
Building Condition and Recommended Actions Reports

Service and fee guide

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Our approach

Our reports are practical decision-making tools. They help property owners, landlords and managing agents understand what requires attention, what can wait and the sensible order of work before committing to repair expenditure.

Use your report to obtain comparable quotations, brief existing contractors, prioritise maintenance budgets, plan phased refurbishment, support discussions with landlords or leaseholders, avoid speculative repairs and decide when specialist investigation is needed.

Where separately instructed, Verulam Contractors Ltd can price and undertake the remedial works identified in the report.

How we determine the fee

The fee reflects the buildings and areas inspected; the number and complexity of concerns; time on site; analysis and reporting; the number of units; access restrictions; records requiring review; diagnostics; and whether one consolidated report or separate reports are required. Size alone does not determine the service.

We review the information and confirm scope and fee in writing before attendance. A large development can qualify for a Focus Inspection of one defined concern; a smaller property with several difficult defects may need an Enhanced Report.

All fees in this guide exclude VAT. The website also shows the report-service totals including VAT at 20%.

Report services and fees

Focus Inspection | £295 plus VAT

Normally suitable for: One defined defect or localised area at one property. Not a whole-property inspection.

Included: Up to one hour on site and two hours of report preparation; concise photographic report, priority and next steps; one 15-minute clarification call.

Standard Building Condition Report | £495 plus VAT

Normally suitable for: One self-contained flat or house up to three bedrooms or approximately 120 m². Communal areas, separate outbuildings and unrelated specialist investigations are excluded.

Included: Agreed accessible internal areas and ground-level external elevations; up to two hours on site and four hours reporting; photographs, summary, priorities and recommendations; one 20-minute call.

Enhanced Building Condition Report | £695 plus VAT

Normally suitable for: One larger dwelling up to six bedrooms or approximately 250 m², or a smaller property with several known concerns.

Included: Main dwelling and one domestic garage or outbuilding; up to three hours on site and five hours reporting; detailed findings, priorities and recommended sequence; one 30-minute call.

Report services and fees - continued

Multi-Occupancy Building Report | £1,250 plus VAT

Normally suitable for: One HMO or small block containing up to eight dwellings, rooms or lettable units.

Included: Accessible external areas and common parts, plus a representative sample of up to three occupied dwellings or rooms; up to five hours on site and eight hours reporting; one consolidated report, not an individual report for every unit.

Commercial Portfolio Report | £1,750 plus VAT

Normally suitable for: A residential block of approximately 9–25 dwellings; one commercial building; or up to three small commercial buildings or units totalling approximately 1,500 m² or less, on one site or no more than two nearby addresses.

Included: Representative operational areas, accessible external areas and common parts; up to eight hours on site and 12 hours reporting; one consolidated report. Residential and mixed-use instructions include up to four sample dwellings.

Report services and fees - continued

Estate & Multi-Building Report | £2,750 plus VAT

Normally suitable for: A residential development of approximately 26–75 dwellings, or an estate or campus of up to six buildings totalling approximately 4,000 m² or less.

Included: Representative inspection of agreed areas; up to two inspection days and 18 hours reporting; one consolidated estate report. Residential sampling is limited to five dwellings; individual building or unit reports are excluded.

Bespoke Inspection Programme | Price on application

Normally suitable for: More than 75 dwellings, multiple distant sites, full unit-by-unit inspections, listed or high-risk buildings, difficult access or unusually complex reporting.

Included: Written inspection scope, sampling strategy, programme and fixed fee agreed in advance. A pilot inspection may be recommended.

Time allowances define the service; they do not mean the full allowance must be used when the inspection can be completed properly in less time.

Additional inspection charges

Additional work is undertaken only following approval. All fees below exclude VAT.

Targeted sample-unit inspection

£125 per unit. A recurring building-wide issue, up to 45 minutes, incorporated into the main report.

Full additional dwelling inspection

£295 per unit within the same building instruction.

Additional inspection or report preparation

£85 per hour; £340 per half day; £650 per full day.

Return visit

From £225 for up to 90 minutes, with a brief findings note.

Separate report

From £250 for an additional building or unit already inspected.

Additional records review or report-review meeting

£85 per hour.

Parking, permits, tolls, specialist access equipment and travel outside the included local area are separately charged and confirmed before attendance.

Diagnostic and investigation services

These services are not automatically included in a Building Condition Report. We recommend investigation in stages, where justified. Fees are add-on prices excluding VAT; standalone investigations have a minimum charge of £295 plus VAT.

