

TERMS AND CONDITIONS OF ENGAGEMENT

THIS DOCUMENT COMPRISES EXPLANATORY NOTES ON THE BUILDING SURVEY AND REPORT PROCESS AND THE TERMS AND CONDITIONS OF OUR APPOINTMENT. PLEASE READ ALL OF THE TERMS AND CONDITIONS OF ENGAGEMENT FOR THE BUILDING SURVEY REPORT. IF YOU HAVE ANY QUERIES OR CONCERNS WITH THE CONTENT OF THIS DOCUMENT PLEASE CONTACT THIS FIRM PRIOR TO ACCEPTANCE.

The survey process will involve a comprehensive and thorough inspection of the property you are intending to purchase. Unfortunately, there are areas that we cannot inspect and that we are not physically able to access and comment upon. There may be detectable evidence of concealed defects, in which case recommendations will be made within the report. We will not cause damage to a vendor's property without the vendor's permission and cannot therefore carry out intrusive opening up works. If further investigation works are recommended in our survey report, then these can be arranged with the vendor's permission as a subsequent inspection with the appropriate tradesmen to assist in the opening up works.

The Building Survey Report:

Summary & Recommendations

The executive summary will provide brief comment on the most significant items of concern within the property. However, you should thoroughly read and consider all sections and all defects, comments and opinions expressed in the report in preparation for the acquisition of the property.

Main Structure

We will not move any of the furniture / fittings during our inspection. We will not lift any floor boards or remove any internal finishes, fixtures and fittings to carry out our inspection.

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 to a single storey roof, not more than 3.0m (10'0") above the floor or adjacent ground. It might not be possible therefore to inspect roofs above this level. In such cases, pitched roofs will be inspected by binoculars from ground level. The Surveyor will follow the guidance given in Surveying Safely issued by the RICS in April 1991, which incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive. If the weather is dry at the time of inspection, it will be impossible to state that the rainwater drainage fittings, roof coverings and flashings etc. are totally watertight.

Inspection of the foundations to this property will be beyond the scope of this survey. We would need to excavate trial holes with the assistance of building contractors to a depth to establish the nature and extent of foundations. We would also need to excavate holes to establish the nature of the ground-bearing soil. We will inspect all accessible areas of the property and provide comment on any suspected foundations failure or ground movement and make recommendations in this regard.

Please advise this firm, prior to accepting this document whether you are aware if the building includes any below ground structure including but not limited to cellars, vaults, stores etc. If there are below ground structures to the property arrangements can be made for a comprehensive inspection of these areas. If prior notice is not provided, an additional charge will be made for inspecting these areas.

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Regulated by RICS



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JON HARTLEY & ASSOCIATES LTD

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Services Installations

The inspection of the services will be limited to those areas which are visible. No comment can be provided as to the condition of concealed services fittings. It should also be noted that we cannot during the course of the survey, remove panelling, boxing and insulation to expose services fittings.

Electrical Installation

We will carry out a visual inspection of the electrical installation. We will inspect and comment upon the materials and fittings used and their condition and adequacy. We will not carry out any intrusive inspection works or remove electrical cover fittings or appliances during the inspection. We cannot comment upon the condition of service fittings and cabling concealed within the structure and fabric of the property.

We have not carried out a test of the electrical installation to confirm it complies with current IEE wiring regulations and we cannot therefore confirm that an NICEIC electrical test would be successful. If we consider that as a result of our survey, further investigations and a test of the electrical installation would be appropriate, we will recommend this within the report.

Cold Water Installation

We will carry out a visual inspection of the cold water installation where access is possible. We will inspect the internal parts of the property for internal mains water supply pipework and internal shut off stop cock. We will further comment on the materials used for the internal distribution of the cold water supply. We cannot comment on the cold supply pipework where service pipework is concealed within the fabric and structure of the property.

Hot Water and Central Heating Installation

We will carry out a visual inspection of the hot water and central heating installation where access is possible. We will comment upon the design and its suitability for the property. We will inspect the cold water storage tanks and central heating hot water and balance tanks and operating systems and comment upon their layout and condition. If the hot water and central heating are not in operation at the time of inspection, with the owner's permission, these systems will be run for a short period to ensure they are in operating order. We will inspect the boiler and comment upon its age, type and its suitability for the building and its estimated life expectancy.

We will not test the boiler as part of this inspection and cannot provide any comment on its condition. A CORGI registered central heating engineer can be instructed to assess the condition of the boiler, if you have concerns in this regard.

We cannot comment on the internal condition of copper / steel water storage tanks and pipework with regard to the extent of lime scale damage. We will comment upon the age of the installation, any suspected damage and its life expectancy.

Gas and oil Installation

We will carry out a visual inspection of the gas / oil installation from the supply meter / tank position and through to internal parts of the property and provide comment upon its condition. We cannot comment on supply pipework where this is concealed within the fabric and structure of the property or externally below ground.

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Drainage Installation

We will inspect and comment upon the above drainage system including the waste, soil and vent drainage pipework. We will inspect and comment upon the below ground drainage system including manhole construction and drainage routes.

The inspection of the below ground drainage is subject to access being available to remove manhole covers and inspection chamber fitted lids. Sometimes this is not possible due to the type of fitting and often the extent of corrosion to these fittings. Our survey also does not include a CCTV drainage survey and we can only inspect the manhole areas. We will comment on the areas which are visible and whether the drains are clear and free-flowing.

