

Dampcure Surveys – Schedule of Limitations

The survey is a moment in time. Dampness, timber infestation and fungal decay can occur at any time after the inspection was carried out and therefore, the company cannot be held accountable after this time or in the future.

Inspections for both dampness and timber infestation are made only on the areas which are freely available to us, therefore, in respect to dampness we are unable to inspect the walls behind fitted units, sanitary ware, wall tiles, skirting boards or large items of furniture and where walls are lined we are only able to inspect the available free inner surface of this lining. It should be noted, however, that linings are often placed upon walls to hide dampness behind, consequently if these linings are removed dampness may be found on the exposed wall. Large items of furniture are also sometimes strategically positioned to hide dampness. Floor coverings restrict inspection of solid floors and unless the coverings i.e. carpet, vinyl, laminate are removed and the floor exposed by the client or their representative we are unable to comment upon the floor beneath. Please note that unless specifically requested when carrying out a pre-purchase inspection we do not inspect outbuildings, garages etc.

In respect to timber infestation we can only inspect and report upon the visually available timbers and cannot comment upon any timbers which are covered, unexposed or inaccessible. In particular this applies to floor timbers covered by carpets and furniture, inaccessible roof timbers and timbers hidden by wall plaster or render, therefore, if you need inaccessible timbers inspected you will have to arrange for them to be firstly exposed i.e. carpets removed, floor boards lifted, roof access hatches made etc.

External observations are made of those parts of the property which can be seen from the ground or from within the property.

If our survey has been limited we will gladly, upon your instructions, after the inaccessible area has been exposed (to this end we may be able to expose the area for you i.e. arrange at extra cost for our Carpenter to lift floor boards), reinspect and report back accordingly. We cannot be held responsible for any works that may be necessary to an area that we have been unable to inspect.

Where the property is inspected prior to purchase, the purchaser is not to rely solely on the report, an independent structural survey is recommended prior to purchase.

All recommended works should be carried out as soon as possible. A delay can result in worsening problems and further deterioration of the property which can lead to additional areas of dampness, timber infestation and/or fungal decay.