



## **Limitations to Survey/Terms & Conditions**

These Terms and Conditions govern the provision of building survey reports supplied by MyHICH Ltd/ HICH Ltd to the client. By engaging our services, the Client fully accepts these Terms and Conditions.

## **Scope of Services**

The Company prepares building survey reports utilising information provided by the Client. Such Reports may contain data relating to building conditions, valuations, and potential risks or issues. The Company endeavours to ensure the accuracy of the Reports; however, the reliability of such data is dependent upon the quality and completeness of information supplied by the Client.

## **Client Responsibilities**

It is the responsibility of the Client to furnish accurate, comprehensive, and timely information necessary for the preparation of the Reports. The Client acknowledges that failure to do so may adversely impact the quality and accuracy of the Reports. Furthermore, the Client is expected to verify any information or conclusions presented in the Reports prior to making decisions that rely upon them.

## **Limitations of Liability**

The Company shall not be liable for any loss, damage, or expense arising from reliance on the Reports, including, but not limited to, any information contained therein.

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 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.

| Building Survey

| Asbestos Survey

| Snagging Survey

| Roof Survey

| Mediation Service



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 Company assumes that the property is not subject to unusual or exceptionally onerous restrictions or covenants affecting its structure or reasonable enjoyment. It is further assumed that all relevant bylaws, building regulations, and required consents have been obtained.

The Company will not undertake verification of such consents; the Client and their legal representatives are advised to make all necessary enquiries. Drawings or specifications will not be inspected by the Company.

Additionally, it is presumed the property is unaffected by matters that would be revealed through a local search (or equivalent), replies to standard enquiries, or statutory notices, and that neither the property nor its condition, usage, or intended usage is or will be unlawful.

The Client agrees to remit payment for the agreed fee associated with the Report, along with any expressly agreed disbursements.

## **Survey Reports**

All building survey reports issued by MyHICH Ltd/HICH Ltd are valid for a period of three (3) months from the date of issuance.

After this period, the findings and recommendations contained within the report may no longer be deemed reliable or applicable due to potential changes in building condition, regulations, or other relevant factors.

| Building Survey

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Clients are encouraged to seek a new survey if more than three months have elapsed since the report's issuance.

The Report is intended solely for the use of the named Client and remains confidential to the Client and their professional advisors. Any reliance by third parties is entirely at their own risk.

The Report is not to be shared or reproduced, in whole or in part, with any third party without prior written consent from the Company.

### **Note:**

A building survey report does not automatically include advice concerning valuation or reinstatement cost assessment/replacement for insurance purposes. Should such opinions or assessments be required, arrangements must be agreed upon with the company in advance.

### **Caution in Open-Source Data Application**

While integrating open-source data into our survey reports provides valuable insights and enhances our analyses, it is vital to approach such data with caution. Open-source datasets can be incomplete, outdated, or may exhibit biases that could skew interpretations and results. Users should be aware of the context in which the data was collected and exercise careful judgment in assessing the relevance and reliability of the sources utilized.

### **Verification and Validation of Sources**

The credibility of open-source data can vary significantly based on its origin and methodology. Before incorporating such data into our reports, it is imperative to conduct thorough validation of the sources to ensure accuracy.

We recommend that users cross-reference with other reliable datasets or literature to substantiate findings derived from open-source material, thereby enhancing the overall integrity of our survey results.





## **Transparent Limitations in Reporting**

It is important to explicitly state the limitations posed by the use of open-source data within our reports. Readers should be informed that while the data can inform trends and patterns, it may not fully capture the complexity of the investigated topic.

We will include specific disclaimers addressing potential limitations and the context of the data used, fostering an understanding that our conclusions are grounded in the quality and nature of the available information.

## **Ethical Considerations and Compliance**

Adhering to ethical standards when using open-source data is paramount.

When incorporating open source data into building survey reports, adhering to ethical standards is paramount to ensure accuracy, transparency, and respect for privacy. It is essential to verify the credibility and reliability of the open source data used, acknowledging the original sources and adhering to any associated licensing agreements.

Additionally, sensitivity to privacy issues is critical; data should be anonymized where necessary to protect individual identities. Engaging with stakeholders and communities affected by the data is also vital for maintaining trust and responsibility. By prioritizing ethical guidelines, we not only uphold the integrity of our reports but also contribute to a more respectful and informed use of publicly available information.

Maintaining ethical standards when using open source data in building survey reports is essential to foster trust and uphold integrity in our work. Firstly, it is crucial to ensure that the data is sourced from reputable platforms to guarantee its accuracy and validity. Proper attribution must be given to original creators, respecting copyright and licensing terms associated with the data.

Additionally, ethical considerations include the responsible use of data, particularly concerning sensitive information that could compromise individual privacy. To enhance transparency, survey reports should clearly disclose the types of data used and their sources. By adhering to these ethical principles, we not only enhance the quality of our reports but also support the collective effort to promote ethical data practices within the broader community.