

INFORMATION SHEET 4 – ADVISORY REPORTS AND INSPECTIONS.

Before starting any project you must have all possible information to make the right decisions. We source solutions to your problems using our network of expert associates and present you with technical advisory reports, usually including a full site survey and mortar analysis.

These form part of a pre-contract report for councils, main contractors, architects and the heritage sector, and are commissioned directly for a specific site.

PLASTER SURVEYS/ADVISORY REPORTS

Spending some resources on getting all the relevant information about a building before starting work can save money and time in the long run. We are commissioned by architects, councils, heritage organisations and public authorities to deliver a practical site report that alerts them to any potential pitfalls and provides straight forward advice on the best approach.

Who needs an Advisory Report?

1. Owner of a listed or period property.
2. Local authority
3. Trustee/manager of a building
4. Architect
5. Quantity Surveyor
6. Anyone taking responsibility for the stability and safekeeping of a property.

Why would a report need doing?

1. There would be evidence that repairs are required:-
 - a. Damp
 - b. Water ingress
 - c. Cracking
 - d. Bowed ceilings
 - e. Missing plaster
 - f. Previous inappropriate repairs
2. It would be required for insurance or guarantee purpose:-
 - a. Public buildings and others where people gather in large numbers (e.g. theatres), require a brief annual report on the stability of the plasterwork.
 - b. Architects who carry out quinquennial inspections on churches. Quinquennial inspections involve a thorough survey of all aspects of a building's fabric and are intended to identify problems which have developed since the last time it was inspected and to establish priorities for repair to ensure the preservation of the fabric. Quinquennial inspections are generally frequent enough to catch problems before significant damage occurs.
3. Before major building work is undertaken, i.e to check the solidity of plasterwork and advise on whether works would affect the current condition
4. Before a renovation/restoration project which would advise on:-
 - a. Why repairs are required
 - I. Structural failings
 - II. Inappropriate repairs
 - III. Following alterations
 - b. What repairs are required
 - c. What materials to use
 - d. The method of carrying out the repairs.
 - e. All the above would then assist the architect/surveyor to build up the correct specification for going out to tender.

What does the report include:-

The information and cost of a report will vary depending on the specific site and the client's requirements from a basic visual inspection to a comprehensive report involving:-

- a. A brief of history of the building
- b. The structure of the building

- c. A room by room survey with each repair detailed.
- d. Sketches and images
- e. Inspection of back of ceilings
- f. Advice as to why the repairs are required
- g. How the repairs should be carried out
- h. What materials should be used
- i. Advice on costs.

Benefits for the client:-

1. The client is aware of any dangerous areas, i.e. risk to public of falling plasterwork
2. The client is aware of whether there is the budget for works to proceed
3. The client is aware of how much to budget for.
4. The client is able to programme the works.
5. The client has a detailed knowledge of what works are involved.

Site Surveys and Inspections

We have many years of experience in investigating the fabric of historic and listed buildings. From a basic visual inspection to material sampling we probe deep into the structure to assess problems such as moisture ingress, voiding and all types of deterioration of render, mortar, harl and plaster.

[Contact us](#) for more information.

Mortar Analysis Reports

Taking samples of material from a structure can provide the evidence needed for an effective and long lasting successful restoration. There are a multitude of different types of plaster, and identifying and analysing the original compounds is painstaking and highly specialist work.

We provide a range of analysis reports using our network of expert associates and provide recommendations for conservation and specifications where required.