

# Property Pre Purchase Check

## Pre contract survey

Before you buy or rent a new or old property most sellers would clean and paint over stains and visible mould and major contamination may be hidden in cavities and or be genuinely unknown. More importantly mould removed carelessly may have contaminated the air we breath.

With growing international concern on the health effects of mould and associated contamination, more and more people are requesting a building health check prior to purchase.

With the publication of British Standards PAS 64 on the "Code of Practice" for water damage and flood restoration potential purchasers should request verification that historic damage has been rectified professionally. We can help you identify potential risks and cost issues prior to buying a property, commercial or residential.

Usually accepted surveying techniques undertaken for mortgage or valuation purposes will not detect the issues of mould or contamination and few if any surveyors will use the equipment and procedures used by Building Forensics.

The presence of moisture today or years ago may have resulted in mould and other biological growth which live or dead, active or passive can be responsible for the development of allergies and serious health consequence.

Indoor air quality is usually 12 to 14 times more polluted than outdoor air and this can mean problems for young children, the elderly or those with reduced immune systems. Some people are known to be genetically sensitive too and what may not affect some people can devastate the health of others.

If you move into a property and develop new health issues, the property may be contaminated and it should be remembered that previous occupiers may have had similar health issues or indeed not affected at all due to differences in genetics or immune response.

The airborne chemicals and toxins we test for cannot be seen and often cannot be detected by smell and the only way to be certain is scientific analysis. Once we have undertaken an inspection and analysis we can provide a detailed report which may influence your decision to purchase or cause price adjustment. We see tenants in long term agreements find they become sick within weeks of moving into a property and ask our support in negating the lease and receiving both their deposit returned and costs or damages.

## **Sometimes it's what you don't know that can hurt you.**

Whether you are looking to buy a home or sell one, you will want to make sure the air in the home is safe to breathe. Our professional test measures and reports on the air in the home for chemicals and hidden mould that could be detrimental to your health or that could cost you thousands of pounds to remediate if left undetected. Builders and landlords often suggest mould and condensation are caused by the occupants but in our experience it is almost always building defect.

## Typically our reports include:

- Compliance to recognised protocols for water damage repair and mould, biological presence
- Infra red survey to specific areas
- Moisture mapping and assessments
- Mould air test for non viable, culturable, total spore counts against ambient
- Detailed scan of air contaminants for VOCs and MVCs see toxicology section
- Report identifying the contamination and causation present
- How to prevent future condensation, mould or biological activity
- Restoration, repair and decontamination protocols



*Water damage doesn't just mean flooding, it can be the result of poor ventilation, condensation or leaks.*

The house above suffered water damage years before the new owners purchased it. Indoor air quality investigations revealed substantial contamination not revealed at the point of sale, resulting in compensation for the new owners.

Please [contact us](#) to see how we can help you.