

**Homebuyer Surveys Ltd**  
**Chartered Surveyors**

**FULL BUILDING SURVEY**

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

1. The Surveyor will advise the client as to his opinion 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 limitation 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 trapdoors where accessible and where reasonable to do so. He will not lift fitted carpets, move heavy furnishings or remove fixtures or fittings to facilitate inspection.
3. The roof and upper areas will be inspected from ground level or from a nearby available vantage point, together with flat roofs which can be accessed, with due regard to safety, from the Surveyor's 3 metre ladder. Close proximity of nearby buildings or tall trees may preclude inspection of parts of the roof surfaces, chimneystacks etc. The roof void will be inspected assuming a suitable access point is available, but household effects, or other items stored therein will not be moved. 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 uninspected parts and should not be taken as making any implied representation or statement about such parts.
5. Wherever possible the fabric will be examined for evidence of structural movement of foundation problems, but no excavations will be made to establish or examine the nature of such footings. 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 survey will only include such areas of the property that are included in the sale, as advised by the vendor or agent, and will not include other parts of the buildings or common areas even though a repairing or other liability may be imposed in respect of them. General comments may, however, be made about such parts of the building. No inspection will be made of any lease.
7. No enquiries will be made of the planning, local or other statutory authorities and thus investigation of title, tenure, covenants, rights of way, planning or building regulation approvals, clearance or demolition orders, improvement lines, road widening schemes. NHBC Architects certificates, normally involving the services of a Solicitor, will not be carried out.
8. No tests of any service installations including gas, water, electricity, central heating, drainage, lifts, burglar alarms or security systems will be made without specific prior instructions.
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 necessary to establish their stability.
10. In making our report, the following assumptions will be made:
  - a) That no potentially deleterious or hazardous material was used in the construction of the property or has since been incorporated and that it is impracticable to comment on the state of any wall ties.
  - b) That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good title can be shown.
  - c) That the property and its value are unaffected by any matters which would be revealed by a local

search (or search in Scotland) 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. The Surveyor shall be under no duty to verify these assumptions.

- d) That no investigation of the site or neighbouring land will be carried out or enquiries made to establish whether any contamination exist, or has existed, or potential contamination is likely. No environmental audit, soil survey or other such investigations will be undertaken and the Surveyor will not have been made aware of the content of any reports on such matters. The report will assume that no such contamination, or potential contamination exists on the site or neighbouring land.
11. The report will be provided for the sole use of the client and is confidential to the client and his professional advisers. The Surveyor accepts responsibility to the client alone (for the stated purposes) that the report will be prepared with the skill, care and diligence reasonably to be expected of a competent Surveyor but accepts no responsibility to any person other than the client himself. Any such person relies upon the report at his own risk. It shall not be reproduced in whole or in part without our express written authority.
  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 or estimate and should be substantiated prior to exchange of contracts by proper competitive quotations or estimates.
  14. Unless agreed the report will not contain any form of valuation or buildings insurance reinstatement assessment (such advice or opinion can be included where specifically agreed as part of client instructions).
  15. The National Radiological Protection Board (NRPB) has identified certain areas where, in more than 1% of dwellings, the levels of radon gas entering the property are such that remedial action is recommended. It is not possible in the course of inspection/survey to determine whether radon gas is present in any building. In radon affected areas, test instruments and results are available by post from the NRPB and other approved laboratories. The minimum testing period is three months. The NRPB strongly advises against using shorter term instruments as they can give misleading results. If tests have not been carried out they are recommended. Where radon is discovered it has been the experience of the NRPB that it is not expensive, in proportion to the value of the property, to effect the recommended remedial measures.

