is available to ensure that you and your clients get independent expert advice that puts any Subsidence Hazard Potential into 'true' context. With clay shrinkage being the predominate cause of foundation related problems in the UK (influenced by vegetation and dry weather), there are a few simple precautions that can be implemented to help reduce the risk of structural damage and a potential subsidence claim, which generally attracts a £1000 excess.

Services available

Liaison with Local Authorities / NHBC

The Local Authority and National House Building Council (NHBC) maintain records relating to the construction of properties built under the Building Regulations /guidance notes. Enquiry with these bodies can be useful to determine foundation and soils conditions for a particular property or locality and may also assist in determining whether any foundation stabilisation schemes have been undertaken in the area.

Cost ranging from £25 - £75 ex vat

Third party Communications on tree related matters

Essential and fundamental service that should be carried out by all prospective purchaser buying in known clay soil areas, to ensure that third party tree owners are advised of their liability to undertake tree management in order to mitigate any risk of future damage due to their possible influence. This service ensures third parties are made aware that costs can be recovered if they do not take into account any advice, which is a critical and important aspect for any insurer investigating a potential subsidence claim.

Cost starting from £17.50 ex vat if name and address supplied

Desk based subsidence (tree) risk evaluation

A desk based assessment to evaluate soils, foundation depths and significant vegetation to provide a basic risk evaluation model for the property without the need for a site visit.

Cost £65 ex vat

Arboricultural Subsidence Report

Consisting of a site visit to survey the property, identify and record significant vegetation and including recommendations for remedial action in respect of current / future risk of potential damage involving vegetation within and outside the cartilage. Essential where numerous species are in proximity.

Cost £399.00 ex vat

Engineer / Surveyor Subsidence Risk Inspections

Consists of a site visit to assess the property for signs of subsidence damage, including assessing future risk. Essential where there are concerns in respect of cracking / distortion, which is possibly indicative of foundation related movement.

Cost £399.00 ex vat

Drainage / water surveys

'Look and see' reports to evaluate the condition and determine the layout of the drainage system, which is particularly important for older properties where blockages can result in leakages and potential subsidence damage. Detailed camera surveys (CCTV) are also available.

Price on Application

Structural Appraisals / Building Surveys / Specific Defect Inspections

General services where issues have been raised by a valuer / surveyor and where further advice is required.

Cracking – bulging- bowing – roof spread – lintel failure – other structural matters; wet / dry rot – woodworm – damp issues – maintenance concerns.