

Conditions of Engagement

Who owns and pays for the Report?

- The Report is prepared initially for the Seller or Seller's Estate Agent or Conveyancer. The Seller is responsible for meeting the agreed costs of the surveyor.
- A prospective Buyer may inspect the Report after viewing the property, at the discretion of the Seller. The Surveyor may re-issue the report to the buyer, subject to the consent of the Seller and the payment of an appropriate administration charge to the Surveyor.
- The report cannot be relied upon by a Buyer of the property who has not purchased the report. In this case, the Buyer of the property is specifically excluded from any contract with the Surveyor.
- At the request of either the Seller or the Buyer, the Surveyor will carry out a reinspection and issue an updated report. This may be required because of time lapse or because of material alterations to the property since the initial inspection. The reinspection and the issue of a revised report will be subject to an additional fee to be agreed.

What is inspected?

- The Surveyor will inspect the interior and exterior of the main building and all permanent outbuildings, and the parts of the service installations that can be seen.
- The inspection is visual only. No parts of the property will be opened up or damaged in order to allow a more detailed inspection.
- The Surveyor will be a *Chartered Surveyor* experienced in inspections and survey reports on residential property.
- Inspection of the exterior of the building is made from vantage points within the boundaries or from public areas, using binoculars where necessary.
- When inspecting blocks of flats, only the part of the block containing the subject flat will be examined and reported upon.
- The Surveyor will use a 3 metre ladder to enable access to single storey flat roofs, roof spaces, etc., providing that it is safe and practical to do so.
- Roof spaces will be entered where safe and practical, but insulation and stored items will not be moved. Roof spaces of flats will only be inspected if there is access from within the subject flat or from a nearby convenient communal area.
- Cellars and vaults will be inspected where there is access and it is safe to enter.
- The services (i.e. electrical, gas, plumbing, heating and drainage installations) will be inspected visually, and no tests will be carried out. Where practical to do so, drain covers located within the boundaries of the property will be lifted. The surveyor will aim to include comment in the Report on the visual appearance of the installations, but he is not an expert. He will provide comment from the viewpoint of an 'informed layman' and advise on further investigation from a specialist as appropriate.
- The Surveyor will provide comment on the general condition of the gardens/grounds, boundary walls, permanent outbuildings and areas in shared use.

How is the Report set out?

- The Report will contain 5 sections – (1) General information and scope of report; (2) Description and condition and the elements of the property; (3) Other matters including environmental and conveyancing; (4) Summary; and (5) Optional valuation section – market value and insurance reinstatement cost.
- The Report is prepared on a standard format as outlined, and is intended to give a concise comment on the condition of the property and highlight any significant defects.

- On occasions, further investigation may be required where a problem is suspected, but cannot be determined within the terms of inspection. In such cases, the circumstances will be explained in the report, and advice given on the appropriate type of further investigation to arrange, or specialist to consult.
- An approximate floor area for the property is provided. Insurance rebuilding cost and market valuation are optional items to be agreed with the Surveyor.

What is excluded from the Report?

- An open market valuation and insurance assessment cost, unless agreed with the Surveyor.
- Comments on leisure facilities such as swimming pools, tennis courts or saunas; and temporary structures such as garden sheds, greenhouses, etc.
- Comment on ground contamination.
- Costs of any recommended repairs. **The Seller is advised to obtain quotations for repairs identified before a buyer is found, so that costs are known prior to a sale being agreed.**
- The Report is not a Building or Structural Survey. Buyers are free to obtain their own more detailed Survey and/or Valuations as they wish.
- The report is **NOT** a Home Condition Report and **CANNOT** be used as a part of the Home Information Pack (HIP). The Surveyor is not registered under the Government Home Inspector Scheme.

What assumptions are made in preparing the Report?

- No high alumina cement concrete or calcium chloride additive or other deleterious material has been used in the construction of the property.
- The site or neighbouring land is free of contamination.
- The Surveyor is instructed by an authorised person or person acting as Agent for the legal owner of the property to be inspected.
- The information provided to the Surveyor is true and free of any dishonest intent.