## **GENERAL CONDITIONS RELATING TO FULL BUILDING SURVEYS.**

1. The purpose for which the survey is required shall be as agreed between the Client and the Surveyor. The Surveyor will advise the Client as to his opinion of the state of repair and condition of the property specified by the Client in accordance with the scope, assumptions and conditions of engagement relating to the report commissioned by the Client.
2. In making the 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 and that good title can be shown:
  - c. that the property and its value are unaffected by any matters which would be revealed by a Local Search and Replies to the usual enquiries, or by any Statutory Notice and that neither the property, nor its condition, nor its use, is or will be unlawful or contrary to Planning or Building Regulations:
  - d. that inspection of those parts which have not been inspected would neither reveal material defects nor cause the Surveyor to alter his opinion materially: and
  - e. unless prior specific requests are made the Surveyor shall be under no duty to verify these assumptions.
3. The report will be provided for the stated purpose and for the sole use of the named Client. It will be confidential to the Client and his professional advisers. The Surveyor accepts responsibility to the Client alone that the report will be prepared with the skill, care and diligence reasonably to be expected of a Chartered Surveyor but accepts no responsibility whatsoever to any person other than the Client himself. Any such person relies upon the report at his own risk. Neither the whole nor any part of the report or any reference to it may be included in any published document, circular or statement nor published in any way without prior written approval having been obtained from the Surveyor as to the form and context in which it may appear
4. It is not practical to inspect those parts of the structure which are covered, unexposed or inaccessible. However, within these constraints it is our policy to give as clear a picture as possible on the overall condition of the property. Unless prior arrangements have been made for opening up and the removal of furniture, fitted floor coverings etc, the exceptions may include:
  - a. foundations and structures below ground level where there is no access:
  - b. unexposed wall areas and inaccessible voids including cavities:
  - c. inaccessible sub-floors, joists and covered floor surfaces:
  - d. areas covered by roof insulation or similar materials:
  - e. detailed condition of leisure buildings, swimming pools, ponds, water courses and specialist apparatus:
  - f. no investigation will be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or any other deleterious material has been used in the construction of the property:
  - g. an opinion on the condition of parts of the property not inspected should not be construed as making an implied representation nor statement about such parts:
  - h. where the property being inspected is a flat or part of a larger building the inspection will be restricted to that flat or part. Other parts of the building will only be inspected at the Surveyor's discretion or where they may involve the subject property in substantial maintenance costs:
  - i. the report should be construed as a document relating to the overall condition of the property in relation to the quality of its structure and not an inventory of every single defect which might insignificantly affect the ultimate value.
5. The paragraphs in the heading "Purpose and scope of report" further detail the extent and limitations of the inspection.
6. The Client will pay the Surveyor on demand the agreed fee for the report, any expressly agreed disbursements and any Value Added Tax on the fee and expenses.
7. Prior to the Client's receipt of the written report any verbal information given by the Surveyor shall not be construed as a representation nor warranty and should not be acted upon.

## PURPOSE AND SCOPE OF REPORT

1. A valuation will not be provided unless specially requested at the time of inspection.
2. The Surveyor will lift loose floorboards and trap doors where accessible but will not normally attempt to raise fixed floorboards, which are often covered with hardboard or floor coverings. Inspection will, therefore, exclude both the roof space if there is no readily accessible hatch, joists and wall plate details where covered by loft insulation and outer surfaces of the roof if they cannot readily be seen. Similarly, inaccessible flat roofs over 3m above ground level, will not be inspected.
3. The Client should make prior arrangements at his expense if necessary with the owner of the property for lifting carpets or moving heavy furniture which is likely to prevent the Surveyor's inspection.
4. Subject to the foregoing the Surveyor will open all unfixed hatches to roof and accessible floor voids and the examination shall be as follows;
  - a. Externally, all roof areas will be inspected as closely as practicable from ground level. The Surveyor cannot comment on the construction of concealed flat roof timbers. The interior of accessible roof voids will be inspected in detail and inaccessible connecting voids will be inspected to the extent practicable. Loft insulation will not be removed with the exception of turning back small areas to identify the construction below:
  - b. the surface of all floors not covered with fixed coverings will be inspected as far as practicable and loose boards lifted where possible to enable the construction to be identified and its condition checked in that particular area. Where there are fixed coverings these will not normally be lifted but the Surveyor will lift loose areas sufficiently to identify the nature of the finish beneath. The surface areas of solid floor construction will be inspected as for timber floors:
  - c. The exposed elements of all walls, brickwork and stonework will be inspected externally and internally, where not obscured by rendered finishes, heavy furniture or fixed linings. Brickwork or stonework within accessible construction voids will be inspected as far as practicable. Flues and wall cavities will not be inspected internally. Foundations will not be exposed. In cases where structural defects indicate problems below ground, the Surveyor will recommend further specialist investigations be made. The effectiveness of damp proof courses, sills, copings and similar components will be considered and random areas of walls and joinery will be tested with a moisture meter:
  - d. exposed joinery and finishings will be inspected visually. External joinery such as sills, horizontal boarding and low level timbers where readily accessible will receive special attention:
  - e. sanitary fittings, internal and external plumbing, wastes, central heating, space heating appliances and domestic wiring will be visually inspected where accessible. No service installation will be tested but comment will be made on visible defects. Gas appliances and flues should be approved by the local Gas Board. Where services are not on at the time of inspection this will further limit comment:
  - f. manhole covers will be lifted where possible within the curtilage of the property only in order to observe the flow through the system. The means of disposal of foul and surface water will be identified where possible to enable the Surveyor to decide whether to recommend further exploration tests. (Note-it is impossible for the Surveyor to give a clear indication of the efficiency of the domestic services purely from a visual inspection and thus a physical test must always be recommended:
  - g. outbuildings, fencing, paving and driveways will not be inspected in such detail as the main dwelling house. Comments will be restricted to substantial defects and major items of disrepair. No detailed comments will be made on any outbuildings other than garaging and domestic stores. Leisure facilities, ie swimming pools, saunas etc are also excluded:
  - h. where accessible the general external condition and use of immediately adjoining property will be observed in order to identify any special factors which may adversely affect the subject property:
  - i where 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 purchase by proper competitive quotations or estimates.