

OVOLO

BUILDING  
CONSULTANCY

# Building Surveys

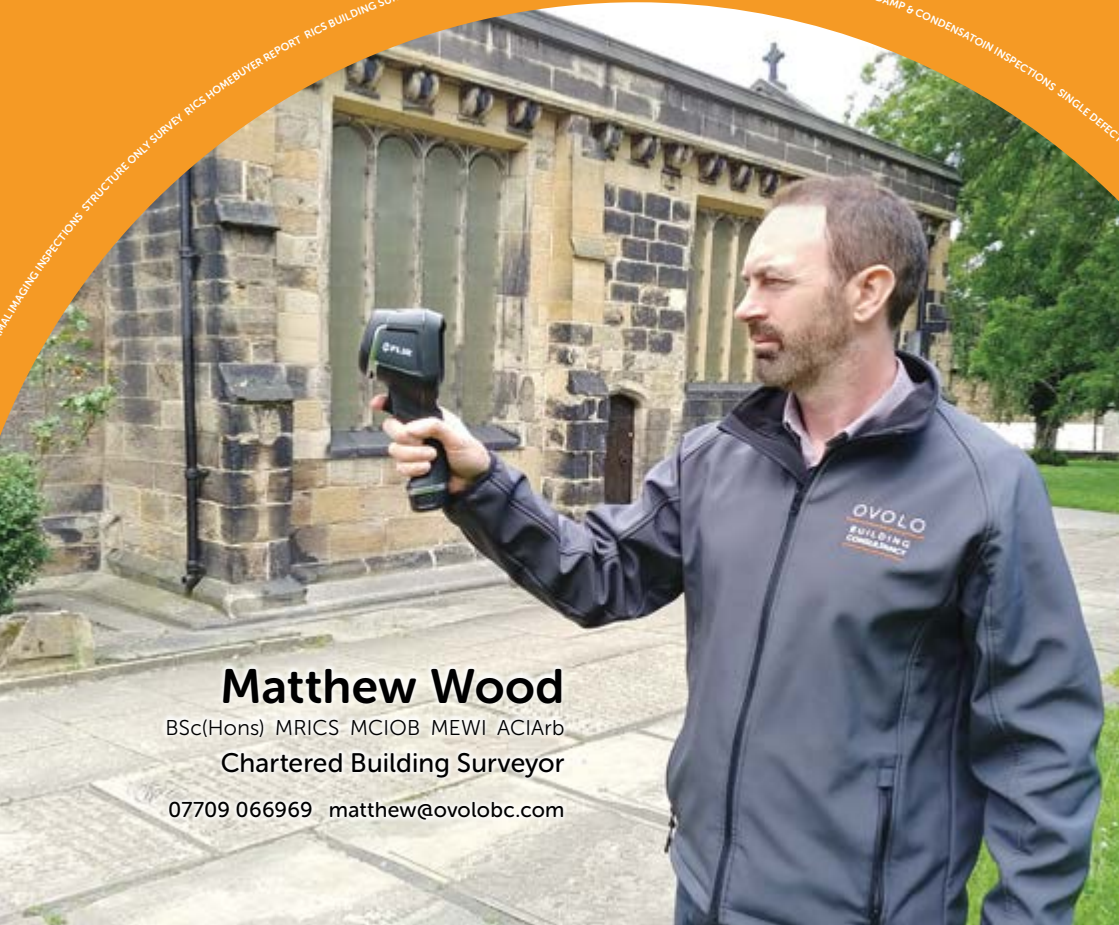
INSPECTIONS CAVITY WALL INSULATION SURVEYS INDEPENDENT DAMP & CONDENSATION INSPECTIONS SINGLE DEFECT INSPECTION NON TRADITIONAL CONSTRUCTION SURVEYS DRONE CAMERA POLE & THERMAL IMAGING INSPECTIONS STRUCTURE ONLY SURVEY RECYCLED



INSPECTIONS CAVITY WALL INSULATION SURVEYS

Wakefield based Ovolo Building Consultancy was established by Chartered Building Surveyor Matthew Wood. Its aim, to provide a range of professional building consultancy and surveying services to commercial and residential clients.

MULTIMEDIA INSPECTIONS STRUCTURE ONLY SURVEY RICS HOMEBUYER REPORT RICS BUILDING SURVEY NEW BUILD SNAGGING INSPECTIONS CAVITY WALL INSULATION SURVEYS INDEPENDENT DAMP & CONDENSATION INSPECTIONS SINGLE DIRECT



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## RICS Homebuyer Report (level 2 survey)

A report designed by RICS to provide a clear traffic light rating system on building, garage and boundary elements including advice on repairs and ongoing maintenance. It is easily understood – written in plain English rather than technical jargon. The Homebuyer Report is suitable for a conventional house, flat or bungalow up to around 100 years old that is in a reasonable condition.

## RICS Building Survey (level 3 survey)

This building survey (formerly known as a structural survey) is ideal if you're dealing with a large, older or run-down property. It's recommended for buildings that are unusual or altered, or if you're planning major works. It provides more detailed information about the structure and fabric of the property than the Homebuyers Report but is still based on the traffic light system.

## Structure Only Survey

Designed specifically by us for clients who simply want to know details of just the structural integrity of a property. We provide a detailed inspection and comprehensive report on the main structural elements only. This includes roof coverings, roof structure, floors and the external & internal walls, along with all associated defects. This report is ideal for clients looking to purchase a renovation project.



## Independent Damp and Condensation Inspections

We utilise our advanced equipment, including thermal imaging and access cameras, to assist in diagnosing the root cause of the problem. This is combined with our years of knowledge and experience. Our reports will identify the cause of the damp, moisture or condensation along with any remedial works required and approximate costs for the works.

## New Build Snagging Inspections

This is a very detailed inspection of a new-build property to identify any issues not rectified by the developer on handover. We check every aspect of the property including decorations and finishes, and then provide a detailed report which can be given to the developer to rectify the items noted. We can also undertake a 'de-snag' inspection to ensure all snags noted have been rectified.



## Single Defect Inspection

An inspection and report on one specific defect, such as damp, water ingress, subsidence, rot, roof problems, building movement, cavity wall ties, timber decay. Our reports advise on the cause of defect and the necessary works required, including costs to rectify the issue.



## Drone, Camera Pole and Thermal Imaging

We can provide high level photographic surveys with our telescopic camera pole which extends to 10 metres. If more elevated inspections are required, then our high-resolution drone inspection is used. Our thermal imaging camera can see what the naked eye cannot; it is extremely useful for identifying missing/poor insulation, thermal bridging, cold spots, water leaks, etc.

## Cavity Wall Insulation Surveys

We have specialist knowledge & equipment to provide inspections on failed or incorrectly installed cavity wall insulation. Some clients require this survey as part our Expert Witness service for legal proceedings in order to take the matter further with their Cavity Wall Insulation Guarantee provider.

## Non-Traditional Construction

A specialist survey on non-traditional residential dwellings to advise on the condition rating and any repairs required. Typical construction types include Airey, Trusteel, Wates, Reema & Wimpey No-Fines. Intrusive investigation with a boroscope or access camera is normally required.

We are often requested to specify and manage the repair works to defects we have identified.



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