



STANDARD TERMS OF ENGAGEMENT

NAME AND ADDRESS OF CLIENT (including post code):

Mobile / Telephone No:

Email address:

ADDRESS OF PROPERTY TO BE INSPECTED (including post code):

ACCESS ARRANGEMENTS:

TYPE OF SURVEY TO BE CARRIED OUT: Building Survey

PROPOSED PURCHASE PRICE:

FEE CHEQUE ENCLOSED FOR £ (For on line payments see bank details below).

PROPOSED REPORT DELIVERY DATE: Emailed copy within 10 working days after the day of inspection (excluding weekend and bank holidays).

DESCRIPTION OF SERVICE: As shown on the Our Terms and Conditions (attached).

LIABILITY: The proposed report would be provided for your use and DEESURVEYS Ltd cannot accept responsibility if it is used by any third party.

TYPES OF PREMISES: This type of Building Survey would normally be used on retail, industrial, workshop, office and going concern type premises.

DECLARATION: I/we confirm that I/we have read and understood "Our Terms and Conditions" attached below.

I/we confirm that I/we accept DEESURVEYS Ltd Standard Terms of Engagement to prepare a Building Survey .

Signature(s):

Account Name: Deesurveys Ltd

Account No: 42443817

Sort Code: 09-06-66

Name(s)(capitals):

Date Signed:

1 Cowhey Close, Westminster Park, Chester CH4 7QT

Tel: 0791 704 6943 | www.deesurveys.com | info@deesurveys.com

Registered office: Military House, 24 Castle Street, Chester CH1 2DS | Company Registration No: 5970314

OUR TERMS & CONDITIONS

1. These terms and conditions form (together with the Order Form) part of a contract between DEESURVEYS Ltd, and the Customer named on the front of the report. These terms and conditions apply to the exclusion of all other terms and conditions. However, the report is objective and can be relied upon by any party that has a valid legal interest in the condition of the property, provided that interest has been notified to and acknowledged by us in writing. If required, upon payment of a reasonable administration fee we will re-issue the report, e.g. in the name of a purchaser of the property. Important: No-one should rely on the report or make any inferences from it beyond the extent of the original instructions accepted by DEESURVEYS Ltd.
2. The purpose of the inspection and the verbal and written reports is to put the present condition and performance of the property into an overall perspective and this inspection will be undertaken by a person (the "Surveyor") who is assessed and approved by DEESURVEYS Ltd.
3. The report is NOT a guarantee that the property is free from defects other than those mentioned in the report, nor is it an insurance policy.
4. The report will NOT include a market valuation unless additional fees are agreed in writing beforehand.
5. The report follows a visual inspection of the accessible parts of the property. Notes are taken during the inspection and these notes contain the original information to which the Surveyor refers and upon which the Surveyor relies when subsequently reporting to a client, either verbally or in writing. A written report supersedes any verbal report and should be considered fully before any legally binding decision is made in respect of any expenditure on the property.
6. The inspection and report will focus on the condition of the principal elements of the property. Fittings and finishes will be subject to general inspection only. Comparatively minor points will be excluded. Permanent outbuildings converted to habitable use will be inspected to the same level as the main house.
7. There will be practical limitations on the scope of the inspection. The Surveyor will not break out or open up the structure, lift fitted carpets, cut floorboards or move heavy or delicate furniture. Ladders are carried for access to flat roofs and structures up to a height of three metres. The Surveyor will inspect accessible and safe roof spaces and areas below floors, but will be unable to report that parts of the property which are covered, unexposed or otherwise inaccessible are free from defects.
8. The report will include a Summary that will summarise the Surveyor's findings under the headings of "property", "brief overall assessment", "serious defects", "essential repairs", "other repairs", "further investigation", "environmental matters" and "matters for your Solicitor". The comments in this summary are derived from the report and must be read in conjunction with the report in its entirety.

9. A DEESURVEYS Ltd. Building Survey will be limited in that it will report on “serious defects”, “essential repairs”, “further investigation”. “environmental matters” and “matters for your Solicitor” only.

10. “Serious defects” are defined as defects that, in the Surveyor’s opinion, threaten the stability and safety of the structure or of persons using the property. Examples include subsidence; wall-tie failure; excessive bowing or fracturing of walls or chimneystacks; and extensive dry rot in structural timbers.

11. “Essential repairs” are defined as defects that, in the Surveyor’s opinion, require attention within six months to prevent the defect from becoming a “serious defect”. Examples include failing roof coverings; blocked, broken or inadequate gutters and downpipes; heavily eroded pointing; and active beetle infestation.

12. “Other repairs” are defined as defects that, in the Surveyor’s opinion, are not “serious defects” or “essential repairs” within our definition, but require attention either now or at some time in the future to put the property into, or maintain it in, good condition for its age and type. Examples include plasterwork repairs; insulation upgrades; internal and external decorations.

13. “Further investigation” is recommended where the Surveyor has good reason to suspect the presence of a “serious defect” or “essential repair” but has been unable to confirm this or ascertain the extent of the problem. Examples include blocked or leaking drains; timber decay; questionable alterations to the structure.