

Thermographic Survey



Asbestos Service



Snagging Survey

Mediation Service

Roof Survey



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Building Survey



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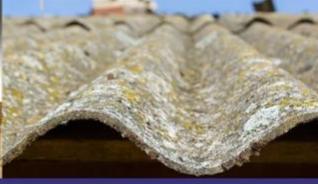
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Customer Details

Client Name: XXXX XXXXXXXX
Address: XXX XXXXXX
XXXX XXXXXX
XXX XXX
Purpose of Report: MEDIATION INSPECTION SURVEY SERVICE
Report Reference: XXX/XXX/20XX
Inspection Date: 0X May 20XX
Surveyor Name: XXX XXXXXXXX BSc Hons, MCIQB, CSRT, CSSW, DipDEA, UKAS-P402/P405
Senior Surveyor Name: XXXX XXXXXXXX BSc (Hons) C Build E, MCABE.

Property Image



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Type of property: Semi-Detached

No of bedrooms: 3 Bedrooms

State of repair: Average Condition

Services: Electricity-Gas-Mains Water Supply

Tenure: Freehold

Location: Semi-exposed

Property Age: 1933

General Description of Property (External)

- The property visited was a traditional brick built, semi-detached house, situated on a level site.
- The hip pitched roof is of a traditional cut timber truss supporting structure with underfelt and a concrete interlocking roof tile covering with a mortar bedded ridge line.
- The property is of a brick construction with a further single storey flat roof extension to the rear. A further extension has been added above this at a later date.
- There is a brick built shared chimney stack shared with the adjoining property
- Rainwater is discharged from the roofs into a PVCU gutter section rainwater system which is attached to a timber construction fascia board.
- The external windows and doors to the front and rear of the property area all a PVCU construction with sealed double glazed units.

Findings

A full assessment of the defects listed below revealed that the works itemized in the recommendation listings within the body of this report will be required to return the areas to an industry standard condition, consistent with Construction (Design and Management) Regulations 2007/2015.

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This Building Survey is produced by a Qualified Surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to:

- Help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property.
- Provide detailed advice on condition.
- Describe the identifiable risk of potential or hidden defects.
- Where practicable and agreed, provide an estimate of costs for identified repairs.
- Make recommendations as to any further actions or advice which need to be obtained before committing to purchase.
- Where estimated repair costs have been given, these are very basic estimates based on my experience in dealing with these types of repairs and the costs involved. It is always recommended that you engage the services of at least three contractors to ensure you receive value for money.
- No below ground investigations have been carried out and no drainage survey has been undertaken.

Qualifications and Experience

- I am Chris McLean BSc Hons, MCIOB, CSRT, CSSW, DipDEA, P402, P405, a member of the Chartered Institute of Building and an NHBC inspector competent in current building regulation standards of HICH Ltd Roof & Building Consultants, (Registered in Scotland) 11 Ugie Road, Peterhead, Aberdeenshire AB42 1NA. I have specialist knowledge of all aspects of Building Surveying and regulation compliance in and around the West Wickham areas, and have worked in the locality from 1995.

Expert Witness Statement of Truth

- I Chris McLean MCIOB, CSRT, CSSW, DipDEA, P402, P405, understand my duty as an expert witness, and have complied with that duty to the best of my ability.
- I Chris McLean MCIOB, CSRT, CSSW, DipDEA, P402, P405 am aware of the requirements of Part 35, this practice direction and the Guidance for the Instruction of Experts in Civil Claims 2014.

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- I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.
- I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Client Instruction

- HICH Ltd have been instructed by Leanna Willard following concerns raised over the proposed structural cracking detected to the front and the rear of the property.
- A section of the load bearing wall has also been removed on the ground floor at the rear.
- The roof is also believed to be sagging in areas.
- The purpose of the instruction is to carry out a full structural building survey inspection to fully ascertain the structural integrity of the building and provide a comprehensive appraisal on any defects including guidance on any corrective actions required.

