

## Terms & Conditions

01. Our survey will be of a non-destructive nature and will not include moving furniture, lifting and re-fitting carpets etc., etc. Our client should arrange for this to be undertaken prior to our arrival on site, if required.
02. We will inspect the property with due diligence and professional integrity.
03. In the case of damp, our external inspection will be from ground level. Ladders will not be used externally without prior agreement and then to a maximum of 3M high.
04. Inaccessible areas i.e. roof coverings, chimney stacks and rainwater goods where additional defects are considered to be either present or possible will be highlighted as requiring further exposure work within the report.

### Externally:

05. Externally the property will be inspected from within its boundaries and from relevant accessible public areas and roads.
06. Parts of the structure which are covered unexposed or inaccessible will not be inspected except where stated to the contrary.
07. The exterior of the roof and chimneys if applicable will be viewed where accessible from the ground with the use of binoculars.

### Internally:

08. The Surveyor will lift accessible loose floorboards and trap doors, if any, which are not covered by heavy furniture, carpets or other fixed floor coverings of any kind. The Surveyor will not attempt to cut or lift fixed floorboards or fixed covers without express permission of the owner. Parts of the structure which are covered, unexposed or inaccessible will not be inspected except where stated to the contrary.
09. Roof spaces will be inspected if there are available hatches which are not more than three metres above the adjacent floor or ground. Insulation and obstacles within the roof void will not be moved. Where no reasonable access is available, or the area is suspected to be unsafe the roof spaces will not be inspected.
10. Forensic damp testing and masonry core drilling does not fall within the normal remit of a building/damp survey. These specialist activities are only undertaken by express prior arrangement as they cause some degree of damage to the fabric of the building.

### Fees

Fees are payable once the survey has been arranged.