



ian hyman & co. limited
chartered surveyors



General Advice



Building Defect Analysis



PLANNING AN EXTENSION?

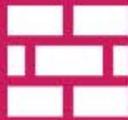
ARE YOU AWARE OF THE PARTY WALL 1996 ACT?
 EXCAVATIONS AND FOUNDATIONS UP TO 6M FROM NEIGHBOURS
 CUTTING INTO PARTY WALL
 eg. Chimney breast removal

- CRACKS?
- VIBRATION?
- NOISE?
- TRESPASS?
- OUT OF HOURS WORKING

NEED INDEPENDENT ADVICE/REPORT?

Tel: 020 8458 2525 or Email info@ianhyman.com

Party Walls



Building Surveys



Insurance Claims



Quinquennial Reports



ABOUT US

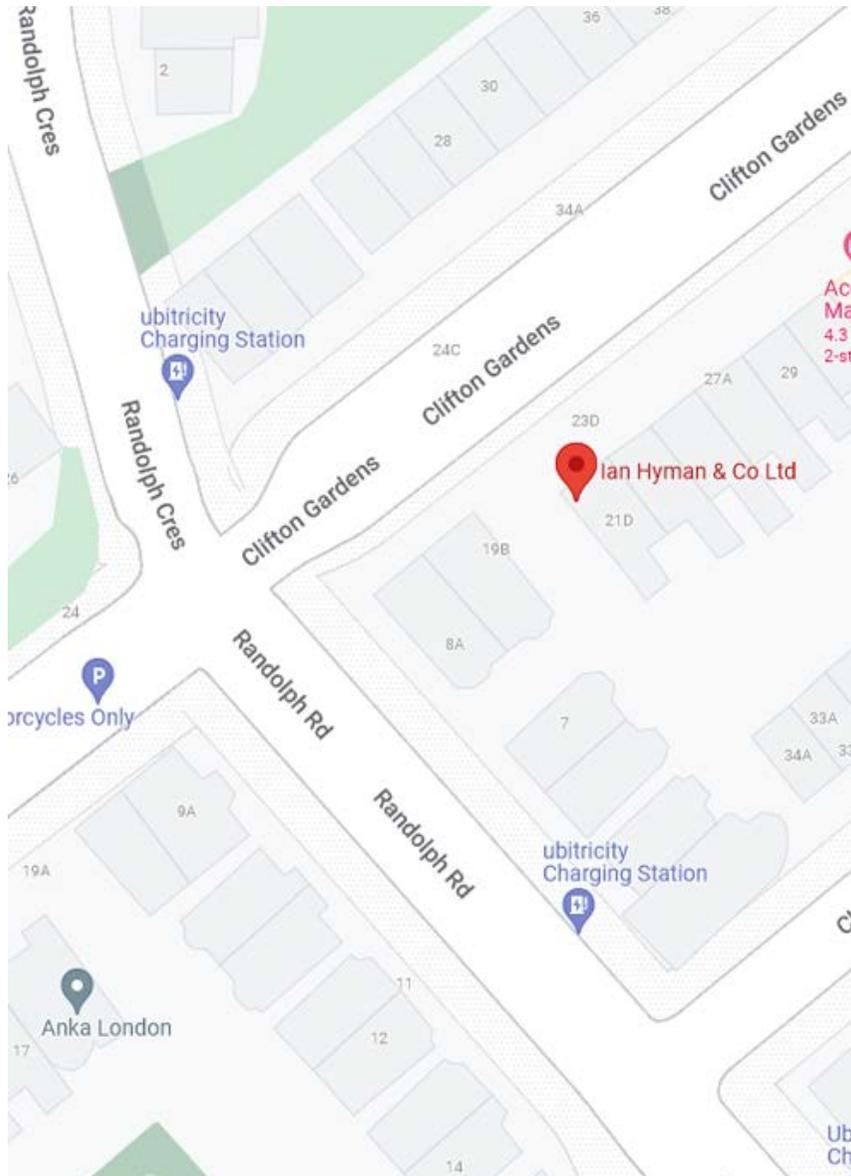
We are an independent firm of Chartered Surveyors. The practice was set up in 1989 and we have many years of experience particularly in regard to residential property in London and within the M25. We provide a personal service and have a large clientele, including many members of the legal and other professions, High Street retailers, Managing Agents and Places of Worship.

We offer a number of surveying services, some of which are detailed below

Our core services include:

- Party Wall Awards
- Building Surveys and HomeSurveys
- Insurance related works
- Licence for Alterations
- Quinquennial Reports

CONTACT US



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Areas Covered - Up to the M25 Including

Bayswater, Belsize Park, Camden, Cricklewood, Ealing, Finchley, Hampstead, Highgate, Holland Park, Islington, Kilburn, Kensington, Kentish Town, Hampstead Garden Suburb, Maida Vale, Mill Hill, Notting Hill, Pimlico, St Johns Wood, West Hampstead, Westminster

SNAGGING SURVEY

Newly built or converted properties sometimes have minor defects or 'snags' caused by poor workmanship or equipment. A Snagging Survey is also known as snagging list or inspection. This report is prepared prior to completion. The purpose is to identify defects in your home for your housebuilder to rectify.