Breach of Duty

- The report prepared sets out the surveyors views and opinions as an independent expert witness on structural building defects.
- The survey report has been prepared taking into account the following considerations.
- The existence and extent of any physical defects externally and internally that may or may not be associated to structural movement.
- If the defects are consistent with poor workmanship, gradual process loss or negligence.
- If the defects are consistent with poor quality materials.

Remedial Works

- Provide a comprehensive defect listing
- Provide an appropriate course of remedial action.
- Provide a guidance cost for any remedial works.



Observations & Actions

- It is understood that a section of the of the wall main dwelling wall was removed approximately 50 years ago to enable a single storey extension to be built at the rear of the property. It is also understood that RSJ beams were installed to support the original load bearing wall and kitchen wall.
- These beams have been obscured from view and encapsulated in timber box sections, therefore a visible physical inspection was not possible to determine if the beams are fit for purpose suitable to carry the dead weight loads applied by the supported masonry above.
- Inspection has revealed no physical evidence to support any movement or structural defects around these areas of the supporting walls.
- The property shows physical evidence of cracking to the front, side and rear external wall elevation render coatings. The cracks detected are consistent with debonding of the render attributed to freeze thaw action and age related decay resulting in hairline cracking.
- There are visible internal cracks which mirror the external cracking to the rear left bedroom which is directly below the rear extension and where a section of the load bearing wall had been removed.
- The cracks detected appear historical in nature and no more than 1mm in width and are consistent with a degree of settlement no considered recent or progressive in nature at this time. The internal front lounge wall is cladded therefore the wall masonry cannot be fully inspected.
- Recommend all the loose render is removed to facilitate further investigation to the brickwork to determine if structural repairs are required.
- Resin bond crack stitching may be undertaken prior to the application of render coatings.
- Inspection has also revealed physical evidence of slight cracking and age-related decay to the party wall within the loft space.
- The cracks detected are consistent with historical settlement not considered recent or progressive in nature and therefore should be repaired to maintain conditions.
- Inspection of the roof timber supporting structures revealed physical evidence of roof spread to main and extension roof. this is visible externally and internally, further key indicators were detected internally with regards to cracking at ceiling junctions and top sections of the first-floor walls.
- Recommend structural strengthening by way of timber web support propping and strapping of timber supporting roof structures, this to prevent any further spread and or sag occurring.



Conclusions

- A full assessment of the defects listed above revealed **Visible Structural Defects**, therefore it is recommended that restoration externally and internally will be required to return the property to a serviceable industry standard condition, consistent with Construction (Design and Management) Regulations 2007/2015.
- It is our considered opinion that general maintenance to the existing defective areas would not be financially responsible in their present state, and would represent a significant risk to the buildings insurer who potentially may reject any claim made that could be attributed to the gradual process loss prejudicing the policy cover opted for by the property owner.

Algorithm Guidance Budget: £11,683 (the guide cost relates to rectification works still required to return the defective areas to an industry standard)

Rear roof pitch



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Rear extension roof



Side roof Pitch



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Rear roof Pitch



Front roof pitch



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Front roof pitch



Loft



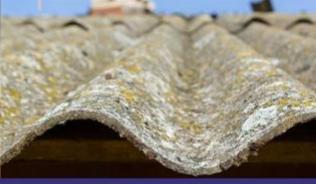
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Loft



Loft



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Loft



Cut hipped rafters



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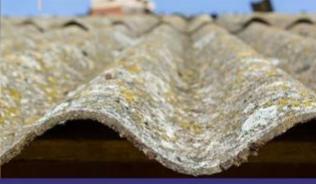
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Rear extension



