

BUILDING SURVEY CONDITIONS OF ENGAGEMENT

Extent of Survey

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

1. The Surveyor will inspect much of the surface area both internally and externally as is practicable and will lift loose floorboards and trapdoors where accessible and where reasonable to do so. Fitted carpets will not be raised but corners will be lifted where possible. The interior of all accessible roof voids will be inspected.
2. The roof and chimneys will be inspected from ground level and with binoculars or with the aid of a 3 metre ladder but no comment can be made upon the practicality of using the chimneys.
3. The structure will be examined for evidence of movement or foundation problems but no excavations will be made to examine the nature of foundations.
4. The services (electricity, gas, water etc) will be visually inspected and tested by normal operation. The drainage system will be visually inspected via accessible manhole chambers within the site boundaries. If it is considered necessary we will make recommendations for further tests by appropriate specialists.
5. General comments only will be made on such matters as gardens, pavings, timber sheds, greenhouses etc. Leisure installations such as swimming pools and tennis courts will only be inspected for evidence of obvious defects.
6. In the case of flats or maisonettes the survey will only include such areas of the property that are included in the sale except that general comments will be made about common parts of the building and grounds.
7. Attention will be drawn to obvious legal matters including rights of way and Building Regulation contraventions but no enquiries will be made where these would normally involve the services of a Solicitor.
8. The survey will be for the sole use of the Client and is confidential to the Client and their professional advisers. A copy of the firm's complaints handling procedure is available on request.
9. Any costs given will be for guidance purposes only and should be substantiated by quotations or estimates.