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BUILDING SURVEYS - AN INFORMATION SHEET FOR CLIENTS

A Building Survey is an inspection of a property in as great a depth as is practicable in the circumstances found on site.

Carpets, furnishings and generally inaccessible parts will limit the extent of a Survey, however, such limiting factors will be referred to in the Report and usually an overall picture of the condition of the property can be established. Where there are doubts or uncertainties in the Surveyor's mind and further and more detailed investigations are considered necessary, then attention will be drawn to this in the body of the Report.

The Report will provide a record of the building, its construction and materials described in relation to today's recommended standards and to properties of a similar type and age. It will give the reader a balanced view of the property and give advice on necessary repairs or modifications. The report will not detail every single defect some of which would not significantly affect the value of the property. The Survey will cover :-

- The present condition and future maintenance liabilities of all visible parts of the structure, both internally and externally. This will include cellars, accessible voids and roof spaces.
- General condition of the site boundaries, gardens and outbuildings.
- Likelihood of flooding and risk of damage from tree roots.
- Evidence of subsidence, settlement and heave.
- The electrical, plumbing and central heating systems, together with the drains will be examined but not tested. If assurances as to the condition or capability are required then Specialists will need to be engaged.

The Survey will be carried out by an experienced Chartered Building Surveyor and is subject to the following qualifications and limitations:-

1. Inaccessible Parts

By reason of construction and occupation, many of the elements of construction of a building are hidden or inaccessible. It is not possible to ascertain the exact condition of these parts without carrying out exposure work which would require reinstatement and making good. In particular, suspended ground floors may be carpeted and have tongued and grooved floorboards which could only be taken up and properly reinstated by a tradesman.

In some older properties there is no access to the roof space and it is not possible to report on the condition of the timbers without forming an access trap in the ceiling.

We will give careful consideration to all material factors in relation to such parts of the construction which are concealed, such as number of air bricks, condition of skirting boards etc., to arrive at a reasonable assessment of the likely condition of these hidden parts. We must, however, state that we may not be able to inspect the woodwork or other parts of the structure which are covered, unexposed or inaccessible. We, therefore, will be unable to report that such hidden parts of the property are free from defect.

2. Services

Services will not be tested unless specific instructions are given by the client. In our Report we will give further advice as to whether further testing is considered desirable.