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Rear extension



Rear extension



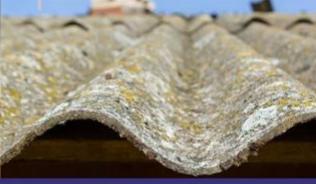
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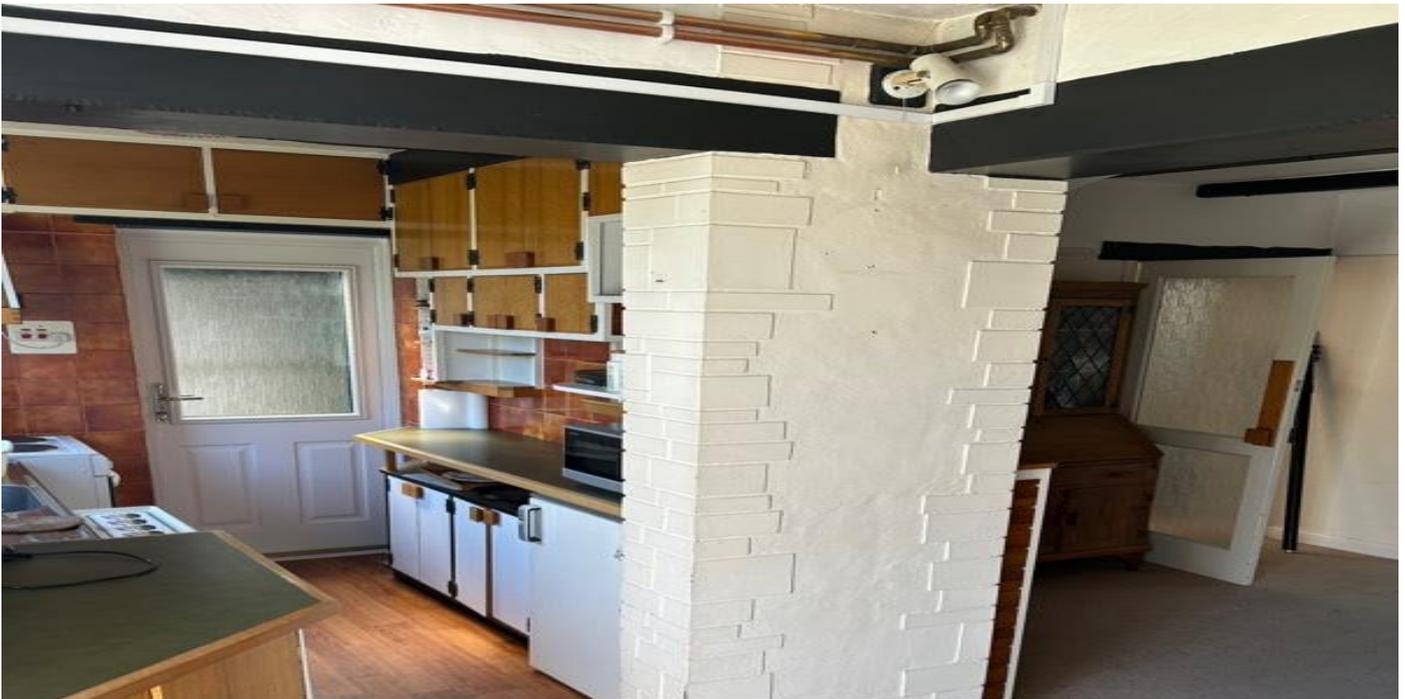
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Rear extension



Rear extension





Expert Witness Statement of Truth

- I XXXX XXXXX MCIQB, CSRT, CSSW, DipDEA, P402, P405, understand my duty to the court, and have complied with that duty to the best of my ability.

Surveyor Expert Witness Signature

- XXXXX XXXXXX BSc Hons, MCIQB, CSRT, CSSW, DipDEA

XXXXX XXXXXX

Potential for Insurance recovery.

- The faults noted and detailed within the body of the report may be viewed in a negative manner by your home insurance provider and could potentially prejudice any claim or future claim made, resulting in your claim being rejected, if the proximate cause of any loss can/could be associated to poor workmanship/materials or gradual process loss (wear & tare)

Buildings Policy Cover Recommendation

- Buildings Cover (standard cover)
- Accidental Damage Cover (additional cover option)
- Trace & Access Cover (additional cover option)

Follow the link below for help with Buildings Insurance

<http://www.askciindy.com/browse-topics/home-insurance/>

GENERAL MAINTENANCE TIPS.

