

EXTENT OF SURVEY – Level three Survey (“Building Survey”)

You will appreciate that whilst the examination will be as extensive as access and circumstances permit, matters such as occupation, distancing (and other measures as may be necessary) to protect against disease and presence of furnishings, fittings, contents and carpets impose restrictions and both our inspection and report must be subject to certain limitations. The purpose of the report is to advise the client about the construction and condition of the premises on the date of inspection and whether more enquiries or investigations are needed but will not mention all minor defects which do not need building work to put them right.

1. Using reasonable skill and care the Surveyor will advise the Client as to his opinion of 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 limitations imposed by the individual circumstances of the property and disease control 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 trap doors 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. The Surveyor will provide an overall impression of the services, but will not test them and will not advise upon whether the property services comply with regulations in respect of services. The Surveyor usually reports only on the main services (electricity, gas, oil, water, heating and drainage). All other services and domestic appliances are not usually included in the reporting: for example security and door-answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built-in).
3. The roof and upper areas will be inspected from ground level and from a nearby available vantage point, together with flat roofs which can be accessed, with due regard to safety, from the Surveyor’s 3.8 metre (14ft) ladder. Local topography, close proximity of nearby buildings or tall trees may preclude inspection of parts of the roof surfaces, chimney stacks etc. The roof void will be inspected assuming a suitable access point is available. Modern insulation depths often make safe access into the roof void impossible due to concealed pipes and difficulty locating joists. It may be that inspection from an access hatch is all that can be achieved. The Surveyor will not remove insulation to facilitate access. If access is obtained and consent given by the owner, some lightweight items may be moved to enable better inspection. No comment can be made upon the practicality of using the chimneys.

4. The inspection is usually 'non-invasive'. 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 element. 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. Where possible the fabric will be examined for evidence of structural movement or 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. Loose lightweight inspection chamber covers will be lifted to facilitate inspection of visible parts of the drainage system. Heavyweight or seized inspection chamber covers will not be lifted. Screwed down covers may be lifted if practical to do so without causing damage. Where practical an attempt will be made to establish the arrangement of drains. The drains are not tested for leakage. The inspection does not include a Cctv recording.
7. General comment will be made on apparent rights of way and easements which require investigation by your Legal Advisors but no formal enquiries will be made of the planning, local or other statutory authorities and thus investigation of Title, Tenure, Covenants, Rights of Way, Statutory Approvals, Local Authority Notices, road widening schemes, NHBC or Architects Certificates will be the responsibility of your Legal Advisors.
8. General comment 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 but you should seek advice from competent specialists in addition to our service. Boundary structures will be examined only to the extent necessary to establish their stability. The absence of invasive species such as Japanese Knotweed cannot be confirmed by our inspection.
9. The inspection and report is neither a Management Survey nor a Refurbishment/Demolition Survey as defined in the Control of Asbestos Regulations 2006, nor a Health and Safety review and/or risk assessment.
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 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 that neither the property, nor its use, nor its intended use, is or will, be unlawful.
 - d) The Surveyor has not investigated whether the site is or has been in the past contaminated, and the report is prepared on the assumption that the land is not contaminated nor the subject of any adverse Notices.

11. The report will be provided for the sole use of the Client and is confidential to the Client and his Professional Advisors. Liability for error, omission, advice or action rests solely with the surveying practice (George Surveys Ltd.). No contract will exist between you and the individual surveyor, or any director, partner, employee or consultant of George Surveys Ltd. You agree that you will not bring any claim or action against any such individuals personally, in connection with the services provided by George Surveys Ltd. Any such person relies upon the report at their own risk. It shall not be reproduced in whole or in part without our express written authority. Copyright in the report remains with George Surveys Ltd. who reserve the right to use any information in a subsequent transaction.
12. Prior to the Clients 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 either verbally or in writing, 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. Where a market valuation is given it will be on the basis of market value as defined in the R.I.C.S. Valuation Standards Manual which is:-
The estimated amount for which a property should exchange at the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion.
15. The reinstatement cost is the estimated cost of completely re-building the property but does not include VAT. It represents the sum at which the home should be insured against fire and other risks. It is based on building and other related costs and does not include the value of the land the home is built on. It does not include leisure facilities such as swimming pools and tennis courts. The figure should be reviewed regularly as building costs change. Importantly, it is not a valuation of the property. If the property is very large or historic, or if it incorporates special features or is of unusual construction and a specialist would be needed to assess the reinstatement cost, no cost figure is provided and the report says that a specialist is needed.