

The level 1 Building survey service from Geoffrey Hunt building surveying services Ltd

This is a summary report service which outlines any major issues which could affect the value of the property. Other more detailed services and full building surveys are available if required. Please call 01373 600626 for any further details of additional services.

We provide our surveys in electronic form only and require payment prior to the release of any report. While we are happy to advise you verbally you should wait until your report is issued before you commit to any purchase. We strongly advise that you obtain any quotes for any specific work before you proceed to purchase.

These terms form part of the contract to perform the service and we will proceed on this basis if we ask you to confirm these terms but you fail to do so or fail to holt the instructions.

The service.

The service includes;

An inspection of the property with an electronic version of a report based on the inspection. We aim to provide you with professional advice to help you to go ahead with buying the property and to help you make a reasoned and informed decision on whether to take account of any repairs and replacements the property needs and consider what further advice you should take before exchanging contracts.

The inspection.

We will inspect the inside and outside of the main building and all permanent outbuildings but this does not include any opening up the fabric. This means that we will not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, remove secured panels; or undo the electric fittings. If necessary, we will carry out parts of the inspection when standing at ground level from public property next door. We may use equipment such as a damp meter, binoculars and a torch, and may use a ladder for flat roofs and for hatches no more than 3 m above level ground or floor level if it is safe to do so.

Services are often hidden within the construction of the property and as a result only the visible parts of the available services can be inspected. We will not carry out any specialist tests or test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations or assess whether any services meet current regulations. We do not inspect the condition of any chimney, boiler other types of flue or ascertain if flues are present.

We will inspect the condition of boundary walls, fences, permanent outbuildings and areas in shared use. To inspect these areas we will walk around the grounds and any neighbouring public property. Buildings with swimming pools and sports facilities are treated as permanent outbuildings and we will not report on the leisure facilities or the equipment within such buildings or specialist hard standings or pitches.

Flats

When inspecting flats we will assess the general condition of outside surfaces of the building as well as access areas for example shared always and staircases. We will inspect the roof space only if we can gain access to it from within the property. We will not inspect stairs, lifts, fire alarms or security systems or comment on service charge issues.

Arranging Access

The primary responsibility for arranging access lies with you but we can make these arrangements on your behalf if you instruct. If we do this prior to receiving your instruction to proceed to undertake the survey then we will cancel the arrangement and you will not be bound by these conditions.

Dangerous materials, contamination and environmental issues.

We will not make any enquiries about contamination will the environmental dangers. However if we suspect a problem we will recommend further investigation. We may assume that no harmful or dangerous materials have been used in the construction and we do not have a duty to justify making this assumption. However if the inspection shows that these material is have been used we will report this and ask the further instructions. We will not carry out an asbestos inspection and will not act as an asbestos inspector when inspecting properties that may fall within the control of asbestos regulations 2006. The flats, we will assume that there is a duty holder (as defined in the regulations) and that an asbestos register and an effective management plan is in place which does not need any immediate payment will present a significant risk to health. We will not consult the duty holder as part of the level 1 service

The report

We will produce a report of our inspection for you to use but cannot accept liability if it is used by anyone else. If you decide not to act on the advice in the report you do so at your own risk. The report focuses on matters that in our opinion may affect the value of the property if they are not dealt with. We will give you condition ratings to the main parts or elements of the building, a garage and some of the outside elements.

The condition ratings are described as follows

condition rating 1 (green). No repair is currently needed. The property must be maintained in the normal way.

Condition rating 2 (amber). Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 3 (red). Defects that are serious and all needs to be repaired, replaced or investigated urgently.

NI not inspected.

This is a general over view of broadly the elements that make up the house if there are a number of roofs the rating will apply to the worst roof.

We will note in our report if we were not able to check any part of the property that the inspection would normally cover. If we are concerned about these parts the report will tell you about any further investigations that may be needed. We will not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However there is general advice in the conclusion sections within the report.

If during the inspection we identify issues your legal advisers may need to investigate further we will refer to these in the report. We will state the energy efficiency rating and environmental impact rating as stated on the energy performance certificates on the home if it is available. The survey will not specifically comment on any legal documents or any documents that may be included in a home information pack all homebuyers or valuation report. We report on the property related risks all hazards that will include defects that need repairing or replacing as well as issues that have existed for a long time and cannot reasonably be changed that may present a health and safety risk or hazard. If the property is a leasehold we will give you general advice and details of questions you should ask your legal advisers. We do not provide any follow on advice for legal advisers. Our fee for this is £55/ hr.

Legal matters

We will assume that;

The property is sold with vacant possession and freehold.

The condition of the property or the purpose that the property is, or will be, used for does not break any laws.

No particularly troublesome or unusual restrictions apply to the property; that the property is not affected by problems which would be revealed by the usual legal enquiries, and that you have applied for acted in line with all necessary planning permission and building regulation submissions. The property has the right to use the main services on normal terms, and that the sewers, main services and roads giving access to the property have been adopted (they are under local authority control and not privately owned) and there is free egress to and from the property.

We will report any more assumptions we have made or found not to apply.

If the property is leasehold the general advice referred to above will explain what other assumptions we have made.

Any reference made to reinstatement cost is the approximate cost of rebuilding an average home of the type and start inspected and its existing standard using modern materials and techniques in line with current building regulations and other legal requirements. We do not include consideration for any traditional methods of construction or materials.

Standard terms of engagement.

The service. We will provide the standard, level 1 service as described in this description of service unless you and we agree, in writing, before the inspection any additional services.

Before the inspection you will need to tell us if there is already an agreed or proposed price the property and if you have any particular concerns about the property.

Terms of payment.

You agreed to pay our fees and any other charges agreed in writing before the report is released.

The quota we provide you is based on the information that you give to us. If this information is inaccurate or insufficient to provide an adequate quote we may cancel this contract.

Cancelling this contract.

You are entitled to cancel this contract by giving notice to us before the day of inspection. This notice must be given during normal working hours. We will then not provide the service and confirm this to you. A cancellation fee of £50 plus 30% of the agreed fee will be charged if notice is given on the day of the inspection or if access which has been arranged by you is not provided. A cancellation fee of £50 will be applied if you cancel the contract before the day of inspection.

If we cancel this contract with you we will explain the reason to you. Such reasons may be in respect to the level of expertise required or if one arrival on site it is considered that insufficient information was given to provide an appropriate quotation for the work.

Liability.

The report is provided through your use and we cannot accept responsibility if it is used by anyone else.

Complaints handling procedure we have a complaints handling procedure and will give you a copy of this if you ask.

These terms form part of the contract between you and us.

Additional services include;

A full description of the cause of defects, remedies and costs.

Photographs in the report

Comments on hazards and how to maintain the property

A full environmental certificate

A flood report

An electrical inspection by a qualified electrician

A CCTV survey of the drains.

A desk top search of the environmental factors in the area.

An overall opinion of the surveyor.

Assessment of service charges.

Comments on title deeds and boundaries.

Comment on valuation in our opinion.

A photographic record.

Geoffrey Hunt

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