

Clear Survey

t/a Christopher Edwards & Associates
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Berkshire
RG45 6LZ

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From:

Date:

Dear Sirs

Address of Property

This letter confirms my/our instructions for Clear Survey to inspect the property mentioned above and to prepare a Building Survey Report on my/our behalf. I/we accept that the Report will not be released until payment has been received by Clear Survey.

It is understood that the inspection will exclude specific testing of the service installations such as the drainage, electrical, plumbing, water and central heating systems.

Whilst it is understood that the inspection of the property will be as thorough as is reasonably possible it is accepted that many parts of the property will be physically impossible to examine without extensive exposure work, the use of builders ladders, etc.; Clear Survey will not be at liberty to cause material damage to the Property or to trespass on adjoining properties.

The Report will be subject to the standard clauses on pages 2 and 3 of this letter. The Report will be sent to me/us as soon as possible after the inspection. It will, of course, be in my/our name; there will be no liability to third parties.

Yours faithfully

My/our contact details are as follows:

Name/s and Title/s	
Home Address	
Home Telephone	
Mobile Telephone	
Email Address	

Access to the Property (including telephone no.)	
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Conditions of Engagement

1. The Report is to be provided for my/our sole use as the named client/s and is confidential to me/us and my/our professional advisers. The surveyor accepts responsibility to the named client/s alone for the stated purposes of the Report. The Report will be prepared, with the skill, care and diligence reasonably to be expected of a competent surveyor, but no responsibility whatsoever is to be accepted by Clear Survey to anyone other than the client/s. Any such person must rely upon the Report entirely at their own risk. Neither the whole nor any part of the document or any reference is to be included in any published document circular or statement nor published in any way without Clear Survey's written approval of the form and the context in which it may appear.
2. I/we shall pay to Clear Survey 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 will be accepted by the Clear Survey):
 - 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 (if included) 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 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 by Clear Survey should we proceed without obtaining and acting upon that 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 will 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 its ultimate value.
13. Prior to my/our receipt of the written report any verbal information given by the surveyor will not be construed as a representation or warranty and should not be acted upon.
14. The surveyor shall not be liable to report on any contaminated land issues. Clear Survey strongly recommends that matters such as this are investigated by my/our legal advisers prior to legal commitment to purchase the Property.
15. Clear Survey operates a Complaints Handling Procedure in accordance with the RICS requirements. A copy of Clear Survey's Complaints Procedure is available from their offices upon request