High-level drone screening

£195 added to a report; £295 standalone; larger blocks from £450. Initial visual assessment of roofs, chimneys, parapets, gutters and elevations. Subject to weather, airspace, privacy and safe operating conditions.

Telescopic camera inspection

From £125. Photographs of accessible gutters, roof edges and elevated junctions where a drone is unnecessary or cannot be used.

Focused moisture mapping

From £165. Comparative readings across an agreed area identify moisture patterns and likely pathways; readings alone do not prove the source.

Thermal-imaging assessment

From £195. Temperature anomalies associated with heat loss, insulation, cold bridging or possible moisture. Suitable temperature and weather conditions are required.

Borescope inspection

From £165. Up to two inspection points through an existing opening or a small agreed access hole.

Diagnostic services - continued

Environmental data logging

From £295. Up to two temperature and relative-humidity loggers over a normal 7-14 days, to help distinguish condensation and ventilation problems from intermittent ingress.

Dye testing

From £195 per agreed test zone. Helps trace suspected drainage routes, water paths or connections.

Controlled opening-up

From £325 per location. Local removal of finishes or components to inspect concealed construction. Permanent reinstatement priced separately.

Drainage camera investigation

From £395. Accessible runs inspected for obstruction, displacement, cracking or roots. Jetting, tracing and mapped surveys are additional.

Controlled roof or façade water testing

From £395. Sequenced testing to isolate rainwater-entry points around roofs, windows, junctions or finishes.

Diagnostic services - continued

Specialist leak tracing

Normally from £495. Appropriate methods may include pressure testing, acoustic equipment, tracer gas or enhanced thermal imaging.

Crack monitoring

From £495 per programme. Tell-tales or gauges with repeat readings indicate whether cracking appears stable or progressive; this does not replace structural-engineering advice where significant movement is suspected.

Diagnostic aids cannot guarantee identification of concealed or intermittent defects. Method, cost and limitations are explained before proceeding. Certification, laboratory analysis and regulated professional advice, where required, are coordinated through Verulam and included in a written quotation.

Decision-support services

All fees below exclude VAT. Each additional service is agreed separately.

Budget and priority schedule

From £250. Outline budget allowances and priorities for up to ten recommended actions.

Detailed remedial scope of works

From £395. Written specification for one defined repair or refurbishment package.

Quotation comparison

From £195. Review up to three comparable quotations for one work package, identifying exclusions and material differences.

Planned maintenance programme

From £495. Prioritised 12-month plan for one property or agreed building.

Post-work verification visit

From £225. Visual review, up to 90 minutes, with a brief photographic completion note.

Phased works plan

From £295. Organises work into immediate, short-term and planned phases to support budgeting.

Your report and its limitations

What every report includes

Unless the written scope states otherwise: client, property and inspection details; purpose and scope; areas inspected, inaccessible or excluded; executive summary; photographs; priority ratings; recommended actions and sequence; matters requiring specialist advice; limitations; one electronic PDF; and the clarification call or meeting included in your service.

Reports are normally issued within five working days. An accelerated service may be available for an additional 25% of the report fee, subject to the size and complexity of the instruction.

Visual, non-intrusive inspection

Unless specifically agreed, reports exclude destructive opening-up; structural calculations or design; asbestos surveys or sampling; fire-risk assessment; electrical or gas testing/certification; drainage CCTV; valuation or mortgage advice; measured surveys or drawings; planning or Building Regulations applications; laboratory testing; detailed repair specifications; specialist access; and concealed, inaccessible or unsafe areas.

Observations reflect conditions visible and accessible on the inspection date. Concealed defects may become apparent only following opening-up, testing or specialist investigation. Reports are for the named client and agreed purpose; another party may rely on them only with written agreement from Verulam Contractors Ltd.

Scope changes, booking and payment

Scope changes

If the inspection reveals substantially more work than could reasonably be established from the information supplied, we complete the agreed scope where practicable, explain the additional inspection or reporting needed, confirm the extra fee and obtain approval before undertaking additional chargeable work.

Payment and booking

A 50% payment confirms the inspection.

The remaining balance is payable before the completed report is released.

Approved additional services are included in the final balance.

All prices in this guide exclude VAT.

Quotations remain valid for 30 days.

Reports are released once the account has been paid in full.

Discuss your requirements

Call Verulam Contractors on 07549 205473.