Outside the property

- You should check the condition of your property at least once a year and after unusual storms.
- Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

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- Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.
- Flat roofing has a limited life and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- Rainwater pipes and gutters: Clear any debris at least once a year and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (damp-proof 150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing. Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames.
- Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist.
- Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- Conservatories and porches: Keep all glass surfaces clean and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- Other joinery and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

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- You can check the inside of your property regularly when cleaning, decorating, and replacing carpets or floor coverings. You should also check the roof area occasionally.
- Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot, or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- Walls and partitions: Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- Floors: Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.
- Fireplaces, chimney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- Built-in fittings, woodwork, and joinery: Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified Gas Safe Engineer or Registered Heating Engineer to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.
- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.

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- Lift drain covers annually to check for blockages and clean these as necessary or seek advice from a Certified Drainage Contractor. Check any private drainage systems annually and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.
- Grounds Garages and outbuildings: Follow the maintenance advice given for the main building. Japanese knotweed or other non-native species: seek advice from an 'appropriately qualified person or company' such as an accredited member of an industry recognized trade association.

Health and Safety

Asbestos fibres were included in many different types of building materials, and may be released when these materials are damaged, disturbed or otherwise exposed. These fibres can cause a hazard to health when inhaled. If there is a risk that any work activity that intrudes beyond the surface finish of this building may potentially expose or disturb asbestos fibres and thereby create a potential health hazard. Persons or organisations carrying out these activities are advised to conduct appropriate risk assessment in order to identify and control these hazards.

For Example:

- Corrugated roofing, tiles, 'slates', soffits, gutters, downpipes, walls and panels;
- Insulation under the roof, on beams and stanchions;
- Boards and panels, and any insulation between these;
- Insulation around pipes, on a heater, boiler, calorifier, in storage heaters;
- Decorative coatings on walls or ceilings;
- Insulation around windows;
- Water cistern;
- Flues, waste water pipes;
- Plastic/Vinyl floor tiles.
- Bitumen
- Textured Coatings

If instructed we will take a representative sample of a potential Asbestos Containing Material for Analysis



The Part Wall Act 1996 Guidance.

What is a party wall?

- A party wall is a wall that sits directly on the boundary of land between two (and sometimes more) different owners. Good examples include the walls that separate terraced or semi-detached houses — or walls that make up the boundary between two gardens (party fence walls).

The Party Wall Act

- The Party Wall Act 1996 applies to houses in England and Wales and was devised to prevent building work that could compromise the structural integrity of any shared wall (party wall) or adjoining properties. The Party Wall Act can be used to stop disputes between neighbours and to help resolve them if they should arise.
- The Party Wall Act 1996 does not apply to Scotland and Northern Ireland where common law is used to settle party wall issues.

Do I need a party wall agreement?

- A party wall agreement is needed if you plan on carrying out any building work near or on a party wall. You must tell your neighbours, provide them with a Party Wall Notice and come up with a Party Wall Agreement in writing. If you use a builder or an architect then they should be able to advise you on this, although they will not serve the notice for you.
- The following works require you to obtain a Party Wall Agreement:
 - Any work to shared walls (party walls) between semi-detached and terraced houses.
 - Work involving shared 'party structures', such as floors between flats.
 - Work to garden boundary walls.
 - Excavation works – or underpinning – to, or close by (within 3-6m), the party wall.
 - Loft conversions that mean cutting into a party wall.
 - Inserting a damp proof course into a party wall.
 - Making party walls thicker or higher.
 - Building a second-storey extension above a shared wall.

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- Building a new wall up to or off the party wall.
- Which jobs do not require a party wall agreement?
- Not all work to party walls requires a party wall agreement. These include minor works such as drilling into the wall internally to fit kitchen units or shelving. Having the wall plastered or adding or replacing electrical wiring or sockets will not require an agreement either.

