

PROPERTY CARE ASSOCIATION

Certificated Surveyor of Timber and Dampness in Buildings and/or Structural Waterproofing

MODULE 1: Legal and Health & Safety Aspects

NOTES FOR CANDIDATES

1. Read the instructions and questions carefully.
 2. Answers should be illustrated with sketches where appropriate.
 3. Any abbreviations must be given in full when first used.
 4. The duration of this written examination paper is 2 hours.
 5. **All 16** questions should be answered.
 6. The pass mark is 50% and all questions are worth 6 marks.
-

- 1) Explain the difference between a 'hazard' and a 'risk' as defined by the Health and Safety Executive, and give a simple **appropriate** example relating to surveying or subsequent remedial works to illustrate that you understand the difference.
- 2) List at least **TWELVE** essential items of information that should be included in every **survey report**.
- 3) Explain why it is necessary to have a robust data/cross reference system in place to record the history of all your surveys and contracts.
- 4) Name **TWO** types of tort which could arise during your survey or subsequent works and give relevant examples of each to illustrate both their meaning and how they affect others.
- 5) When carrying out a paid pre-purchase survey of a property for a client you fail to detect a problem which is discovered following the purchase of the property.
 - a) What are the legal implications, and
 - b) What is the basis used to calculate any amount of damages that could be awarded?

- 6) During a survey inspection of a roof space, you observe several mouse bait boxes but only locate a local pile of dark crumbly droppings on the loft insulation, next to the chimney breast.
 - a) Discuss your identification of the droppings,
 - b) Describe the action that you would take, and
 - c) Indicate the advice that you should give your client.
- 7) List at least **NINE** potential **hazards** involved in drilling holes in walls.
- 8) When asked to survey a property, list at least **TWELVE** essential items that should be agreed with your client prior to the survey being carried out.
- 9) During your survey for **dampness** in a building with public access, you notice the ends of several floor joists are severely affected by decay. Describe all the actions that you would take until your survey and report have been completed.
- 10) Where any form of works is being proposed in an area with little ventilation, what problems may arise?
- 11) The Party Wall Act regulates works to party walls.
 - a) Give the year that this Act came in to force,
 - b) Summarise the purpose of the Act,
 - c) List the ways in which it affects surveying and works to party walls, and
 - d) Give at least two examples of the types of works covered by the Act.
- 12) Describe in detail and/or draw the hazard warning symbol found on the label of products that are corrosive. Include the colours.
- 13) Consideration (payment) is an essential part of any contract. List the other **SIX** requirements that must also be met for there to be a legal contract.
- 14) Surveyors must be aware of asbestos in buildings.
 - a) Name the **THREE** main minerals which are forms of asbestos and which are regularly encountered in buildings, **and**
 - b) For each form of asbestos, give examples of the types of products in which it is used.
- 15) Describe the **FIVE** essential steps involved in carrying out a **risk assessment** prior to any remedial works being undertaken.
- 16) List the main duties that the Health and Safety at Work etc Act, 1974 places on **employees**.