

BUILDING SURVEY

Conditions of Engagement

1. The report is provided for the sole use of the named client and is confidential to the client and his professional advisers. The surveyor accepts responsibility to the client alone for the stated purposes of the report which will be prepared, with the skill, care and diligence reasonably to be expected of a competent surveyor, but no responsibility whatsoever is accepted to any person other than the client himself. Any such person relies upon the report at entirely his own risk. Neither the whole nor any part of the document or any reference thereto may be included in any published document circular or statement nor published in any way without the surveyors written approval of the form and the context in which it may appear.
2. The client shall pay to Direct Valuations Limited the agreed fee for the report.
3. In making the report, the following assumptions will be made by the surveyor (and these are therefore matters for which no responsibility can be accepted by the surveyor):
 - i that no high alumina cement concrete or calcium chloride additive or other deleterious material was used in the construction of the property or has since been incorporated;
 - ii that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;
 - iii that the property and its value are unaffected by any matters which would be revealed by a local search or replies to the usual enquiries, or by any statutory notice and that neither the property nor its condition, not its use, nor its intended use is or will be, unlawful;
 - iv that inspection of those parts which have not been inspected would neither reveal material defects nor cause the surveyor to alter the valuation materially.
4. The surveyor will provide his opinion of the state of repair and condition of the property specified. The surveyor will not provide an open market value of the property unless expressly agreed prior to carrying out the survey. The surveyor will not be responsible for arranging the testing of services unless specifically instructed to do so.
5. It is possible that the report will suggest further investigation works to be carried out by a specialist firm, e.g. structural engineer, timber specialist, drain or electrical engineer. On no account will liability be accepted if a purchaser proceeds without obtaining and acting upon the relevant further advice.
6. The report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statements about such parts.
7. The surveyor will carry out such work with the skill, care and diligence reasonably to be expected of a competent chartered surveyor, bearing in mind the limitation of the inspection. Fitted or fixed carpets will not be lifted or cupboards emptied or heavy furniture moved unless specifically requested or agreed.

8. The surveyor will inspect as much of the surface area as is practicable and will lift loose floorboards and trap doors where accessible but he will be under no obligation to raise fixed floorboards or to inspect those areas of the property that are covered, unexposed or are not reasonably accessible. Inspection will therefore exclude the roof space, if there is no reasonably accessible roof hatch, and the outer surfaces of the roof if they cannot be readily seen. Similarly, inaccessible flat roofs over 3 metres (10 feet) above ground will not be inspected.
9. Except where the contrary is stated parts of the structure and the woodwork which are covered, unexposed or inaccessible will not be inspected. Within roof spaces where access is possible, the surveyor will be under no obligation to report on the condition of the roof and ceiling timbers which are covered by insulation or similar materials or when stored household effects significantly or obstruct inspection.
10. Without specific written instructions, the surveyor will not report on the condition of leisure buildings, swimming pools, ponds, watercourses and special apparatus.
11. 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 surveyors discretion or where they may involve the subject property in substantial maintenance costs.
12. The report shall provide information as to the overall condition of the property in relation to the quality of the structure and not as an inventory of every single defect which might insignificantly affect the ultimate value.
13. 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.
14. The surveyor shall not be liable to report on any contaminated land issues and the client is strongly recommended to instruct his or her legal adviser to make all necessary searches.
15. This firm operates a Complaints Handling Procedure in accordance with the RICS requirements and a copy of the firms Complaints Procedure is available upon request