What is a party wall notice?

- A Party Wall Notice must be given to your neighbors to provide them with notice of the works you intend to carry out to the party wall in question, between two months and a year in advance of the work starting.
- Planning permission is not required to serve a party wall notice and, because you will have up to a year to start work once the notice has been served, it is a good idea to do this as soon as possible in order to avoid delays. You should speak to your neighbours in person first before serving written notice in order to reassure them that you are taking the proper route and precautions. This should help you avoid disputes or misunderstandings and enable a swift agreement to be written up.
- You could also give your neighbor details of the Party Wall Act to help them understand the process — point them in the direction of the Party Wall information section on the Government's website.
- In order to formally serve notice, you should write to your affected neighbor(s), including your contact information, comprehensive details of the work that you have planned, the date that work will start, as well as any access requirements over their property (perhaps to get materials or equipment onto site). In the case of adjoining leasehold properties, you must serve notice to the building's owners as well as to the tenant(s) living there.
- A handy guide, along with Party Wall Notice templates can be found on the Government's website. It is wise to enclose a reply letter and envelope for the neighbors to sign and return — which, if you have spoken to them before sending, should not come as a surprise.
- What happens once my neighbor receives my Party Wall Notice?
- They have several options:



Give consent in writing.

- Refuse consent — starting the ‘dispute resolution process’.
- Issue a counter notice, requesting that additional works be carried out at the same time (something they will be required to pay for if they will be benefiting from the work, such as repairs to the shared wall).
- You must wait for a response — your neighbor should let you know, in writing, within 14 days if they consent. The best-case scenario is that they agree to all the works, in writing, meaning you will not require a party wall agreement, which saves on fees.
- A counter notice must be issued within a month of your notice. If your neighbors don’t respond within the above timescales, then the dispute resolution process begins.

What happens if I don’t serve a Party Wall Notice?

- Whilst failing to get a Party Wall Agreement is not actually a legal offence, not only will you be breaching a ‘statutory duty’ but you also risk having to pay for damage that wasn’t your fault. Your neighbor could claim their property has been damaged by your work and with no details or proof of the previous state of the property (which a party wall notice would have given you) there is not much you can do.
- The courts tend to take a poor view of failure to serve a party wall notice and you may be ordered to pay for repairs which, in reality, may not be your responsibility. In addition, your neighbours could take civil action against you and have an injunction issued to prevent any further work until a party wall agreement is arranged. This will delay the project and could increase costs.

CDM - Health & Safety - Contractor Obligations.

Construction (Design and Management) Regulations 2015

- The Construction (Design and Management) Regulations 2015, also known as CDM Regulations or CDM 2015, which came into force on 6 April 2015, are regulations governing the way construction projects of all sizes and types are planned in the UK. Replacing Construction (Design and Management) Regulations 2007, CDM 2015 is the latest update to the regulations that aim to improve the overall health, safety, and welfare of those working in construction. These regulations offer a very broad definition of what construction works are- everyone involved in a construction project, including home maintenance and improvement works, has responsibility for health and safety.



What is a Contractor?

- A contractor is anyone who directly employs or engages construction workers or manages construction work. Contractors include sub-contractors, any individual self-employed worker or business that carries out, manages, or controls construction work. They must have the skills, knowledge, experience and, where relevant, the organisational capability to carry out the work safely and without risk to health.
- Contractors and the workers under their control are most at risk of injury and ill health from construction work. Contractors therefore have an important role in planning, managing, and monitoring their work to ensure any risks are controlled.

