

BUILDING SURVEYORS REPORT

Scope and Limitation of Survey

AIMS OF THE SURVEY

We will report on the general condition and state of repair of the property, based on a thorough visual inspection. Minor matters such as loose door handles, decorative state will not normally be recorded.

HIDDEN AREAS

Our visual inspection will include all parts of the property, which are reasonably accessible and exposed. Heavy furniture will not be moved, fixtures and fittings will not be disturbed and fitted carpets will only be lifted at one corner if this is possible, without causing damage to the carpet. Floorboards will not be taken up unless the carpet has been removed and boards are already loose. No part of the structure will be opened up unless specifically instructed, in writing, by the Client. This is to prevent damage to the property of the current owner.

EXTENT OF THE SURVEY

Roofs

These will be inspected from ground level, from a surveyors 3m ladder and where practicable from above. A full inspection will be made inside the roof void where there is a reasonably accessible hatchway. No structural calculations will be provided.

Roof coverings will be inspected from ground level only unless there is a permanent means of access to the roof covering.

Chimneys and Flues

Stacks will be inspected from ground level only unless there is a permanent and safe means of access to them. Flues and chimney pots will not normally be accessible and will not be tested.

Rainwater Goods

These will be inspected from the ground. We do not test the guttering and downpipes.

Walls, Foundations and Partitions

All external parts of the building will be inspected from ground level and from a Surveyors 3 metre ladder. Significant cracks and distortions will be reported on. Foundations will not be exposed nor sub soil tested. Structural calculations will not be provided.

Damp Proofing

Surface tests will be taken at random and at vulnerable locations, where practicably accessible.

Floors

Furniture and furnishings usually limit inspection however we will endeavour to inspect as much of the floor as possible. Floor voids will only be inspected where there is a reasonably accessible hatchway and access is physically possible within the void.

Windows, Doors, Joinery, Internal Finishes and Fittings

These will be discussed in general terms. No tests will be carried out. Kitchen appliances etc. will not be moved or tested.

Services

These will be subject to a visual inspection of reasonable accessible areas only. We will advise if further specialist investigation appears necessary. Specialist testing can be provided for additional charge. We will visually inspect and discuss the following :

Hot & Cold Water Installation

Heating Installation

Electrical system

Gas Installation

Sanitary Appliances

Above ground and underground drainage (note camera surveys of underground drainage can be provided for an additional charge).

Incoming mains will not be inspected.

External Areas

We will inspect attached buildings, garages, car parking areas, boundaries, and paved areas in outline only. Other specialist installations will not be inspected. More detailed inspections can be arranged for an additional charge.

VALUATIONS

A valuation will not be undertaken

ENVIRONMENTAL TESTING

No testing for the presence of pollutants or products likely to be hazardous to health will be undertaken as part of this survey inspection.

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.

REPAIR COSTINGS

Where these are given they are outline budget figures only. We recommend that competitive quotations be obtained from reputable builders for all proposed works and recommended repairs.

CONFIDENTIALITY

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