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****** PRESS RELEASE ******

Surveyors verdict on spray foam insulation

Following an industry investigation, the [Residential Property Surveyors Association \(RPSA\)](#) has today issued guidance for surveyors to recommend removal of spray foam insulation in every property they visit.

Following negative media coverage about the use of spray foam insulation, and reports of lenders refusing to offer advances where it is found in lofts, the RPSA, together with the [Property Care Association \(PCA\)](#) recently chaired an industrywide investigation to help surveyors, valuers and home owners understand the good, bad and ugly of spray foam.

Sprayed polyurethane (PU) expanding foams are used in the lofts of houses, either to stabilise a failing roof covering, or to provide extra insulation. However, the investigation, conducted by a forum of expert industry stakeholders, failed to identify any likely circumstances where the roof structure could be given a clean bill of health.

RPSA Chairman, Alan Milstein explained “unless extremely detailed information about the exact nature of the materials used, the condition of the roof covering and structure prior to the installation, and sophisticated studies of the movement of air and moisture within the living and roof areas of the house are all available at the time of the inspection by the surveyor, it is impossible to recommend anything other than immediate removal of the spray foam. And in our experience, this type of information is rarely, if ever, available.”

Milstein went on to explain “despite wanting to identify those circumstances where surveyors could give a roof a clean bill of health where spray foam is present, our research concluded that the majority of spray foam installations have been carried out with insufficient preparation to reduce the risk of structural roof timbers being severely weakened by rot and other defects.”

“Installers often prey on vulnerable homeowners, and point to certification and “quality” badges to convince people that spray foam will benefit their property. Sadly, the exact opposite is the case. Owners may find their property difficult, or impossible to sell, may find that lenders will not offer mortgages or equity release funds and, risk having to spend £000’s replacing their entire roof covering.”

The RPSA & PCA investigation suggests there may be as many as 250,000 homes with spray foam insulation in the loft, and the guidance being offered to their members is to adopt a highly cautious approach, recommending removal of the spray foam in almost every case.

Ends.

Note to editors

The Residential Property Surveyors Association is a not-for-profit company limited by guarantee and overseen by an elected Council.

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The RPSA represents the interests of independent residential property surveyors at local, national and Government level and is involved in a range of activities focused on improving the house buying and selling process for consumers.

The RPSA publishes industry-leading Survey Inspection & Reporting Standards targeted with providing consumers with better, clearer and more valuable information when buying a home

Through its business exchange panel, the RPSA offers consumer and corporate clients a range of survey products including Home Condition Surveys, Home Buyers Surveys, Building Surveys, Snagging Surveys and the unique Buy-To-Let Survey,

The RPSA panel delivers residential surveys to consumers through its national team of member surveyors, receiving instructions directly from consumers and from third party introducers, supported by bespoke survey software and a robust quality assurance programme.

The RPSA is referenced by respected organisations such as [Which](#), [Money Advice Service](#) and [The Government How To Buy Guide](#)

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