

## **CONDITIONS OF ENGAGEMENT BUILDING SURVEY**

It is our intention to provide sound, independent, professional advice which will enable you to make the correct decision in respect of the property you are proposing to buy. In this regard, our surveyor will endeavour to submit an easy to read report identifying any major defects or essential repairs. The report will be of a very generalised nature, but if you have specific items or areas that you would like more detail or clarification on, then please advise us in advance of the inspection and we will report more fully on such items if we are able to.

**PLEASE NOTE: WE DO NOT PROVIDE AN INSURANCE REINSTATEMENT FIGURE, NOR A MARKET VALUATION FIGURE WITH A BUILDING SURVEY REPORT. IF YOU REQUIRE EITHER/BOTH OF THESE FIGURES PLEASE ADVISE US IN ADVANCE OF THE INSPECTION. AN ADDITIONAL FEE OF £100 PLUS VAT WILL BE APPLICABLE.**

### **Extent & Limitations of Inspection**

You will appreciate that whilst the inspection will be as extensive as access and circumstances permit, matters such as occupation of the property and the presence of furnishings, fittings, carpets and contents impose some restrictions and both our inspection and report therefore must be subject to certain limitations.

1. The surveyor will advise the client as to his opinion of the state of repair and condition of the property in relation to the quality of its structure and not as an inventory of every single defect and save as hereinafter provided, will carry out such work as is reasonable in his professional judgement, bearing in mind the practical limitations imposed by the individual circumstances of the property at the time of his inspection.
2. The surveyor will inspect as much of the surface area, both internally and externally, as is practicable and will lift loose floorboards and trap doors where accessible and where reasonable to do so. He will not lift floor coverings, fitted carpets, move heavy furnishings or remove fixtures or fittings to facilitate inspection.
3. The roof and upper areas will be inspected externally from ground level or from a nearby vantage point within the curtilage of the property or adjoining public areas, together with flat roofs which can be accessed, with due regard to safety, from the surveyor's 3 metre (10 ft) ladder. Close proximity of nearby buildings or tall trees may prevent inspection of parts of the roof surfaces, chimney stacks, etc.

The roof void will be inspected internally assuming a suitable access point is available, but household effects or other items stored therein will not be removed.

No comment can be made upon the practicality of using the chimneys.

4. Except where the contrary is stated, parts of the structure and of the woodwork which are covered, unexposed or inaccessible, will not be inspected and it is, of course, impossible to examine every part of every timber. The report will not purport to express an opinion or to advise upon the condition of un-inspected parts and should not be taken as making any implied representation or statement about such parts.
5. Where possible, the building will be examined for evidence of structural movement or foundation problems, but no excavations will be made to expose the foundations or establish or examine their nature. Theoretical calculations to check sizes and/or adequacy of structural elements will not be made.
6. If the property is a flat or maisonette, the inspection will only include such areas of the property that are included in the purchase, as advised by the vendor or agent, and will not include other parts of the buildings or common areas even though repairing or other liability may be imposed under the terms of the lease or otherwise in respect of them. General comments may, however, be made about such parts of the building. No inspection will be made of the lease.
7. No enquiries will be made of the planning, local or other statutory authorities. Investigation of title, tenure, covenants, rights of way, planning or building regulation approvals, clearance or demolition orders, improvement lines, road widening schemes, NHBC or Architects certificates normally involving the services of a solicitor, will not be carried out.

### **Services**

8. a) No tests will be carried out on any service installations such as gas, water, electricity, central heating, drainage, oil or bottled gas installation, lifts, burglar alarms or security systems. Only by having tests carried out on the service installations by appropriate specialists will it be possible to confirm whether the installations fully comply with latest regulations applicable to each service. We will, however, provide a general comment on each installation from a purely visual inspection.

Trap doors, access hatches, drain covers etc, will not be lifted/opened if screwed shut or rusted to frames.

- b) Where specialist tests or reports on the services are required, this work is an independent exercise to our inspection and report. The specialists are responsible for the tests and examinations and any fees for this work must be settled directly with them.

### **Outbuildings & Boundaries**

9. General comments only will be made on matters such as gardens, pavings, timber sheds, greenhouses, workshops etc, but a more detailed inspection (subject to the foregoing limitations) will be made of permanent structures such as garages. Leisure installations such as swimming pools, ponds, tennis courts and ancillary accommodation/equipment

will only be visually inspected for evidence of any obvious defects. Boundary structures (walls, fences, gates etc) will be examined only to the extent to establish their stability.

### **General**

10. In making our report, the following assumptions will be made:
  - a) That no potentially deleterious material was used in the construction of the property or has since been incorporated.
  - b) That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings.
  - c) That the property and its value are unaffected by any matters which could be revealed by a local search and replies to the usual enquiries, or by any Statutory Notice and that neither the property, nor its use, nor its intended use, is or will be unlawful.
11. The report is provided for the sole use of the named clients and is confidential to them and their professional/legal advisers. No responsibility is accepted to others.
12. Prior to the client(s) receipt of the written report, any verbal information given by the surveyor should not be construed as a representation nor warranty and should not be acted upon.
13. Where building or repair costs are given, they are for guidance purposes only and should not be construed as a quotation nor estimate and should be substantiated prior to exchange of contracts by proper competitive quotations or estimates from relevant specialists/contractors.
14. A copy of our complaint's procedure is available from our office if requested.