

Address

Re: Property

CONDITIONS OF ENGAGEMENT

1 The Surveyor will advise the client as to his opinion of the state of repair and condition of the property specified by the client.

2. Save as hereinafter provided, the Surveyor will carry out such work as is reasonable in his professional judgement, bearing in mind the limitations of the inspection.

3. The Surveyor will inspect as much of the surface area as is practicable, 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 readily accessible. Inspection will therefore exclude both the roof space, if there is no or no reasonably accessible roof hatch, and the outer surfaces of the roof if they cannot be readily seen. Similarly, inaccessible flat roofs over 3 m. (10 ft.) above ground level will not be inspected.

4. The Surveyor will not be responsible for arranging the testing of services, unless specifically instructed to do so. Specialist tests can be arranged at an additional fee.

5. 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 will be assumed to be sound and in good repair.

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 statement about such parts.

7. 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 that the report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any person other than the client. Any such person relies upon the Report at his own risk.

8. Unless otherwise expressly stated, in making the Report, and if applicable a valuation, the following assumptions will be made:

a) that no high alumina cement concrete or calcium chloride additive or other deleterious material was used in the construction of the property.

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 (or Search in Scotland) and Replies to. the Usual Enquiries, or by a

Statutory Notice and that neither the property nor its condition, nor its use, nor its intended use, is or will be unlawful.

d) that inspection of those parts which have not been inspected would neither reveal material defects nor cause the Surveyor to alter the valuation materially. The Surveyor will be under no duty to verify these assumptions.

9. The Client will pay the Surveyor the fee for the Report and Valuation as to be rendered in the Account and any expressly agreed disbursements.

10. The fee will be in the region of £..... payable on receipt of the Report

C F PEARSON MRICS., FCIQB
Sturdy Pearson Chartered Surveyors