

So what do I do with structural movement, dampness, timber defects, and condensation now?

Anyone who has completed a new HBR may have spent some time looking for the old 'Section C'. This allowed the surveyor to identify and report on those defects (structural movement, dampness, timber problems, and condensation) that can have a big impact on the property. But do not worry if you did not find it because it no longer exists! This is the second BlueBox partners' HBR Factsheet, and it offers advice on how these important defects can be properly reported in the new format.

The nature of an 'elemental' report

The new HBR is an elemental report; pure and simple. This will be familiar to those who have done condition surveys before but where your experience is limited to the old HSV, this approach may be new. In the HBR, the old 'section C' defects are still condition rated and reported but under the element they primarily affect.

Coping with 'cross elemental defects'

The first complication is that structural movement, dampness and timber defects will often affect more than just one element. To illustrate this, consider a leaking slate roof. The problem is likely to originate in E2 (roof covering), could affect F1 (roof structure), stain the top of an internal wall below (F3) and might be bringing the ceiling to the point of collapse (F2). Because each element is discrete, the client may find it difficult to see the true impact of the roof leak. To avoid this problem, we adopt the following methodology:

- Apply a condition rating to each element discretely. In this example, although E2 and F2 may be a CR3, this rating should not automatically be applied to F1 and F3. Judge each element on its own merits;
- Including cross references between all these different elements will be time con-

The HBR Factsheet

The final deadline for the current version of the HSV is fast approaching. To help you prepare for the new format, BlueBox partners will regularly publish this Factsheet. Each one will cover a topical issue causing the most debate at our HBR workshops. This issue looks at 'cross elemental' defects and assumes you have some awareness of the structure and content of the new format.

suming for you and tedious for your client to read. Therefore in each element, cross reference to section J1 only (risks to building);

- Section J1 is reserved for the identification of 'Risks to the building'. It is there to draw the reader's attention to cross elemental defects of this type. The issue should be briefly and concisely reported quoting all the affected elements.

In the example of the leaking slate roof, the comment in section J1 could typically be:

Dampness - a leak in the main roof covering (E2) has affected other parts of the home. See also F1, F2 and F3.

It is important to keep J1 as a 'signposting' section using only the minimum amount of text.

Other HBR products from BlueBox partners

We have a range of other training and development products designed to help you get ready for the new format. These include:

- One-day HBR workshops on the 16th and 23rd March 2010

New London Date

Due to popular demand, we have organised a HBR Workshop at Mabledon Place in London on March 30th. Please contact our office for more information

- A four module package of distance learning materials written to suit the new HBR;
- The HBR Assessment Service where you convert a recent HSV into a HBR, we assess it and give you a full feedback report.

If you want more information of any of these, please contact the BlueBox partners office at 3 High Street, Chipping Sodbury, Bristol BS37 6BA. Tel. 0845 260 3500 or email info@blueboxpartners.com. Alternatively, you can visit our website at www.blueboxpartners.com and book on-line.