Ian Hyman & Company are a team of Chartered Surveyors offering many years experience in Snagging Surveys and have inspected many properties over the years. We ensure that your move into your new home is coupled with peace of mind that the property has been checked by a qualified surveyor.

Having a snagging survey could save you thousands of pounds. A snag could be a small defect or problem that is still outstanding after the building work has been completed; for example something not fitted properly, or more major defects like faulty sockets, cracks or possibly a structural defect.

The property is inspected both internally and externally. We can either provide a Snagging Survey prior to or after purchase. Once we have prepared the snagging list we will provide you with ongoing support and advice.

QUINQUENNIAL REPORTS

As part of prudent property management the structure and planned maintenance of buildings are essential to safeguard most valuable asset. Ian Hyman & Co Ltd is able to offer building surveying advice and in particular prepare quinquennial report for the implementation of planned, co-ordinated maintenance and refurbishment.

This service is provided particularly for Ecclesiastical Clients.

INSURANCE CLAIMS

We have many years experience in dealing with insurance claims for both the Insured as well as Loss Adjusters.

Our services include initial surveys to identify the scope of any loss, the preparation of any Schedules of Works to not only reinstate the property but to ensure that when reconstruct, it complies with current Building Regulations.

We act as a point of liaison with the Loss Adjusters appointed by the Insurance Company, to agree the scope of the work which we will then tender, seek Planning & Building Regulations and administer on site.

Building Surveys RICS Level 3

Our comprehensive Report will:-

- Provide you with a detailed inspection report, suitable for all residential types;
- It can be tailored to suit specific requirements i.e. in connection with future alterations;
- It includes photographs of the main defects and where appropriate, advice as to how to budget for future expenditure;
- It identifies short and long-term repairs and can be used to renegotiate where it is appropriate;
- It is independent of any lender.

ISVA HomeSurvey Report

As an alternative to the comprehensive Building Survey we can offer the ISVA HomeSurvey Report for modern properties. This is a concise alternative to the Building Survey.

BUILDING SURVEYS

For most people, the purchase of their home is the most significant item of expenditure they will every make in their lifetime. A Building Survey (previously known as a Structural Survey) is a detailed inspection of the structure and fabric of the building as far as they are accessible. We provide a comprehensive written Report, including photographs of the main defects. We are also able to provide post-Survey support, by telephone or email, to assist you with the necessary enquiries before proceeding with the purchase.

Do I need a Building Survey?

There is a common misconception that a valuation survey is the same as a Building Survey, the two are not to be confused. A Building Survey is an in-depth report, providing you, the Purchaser, with detailed information relating to the property. We are an independent company of experienced Building Surveyors, who specialize in this type of work. Our Report is solely for your benefit. The Report will enable you to make an informed decision as to whether to proceed, and possibly to renegotiate the purchase price if significant defects are discovered.

PARTY WALLS

Ian Hyman & Co Ltd are experienced Party Wall Surveyors and members of the Pyramus & Thisbe Club which specialises in this type of work.

A Party Wall is a structure, a wall or even a floor which divides the Building Owner's property from the Adjoining Owner. The purpose of a party wall is to protect a neighbouring property from damage arising from the building works.

As a Practice we are experienced Party Wall Surveyors handling matters from simple chimney breast removals to multi storey basement schedules.

We serve the relevant Notices, undertake Schedules of Condition, draw up and publish Awards for both Building Owners (i.e. person doing the work) and Adjoining Owners (i.e. those affected by neighbouring works).

BUILDING DEFECT ANALYSIS

Building defect analysis or building pathology as it has come to be known, is essentially about dealing with the cause of a problem rather than the symptoms. We are regularly called upon to offer a wide range of advice, in relation to building maintenance.

It therefore requires an analytical mind to gather all the necessary information before beginning a diagnosis. 'Looking outside the box' and drawing quick conclusions is seldom likely to produce effective long-term solutions.

Analytical equipment can be always be hired, but there is no substitute for knowledge and experience. It is equally important to be able to communicate the results of an investigation in a manner that can be understood by those it is intended for.

Many of our reports relate to the investigation of dampness issues or to comment on cracks.

GENERAL ADVICE

It is often helpful to turn to a professional when you require advice on property-related issues. It could be in relation to defect analysis, measured surveys and refurbishments or a building dispute.

We are regularly called upon to offer a wide range of advice, in relation to building maintenance.

Typically we are asked to report on the condition of blocks of flats and provide advice on repairs necessary and timing.