Contractors on all projects must:

- Make sure the client is aware of the client duties under CDM 2015 before any work starts.
- Plan, manage and monitor all work carried out by themselves and their workers, taking into account the risks to anyone who might be affected by it (including members of the public) and the measures needed to protect them.
- Check that all workers they employ or appoint have the skills, knowledge, training and experience to carry out the work, or are in the process of obtaining them.
- Make sure that all workers under their control have a suitable, site-specific induction, unless this has already been provided by the principal contractor.
- Provide appropriate supervision, information and instructions to workers under their control
- Ensure they do not start work on site unless reasonable steps have been taken to prevent unauthorized access.
- Ensure suitable welfare facilities are provided from the start for workers under their control, and maintain them throughout the work.
- Where a contractor is the only contractor working on a project, they must ensure a construction phase plan (PDF) is drawn up before setting up the site. When working as the only contractor for a domestic client, the contractor takes on the client duties, as well as their own as contractor. However, this should involve them doing no more than they will normally do to comply with health and safety law.
- Where a domestic project involves more than one contractor, the principal contractor normally takes on the client duties and the contractor will work to the principal contractor as 'client'. If the domestic client does not appoint a principal contractor, the role of the principal contractor must be carried out by the contractor as principal contractor and the client duties must be carried out by the contractor in control of the construction phase and the client

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duties must be carried out by the contractor as principal contractor. Alternatively, the domestic client can ask the principal designer to take on the client duties (although this must be confirmed in a written agreement), and the contractor must work to them as 'client' under CDM 2015.

- CDM 2015 makes a distinction between domestic clients and commercial clients, who commission construction work as part of their business.
- A domestic client is any individual who has construction work carried out on their home, or the home of a family member, that is not done as part of any business. While CDM 2015 places client duties on commercial clients in full, such duties for domestic clients normally pass to:
 - The contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks.
 - The principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work.
- If a domestic client has appointed an architect (or other designer) on a project involving more than one contractor, they can ask them to manage the project and take on the client duties instead of the principal contractor. The designer then takes on the responsibilities of principal designer and must have a written agreement with the domestic client, confirming they have agreed (as principal designer) to take on the client duties as well as their own responsibilities.
- Any designer in charge of coordinating and managing a project is assumed to be the principal designer. However, if they do not have a written agreement with the domestic client to confirm they are taking on the client duties, those duties automatically pass to the principal contractor.

Limitations to Survey/Terms & Conditions

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any installations. Unless otherwise instructed, we will not commission the inspection or testing of any installations by specialist contract engineers. If we find visual evidence to suggest that there may be problems with any installations in part or in whole, or if they are particularly

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sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations or testing by specialists.

This was a non-intrusive inspection and limited to commenting upon the extent of damage noted and inspected during the visible inspection at that time.

Based on an inspection as defined below, the surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

The surveyor will inspect the roof spaces if there are available hatches. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or roof area not more than 5m above ground level. It may therefore not be possible to inspect roofs above this level without a suitable scaffold or access platform. In such cases pitched roofs, may be inspected with the aid of zoom Optics. The surveyor will follow the guidance given in surveying safety issued by RICS in April 1991.

This incorporates the guidance given in Guidance note GS31 on the safe use of ladders and step ladders issued by the Health & Safety Executive.

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The surveyor will assume that all bylaws, building regulations and other required consents have been obtained. The surveyor will not verify whether any such consents, have been obtained. The client and his/her legal advisors should make all necessary enquiries. Drawings-specifications will not be inspected by the surveyor.

The surveyor will assume is unaffected by any matters which would be revealed by a local search (or the equivalent) and reply's to the usual enquiries, or by a statutory notice and that neither the property, or its condition, its use, or its intended use, is or will be un-lawful.)

The client will pay the surveyor the agreed fee for the report and any expressly agreed disbursements in addition.

The report is for the sole use of the named client and is confidential to the client and his/her professional advisors. Any other parties rely on the report at their own risk. The report must not be reproduced, in whole or in part, without the prior written consent, of the surveyor.

Note: A building survey report does not automatically include advice upon value or a reinstatement cost assessment/replacement for insurance Purposes. However, the surveyor will be prepared to provide such opinions-assessments if these are agreed from the outset