

LIMITATIONS AND SCOPE

BUILDING SURVEYS OF COMMERCIAL PROPERTY

The purpose of the survey is to express an opinion as to the standard of construction, including the effect of site conditions on the property, and to recommend the extent of repairs and future maintenance required.

You will appreciate that our inspection of the property will be limited to those parts of the building which we are able to see at the time and that we are unable to comment upon any parts which are obscured in the construction by floor coverings or for any other reason.

We will not be able to inspect the woodwork or other parts of the structure which are covered, unexposed or inaccessible and we will be unable to report therefore that such parts of the property are free from rot, beetle or other defects.

Scope of the Inspection

An inspection will be carried out on all parts of the building to which access is readily available including the following :

Roof

Structure, coverings and weathering

Walls

External including parapets and chimney stacks together with internal walls and partitions

Structural Frame

The frame will be inspected visually. If visual defects exist then we shall make recommendations for further investigations to be carried out including analysis of the frame design. Our inspection does not include a structural analysis. In most instances the frame will be concealed within fire protection coverings so may not be accessible for inspection.

Floors

Structure and Finishes

Windows

Construction and condition

Joinery

Doors, cupboards, skirting and other joinery items

Finishes

Plasterwork, ceilings, external decoration and internal decoration

Services

A visual inspection only will be made of the following installations :

Hot Water
Cold Water
Electrical Installation
Gas Installation
Ventilation Systems
Above ground drainage system
Sanitary Installations

In any event we recommend that a detailed inspection and test be carried out on the major items of service plant especially air conditioning, comfort cooling, heating installation and the electrical installation. Such an inspection and testing is outside the scope of this survey.

We recommend that you have a NIC Certificate of Periodic Inspection prepared for the Electrical Installation. This is not included within the scope of our inspection but can be arranged for an additional fee.

Outbuildings and Boundaries

Where appropriate we will inspect plant rooms, pavings, car parks and other external areas.

Disturbance and Access

Every effort will be made to inspect as much of the building as possible. If the Surveyor or vendor considers that damage may result, or if it is necessary to remove fittings, finishings, furnishings or fixed floor coverings, these will not be disturbed.

Where the client is taking a lease of part of a building then an inspection of parts of the building leased to other tenants will not be undertaken.

Roofs will be inspected externally from ground level and where access permits from within roof voids. In the case of flat roofs, long ladders maybe required to enable the inspection. As we will not have seen the property prior to the survey inspection we must rely on the client to advise us whether it will be necessary to have long ladders or other access equipment to facilitate access to flat roofs.

As foundations are not exposed we will not be able to comment upon their size or depth of construction but any evidence of defect in the structure of the building indicating faults in the foundations will be commented upon and recommendations as to further investigations will be made.

Where floor coverings are loose and unobstructed they will be turned back in places to expose floor boards or other finishes. Where boards can be lifted without cutting or damage an inspection of the underlying floor will be carried out.

Where raised floors are fitted tiles will be lifted only where the floor finishes can be removed without causing damage and where the tiles can be easily lifted again without causing damage to any tiles.

Easement and Planning

Easements and Planning matters are considered to be outside of the scope of the survey.

Alterations and Special Matters

Should the client require specific advice about the building which is not set out above then this will be the subject of separate instructions.

Valuation

A valuation or advice about rent, rates, management fees etc. are outside the scope of this survey.

High Alumina Cement and other Deleterious Materials

The presence of High Alumina cement and other chemical additives to concrete elements cannot be detected by visual inspection only. Unless otherwise stated a visual inspection of accessible concrete elements will be carried out. If the Surveyor suspects that HAC or other deleterious materials have been utilised in the construction of the building then a recommendation will be made for chemical analysis of the specific elements. Such analysis would be the subject of separate instructions.

Lease

Where the premises is to be taken on a leasehold basis and a copy of the actual lease to be signed is provided in advance, the survey report will contain advice in respect of the obligations upon the Lessee to maintain and repair the demise area only, together with ancillary rights of way and obligations in respect thereof.

Unless clearly marked copies of the plan of the area to be demised are made available prior to the survey it will not be possible to comment in detail with regard to the extent of the demise.

Contaminated land

Survey analysis and recommendations of contamination or pollution of land / sites upon which buildings are sited is outside the scope of this survey.

YEAR 2000

Unless agreed otherwise in writing, the Surveyor will not advise, or comment upon, year 2000 issues and their actual or potential impact upon the property, whether relating to the advisability of compliance testing or otherwise. The survey is prepared on the assumption, which the Surveyor has not verified, that:

- a) all equipment, plant and machinery and services which form part of, or are contained within the property, and
- b) all equipment, plant and machinery and services of suppliers and other third parties which may impact upon the property

are year 2000 compliant within the meaning of the BSI definition of Year 2000 Compliance (DISC PD2000-1:1998).

Where compliance testing or advice in relation to year 2000 issues is required by the client, specialist advice should be sought.

Limitations

The report will be for the private and confidential use of the Client for whom it is undertaken. It should not be reproduced in whole or in part or relied upon by third parties for any purpose without the express written agreement of SBA. The report may be shown to your professional advisers who are assisting you in acquiring the premises..