

# PROPERTY CARE ASSOCIATION

## Examination for National Certificate in Remedial Treatment

3 March 2016

### **MODULE 1: *Legal and Health and Safety aspects of remedial treatments for infestation and dampness***

#### 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.

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- 1) What are the legal implications of a survey for which you do not receive payment?
  - 2) Having agreed the factual items concerning a survey e.g. address, size and type of property, previous works, guarantees etc, list other items which should be agreed with your client prior to the survey being carried out.
  - 3) Where a client asks you to look only at specific areas of a property but outside of these areas you observe signs of penetrating damp, what action would you take?
  - 4) When carrying out a pre-purchase survey of a property for a client for a fee, you fail to detect a serious defect. What are the legal implications including the basis used to calculate any amount of damages that could be awarded?
  - 5) Explain the difference between a 'risk' and a 'hazard', as defined by the Health and Safety Executive, and give a simple example to illustrate that you understand the difference.

- 6) When undertaking a survey of a building with public access, describe the actions that you would take on noticing severe decay in the ends of several floor joists.
- 7) What extra safety precautions might be necessary when carrying out a survey on a large unoccupied building.
- 8) List all the potential hazards involved in drilling holes in walls.
- 9) For each of the hazards listed in your answer to question 8), indicate how you can minimise the risks to operatives.
- 10) In what ways does the Wildlife and Countryside Act 1981 affect remedial treatments?
- 11) In a company with ten employees, list the duties that the Health and Safety at Work etc Act 1974 places on the company as an employer?
- 12) In terraced housing, remedial treatments may include work to party walls.
  - a) Give the name and the date of the piece of legislation which covers such works, and
  - b) Give examples of **both** works to party walls which would be covered by the legislation **and** works to party walls which would not be covered by the legislation.
- 13) Where any form of remedial works are being carried out in an area with little ventilation, what problems may arise?
- 14) Describe/draw the hazard warning label introduced in 2015 for products that are irritant.
- 15) List the titles of at least six sources of information, for example Codes of Practice, relating to surveying, reporting and conducting remedial treatment works.
- 16) What safety precautions should be taken during the transportation of products with hazard warning labels from the company premises to the treatment site?