We cannot provide comment upon the concealed below ground drainage pipework. We can arrange a CCTV survey of the drainage pipework, if we make these recommendations or you have concerns in this regard.

Kitchen, Bathroom and WC Installations

We will review and provide comment upon the condition of sanitary fittings. We do not test or provide comments upon specialist fittings such as, whirlpool baths, Jacuzzis, steam rooms, hot tubs, saunas, specialist shower fittings and pumps and swimming pools. These are specialist installations, an engineer can be instructed to inspect these areas if you have concerns in this regard. We would recommend a further inspection where we consider this is required and if there is a health risk with the quality of the installation and contravention of current water bye-laws. We carry out a visual inspection of the kitchen installation but do not test or comment upon the operating conditions of the kitchen appliances including ovens, AGA style ovens, washing machines, dishwashers, tumble dryers etc.

External Areas

Outbuildings

Outbuildings are considered to include detached structures of masonry construction including for example detached garage buildings, conservatories and storage buildings. We do not comment upon garden sheds, greenhouses and timber storage sheds and other lightweight structures. These are excluded due to their basic temporary structure which has a limited life span and minimal value in comparison to the main building.

Our survey report will provide a basic opinion on the condition of the out buildings, but will not include a comprehensive survey of the building and its fabric. If the outbuilding is of more substantial size, construction and value, then we will recommend that a more detailed building survey of this area is undertaken. Please ensure that you advise the Surveyor if there are substantial outbuildings to the property prior to the inspection as arrangements can be made for a more comprehensive inspection of these buildings. If we are not advised of the presence of outbuildings at the time of receiving your instructions, the outbuilding will be excluded from the survey.

Boundaries

We provide a basic comment on the condition and materials used to form the boundaries and their condition. It is your responsibility, via your conveyancing solicitor to investigate the position and ownership of boundaries and whether there are any current or historical disputes with neighbours and boundaries.

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Environmental

Thermal Insulation and Energy Efficiency

We will comment upon the levels of insulation where these areas can be inspected for example loft insulation and double glazing. We cannot provide comment upon concealed materials such as cavity wall insulation and flat roof insulation. We will make assumptions and comments in this connection based upon the age and method of construction of the building.

Building Regulations and Planning Permission

If recent extension and refurbishment works have been completed, we will comment upon their construction and condition. However, it is your responsibility, via your conveyancing solicitor, to obtain and ensure that all necessary documentation and consents have been satisfactorily obtained from the Development Control Department of the Local Authority in respect of both Building Regulations Approval and the necessary Planning Permission. You should take independent legal advice in this connection.

Where work has been carried out in the past, the Surveyor cannot warrant that this has been done in accordance with Local Authority legislation, manufacturer's recommendations, British and European Standards and Codes of Practice, Agreement Certificates and other statutory legislation.

The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland), replies to the usual enquiries or by a Statutory Notice and that neither the property nor its condition, its use or its intended use, is or will be unlawful.

Deleterious and Hazardous Materials

We will provide comment upon the suspected present of deleterious materials in the construction of the building. These can both be damaging to health and to the building. It is often the case that specialist tests are required to confirm our suspicions and we will recommend these tests where required. We cannot inspect areas which are concealed and cannot guarantee that these do not contain deleterious materials.

Lead water supply pipes and asbestos will be noted and advice given, if these materials can be seen, but it must be appreciated that such materials are often only visible after opening up which cannot be carried out at the risk of causing damage.

The Surveyor will not comment upon the existence of ground contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection, he considers that contamination might be a problem the surveyor will advise as to the importance of obtaining a report from an appropriate specialist.

Rights of Way, Easements and Shared Services

Where we suspect problems with regard to rights of way, easements and shared services we will provide comments in this connection and recommendations for further investigations.

We have not made any enquiries or investigations to the Local Statutory Authorities as to the tenure and existence of rights or easements. We have not investigated the history and legality of the property with regard to the Local Authority Planning and Building Control Department.

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Disclosure and Contracts (Rights of Third Parties) Act 1999

The report is for the sole use of the named Client and is confidential to the Client and his professional advisers. Any other persons rely on the report at their own risk. This report should not be copied, sold, re-produced or issued to any third party without the express written consent of this firm. Nothing in this contract agreement confers or is intended to confer any right to enforce any of its terms on any person who is not a party to it.

A building survey report does not automatically include advice on value or the building reinstatement cost assessment for insurance purposes. However, the Surveyor will be prepared to provide this service, if this is agreed at the time of taking instructions. We will require advance notice as site based measurements and assessments will be required in addition to the normal building survey process.

The survey report remains valid for a period of three months from the date of issue. We accept no liability for defects which are concealed, not apparent at the time of inspection and appear after our survey. A re-inspection can be arranged in this regard.

Fees and Disbursements

The Client will pay the Surveyor the agreed fee for the report and any expressly agreed disbursements in addition. VAT will be payable in addition. If any additional services, surveys or investigations are required, these can be arranged. We would charge on either an agreed fixed fee basis or on a time expended basis at an hourly rate of £120/ hr + VAT and agreed disbursements.

The Client will pay this firm a 20% cancellation fee, plus VAT for administration charges if the survey is cancelled within 24hrs of the agreed survey date.

Complaints Handling Procedure

A copy of our Complaints Handling Procedure is available on request.

If you are unsure about the content of any of this agreement please contact this firm for further clarification.

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