

Gilyard Scarth Surveys

OUT OF SIGHT IS OUT OF MIND

At Gilyard Scarth, we appreciate that once you have bought a new home, the last thing on your mind is the question of maintenance. Of course you will attend to any serious items of disrepair identified in the Survey, and no doubt you will redecorate to hide the previous owner's taste in flock wallpaper, but who will check the roof to see that no tiles become loose? Who will check those flashings to see that they have not failed?

A whole host of simple problems can develop in and around your home without being noticed. These might lead to damp penetration or decay to joinery, leaking plumbing or a dangerous electrical installation. And the first thing that you might see is a wet patch on a ceiling, chimney breast or wall – or suddenly realise there is a strange damp and musty odour coming from beneath the floor.

PREVENTION IS BETTER THAN CURE

Once driving rain saturates a wall or chimney breast, it can take months, sometimes years to thoroughly dry out, meanwhile causing unsightly damage to plaster and decorations. If dry rot takes hold, this rapidly spreading and destructive fungus can involve thousands of pounds in eradication and repairs. Woodworm infestation can have disastrous effects upon floor and roof timbers.

Just as your car requires an annual MOT, your home should be professionally checked every year.

ANNUAL PROPERTY HEALTH CHECKS

Gilyard Scarth will undertake an affordable review to identify such issues, most of which can be easily rectified - before they become serious defects resulting in severe damage and costly works of repair.

An Annual Health Check of your home need not involve an expensive survey – instead an affordable inspection carried out by an experienced Chartered Surveyor, at about a third the cost of your original survey.

Telephone NOW to appoint our services, and we will call you in twelve months time to arrange a suitable visit.

PROFESSIONAL PROPERTY ADVICE FOR YOUR PEACE OF MIND

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