

# LEVEL 3 BUILDING SURVEY ONLY TERMS & CONDITIONS

## 1 THE SERVICE

- 1.1 Based on an inspection as described below the Surveyor, who will be a Chartered Surveyor, will provide in an appropriate reporting format;
  - 1.1.1 A detailed report describing the condition of the property, identifying apparent defects and repairs necessary at the time of the inspection, together with future requirements for maintenance. It will also refer to readily apparent potential hazards;
  - 1.1.2 A description of the property and other factors likely materially to affect its value;
- 1.2 The report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts; nor will it mention minor defects which the Surveyor considers do not materially affect the value of the property. If the report does refer to some minor defects this does not imply that the property is free from other such defects.
- 1.3 The report is provided for the sole use of the named Clients and is confidential to them and their professional advisers. No responsibility is accepted to others.
- 1.4 In preparing the report the Surveyor will exercise the skill and diligence reasonably to be expected from a surveyor competent to advise on the property.
- 1.5 The report will not identify the existence of contamination in or from the ground, as this can only be established by other specialists.
- 1.6 Boulton & Brown's Level 3 Building Survey is equivalent to the RICS Level 3 in terms of the inspection and reporting detail. However we do not provide condition ratings or costs of repairs.
- 1.7 While photographs might be taken at the time of inspection, these are solely for our file purposes and do not form part of the survey report and will not be disclosed.

## 2 THE INSPECTION

### 2.1 The Main Building

- 2.1.1 The Surveyor will inspect as much of the surface area, both internally and externally, of the property as is practicable and will lift loose floor boards and trap doors where accessible and where reasonable to do so, without causing damage to the property or furnishings, and where necessary with the consent of the vendor. The Surveyor will not lift fitted carpets, move heavy furnishings or remove fixtures or fittings to facilitate the inspection.

## LEVEL 3 BUILDING SURVEY ONLY TERMS & CONDITIONS

- 2.1.2 The roof and upper areas will be inspected from vantage points accessible from a 3 metre ladder. With particularly tall buildings some roofs and chimneys might not be accessible with safety and without undue difficulty and these will be inspected from ground level or from a nearby available vantage point, with due regard to safety. Roof voids will be inspected assuming suitable access points are available, but insulating material and household effects, or other items stored therein will not be moved.
- 2.1.3 No comments can be made upon the practicality of using chimneys and it is not generally possible to report on the condition of flues or the presence of flue liners.
- 2.1.4 Except where the contrary is stated, parts of the structure and of the woodwork which are covered, unexposed or not readily accessible with safety and without undue difficulty, will not be inspected and it is, of course, impossible to inspect every part of every timber. The report will not purport to express an opinion or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about those parts.
- 2.1.5 Wherever possible the building will be inspected for evidence of structural movement or foundation defects, but no excavations will be made to establish or examine the nature of those foundations. Theoretical calculations to check sizes and/or adequacy of structural elements will not be made.

### 2.2 **Services**

- 2.2.1 The Surveyor will provide an overall impression of the services but no tests will be undertaken.
- 2.2.2 Visible and accessible lightweight, domestic inspection chamber lids will be lifted and where not screwed down or otherwise fixed. Other lids will not be raised.

### 2.3 **Outbuildings**

- 2.3.1 General comments only will be made on outbuildings. Leisure installations such as swimming pools, ponds, tennis courts and ancillary accommodation/equipment will only be visually inspected for evidence of any obvious defects.

### 2.4 **Site**

- 2.4.1 Boundary structures (walls, fences, gates etc) will be inspected only from within the boundaries of the property and to the extent necessary to establish their stability. Comments will be made regarding any potential liability in respect of boundaries. The Surveyor will report on the existence of any trees where these are likely to materially affect the stability of the property and where these might present an insurance risk.

## LEVEL 3 BUILDING SURVEY ONLY TERMS & CONDITIONS

### 2.5 Flats and Maisonettes

2.5.1 Due to the difficulty of obtaining access to other parts of the building adjacent to a flat or maisonette, Level 3 Building Surveys are not generally considered appropriate for flats or maisonettes and a RICS/ISVA Level 2 HomeBuyers Survey and Valuation is recommended instead.

### 3 THE REPORT

- 3.1 If it is not reasonably possible to carry out any substantial part of the inspection (see Section 2 above) this will be stated.
- 3.2 Any obvious evidence of serious disrepair or potential hazard to the property will be reported, as will any other matters apparent from the inspection which are likely to materially affect the value.
- 3.3 Where the Surveyor relies on information provided, this will be indicated in the report, with the source of the information.
- 3.4 The report will state the existence of any apparently recent significant alterations and extensions so as to alert legal advisers but will not list all works.
- 3.5 Where the apparent sharing of drives, paths or other areas might affect the value of the property, the Surveyor will so report.

### 4 REINSTATEMENT COST

- 4.1 Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.
- 4.2 This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT.
- 4.3 The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.