



SMITH & KNIGHT PROPERTY CONSULTANTS

14a Roehampton High Street, Roehampton, London, SW15 4HJ
Tel: 020 8789 2333 Email: info@smithandknight.co.uk Website: www.smithandknight.co.uk

Description of the Building Survey Service and Terms of Engagement

The Service:

The building survey service includes:

- A thorough inspection of the property
- A detailed report based on the inspection

The surveyor who provides the building survey service aims to:

- Help you make a reasoned and informed decision when purchasing the property or when planning for repairs, maintenance or upgrading the property
- Provided detailed advice on condition
- Describe the identifiable risk of potential or hidden defects
- Make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Any extra services provided that are not covered by the terms and condition of this report must be covered by a separate contract.

The Inspection

The surveyor carefully and thoroughly inspects the inside and outside of all the main building and all permanent outbuildings. The inspection is intended to cover as much of the property as physically accessible.

The surveyor does not take up fitted carpets, fitted floor coverings or floorboards, move heavy furniture, remove the contents of cupboards, roof spaces, etc, remove secured panels and/or hatches or undo electrical fittings. The underfloor areas are inspected where there is safe access.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property, where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and a torch and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

Services to the Property

Services are generally hidden within the construction of the property. Only visible parts of the available services can be inspected and the surveyor does not carry out specialist tests other than through their normal everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources, the plumbing, heating or drainage installations (or whether they meet current regulations) or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

Outside the Property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. Where there are restrictions to access these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and are therefore inspected if the surveyor has been advised of their presence prior to his inspection. The surveyor will not comment on the swimming pool or leisure equipment.

Flats

When inspecting flats the surveyor assesses the general condition of outside surfaces of the building as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces but only if they are accessible from within the property or communal areas.

Dangerous materials, contamination and environmental issues

The surveyor will assume that no harmful or dangerous materials have been used in the construction and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used the surveyor must report this and will recommend further investigation.

The surveyor does not carry out an asbestos inspection but will comment if he suspects that asbestos is present.

The Report

The surveyor will produce a report of the results of the inspection for you to use but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report you do this at your own risk. The report is aimed at providing you with an understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs and on maintenance of any issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

Standard Terms of Engagement

1. The Service

The surveyor provides only a standard building survey service ('the service') unless there has been agreement in writing prior to the inspection that the surveyor will provide extra services.

2. The Surveyor

The service will be provided by an MRICS or FRICS member of the Royal Institution of Chartered Surveyors who has the skills, knowledge and experience to survey and report on the property.

3. Terms of Payment

You agree to pay the surveyor's fee and any other agreed charges prior to release of the report.

4. Cancelling the Contract

You are entitled to cancel this contract by giving notice at any time before the day of the inspection. If you cancel this contract the surveyor will refund any money you have paid for the service, except for any reasonable expenses.

The surveyor will not provide the service (and reports this to you as soon as possible) if, after arriving at the property the surveyor decides that:

- a) He lacks enough specialist knowledge of the method of construction used to build the property, or
- b) It would be in your best interests to have a Homebuyer or Condition Report rather than a building survey.

If the surveyor cancels the contract he will explain the reason to you.

5. Liability

The report is provided for your use and the surveyor cannot accept responsibility if it is used or relied upon by anyone else.

Complaints Handling Procedure

The surveyor has a complaints handling procedure and will give you a copy upon request.