



## **SCOPE OF SERVICE**

### **SCHEDULE OF CONDITION**

#### **1.0 Scope of Service**

- 1.1 We will inspect the property to enable us to compile a text and photographic schedule of the visible condition of the property as seen at the time of inspection. The schedule will be suitable for attachment to a Lease as a record of condition of the premises. The cause of defects will not be commented upon and, unless otherwise instructed, advice in respect of the effect of defects on the proposed or current use of the property will not be given.

#### **2.0 Documents**

- 2.1 We will first inspect all documents provided by the Client that are relevant to the instruction. Late disclosure of documents may have cost implications in respect of our fees and acting on our advice.

#### **3.0 Limitations of inspection**

- 3.1 We will identify items during any site inspection that are relevant to the instruction, based on the examination of elements that can be seen without damaging the property, its decorations or contents. We will use best endeavours to see relevant parts of the property including reasonably accessible roof spaces, ducts and traps. We will not inspect parts that are covered, unexposed or inaccessible, move furniture, lift carpets or attempt to raise manhole covers and will therefore be unable to report that such parts of the property are free from defect. No voids or other concealed spaces will be inspected unless asbestos registers show that we can safely access these areas.
- 3.2 Where high level (Roof) access or inspection of concealed areas is required this is to be agreed prior to our inspection. Contractors engaged to provide services such as provision of a cherry picker, lifting of manholes or testing of drain runs can be instructed by ourselves on behalf of the client; the payment of a contractors invoice will be the sole responsibility of the client.

3.3 Unless otherwise stated, the fee quoted is based on a single visit to the site/building. If, due to matters outside our control, we have made a second or subsequent visit to the site due to full access not being available as informed, we reserve the right to charge additional fees for abortive time.

3.4 The inspection will be limited to the premises shown on documents provided. Where plans are not available, we will make assumptions as to the extent of the property.

#### **4.0 Testing and sampling**

4.1 Unless specifically instructed we will not carry out or arrange for the carrying out, of any sampling or testing. No testing or investigation will be undertaken to determine the presence of radon gas, any contamination, high alumina cement, calcium chloride, carbonation, insufficient depth of concrete cover to reinforcement, flammable insulation to composite panels, lead based paint, deleterious materials etc. These tests and reports can be organised upon receipt of the client's specific instructions. We will charge an additional fee for organising these tests and payment of any contractor's or specialist's invoices will remain the sole responsibility of the client.

4.2 No testing or investigation will be undertaken in relation to toxic mould and asbestos. The client acknowledges that all risks and liabilities relating to toxic mould and asbestos, however arising, remain with the client and the client shall take such steps as it deems necessary to insure against or otherwise address such risks and liabilities.

#### **5.0 Legal and Statutory**

5.1 We will not carry out or arrange for the carrying out, of any examination or assessment in respect of statutory, service provider, Local Authority or health and safety information or other legislative requirements. We may comment on some of these elements however cannot be an expert in every area or be held liable for any omissions. We can organise inspections to comment upon particular legislation following receipt of the client's specific instructions. We will charge an additional fee for organising these inspections and payment of any contractor's or specialist's invoices will remain the sole responsibility of the client.

5.2 We will not carry out or arrange for any examination or assessment of legal documentation. We advise that the client's solicitors deal with such matters. Where relevant, we may comment on some legal matters however cannot be an expert in every area or be held liable for any omission.

## **6.0 Additional inspections and specialist services**

- 6.1 All consultants, contractors and other professionals required during the course of the service will be instructed, with prior agreement, on behalf of the client who will be responsible for the direct payment of their fees, costs and expenses.
- 6.2 We have not been instructed to carry out a telecommunications connectivity audit and therefore have not investigated the telecommunications infrastructure to and within the building. If such information is required our specialist telecoms team can provide a broadband and fibre audit however, an additional fee will be charged.
- 6.3 Unless specifically instructed we will not inspect mechanical, electrical or other service installations. We may make general comments on these items however no specialist examination or testing will be undertaken. These tests and reports can be organised upon receipt of the client's specific instructions. We will charge an additional fee for the organising these tests and payment of any contractor's or specialist's invoices will remain the sole responsibility of the client.