

CONDITIONS OF ENGAGEMENT

REPORT UPON CONDITION

In these Conditions, the Surveyor means **David C Cooper BA(Hons) BSc(Hons) MRICS**, the Client means **A N Other** and the Property means **Flat 1 Aspidistra House, Arcadia Avenue, AB1 2CD**

1. The Surveyor will carry out such work as is reasonable in his professional judgement and will advise the Client as to his opinion of the state of general repair and general condition of the fabric of the Property.
2. The Surveyor will endeavour to send the Client a written report as soon as practicable after completion of the survey but he does not guarantee to supply a report within any particular period and accepts no responsibility for any losses occasioned as a result of or arising out of any delay in supplying a report.
3. The Surveyor's report will be provided for the sole use of the named Client and is confidential to the Client and his/her professional advisers. The Surveyor accepts responsibility to the Client alone for the stated purposes that the report will be prepared with the skill, care and diligence reasonably to be expected from a Chartered Surveyor but accepts no responsibility whatsoever to any person other than the Client him/herself. Any such person relies upon the report at his/her own risk.
4. The Surveyor will inspect as much of the surface area of the Property as practicable and where readily accessible and will lift loose floorboards and trap doors where readily accessible. The Surveyor may raise fixed floorboards if practicable but will be under no obligation to do so. The Surveyor will inspect roof space(s) only if there is a reasonably accessible roof hatch and reasonable access within the roof space(s). The Surveyor will be under no obligation to move carpets, furniture and effects which may prevent inspection of parts of the Property.
5. Unless he expressly states otherwise in his report those parts of the exterior of the Property that have been inspected by the Surveyor, including roof coverings, chimney gutters etc, will have been inspected by the Surveyor from ground level and from within the curtilage of the property only.
6. Unless he expressly states otherwise in his report the Surveyor will not carry out or arrange for the testing of plumbing and drainage, heating installations, electrical installations and other similar services nor will he carry out a detailed examination of the same and comments contained in the report concerning such services should be read accordingly.
7. Unless he expressly states otherwise in his report the Surveyor will not have inspected parts of the building which, at the time of the survey, were covered, unexposed or not readily accessible and he will not have inspected any foundations of the Property or any part of any structure below ground level (including swimming pools etc).
8. The Surveyor's report will not purport to express an opinion about or to advise upon the condition of uninspected parts of the Property and should not be taken as making any implied representation or statements about those parts.
9. All references in the Report to further investigation shall, unless otherwise stated, mean further investigation by a competent builder/contractor/specialist or other competent person and all references in the Report to further enquiry shall, unless otherwise stated, mean further enquiry by your solicitor or other professional or other competent person.
10. In making the report the Surveyor will make the following assumptions: (a) that no high alumina cement concrete or calcium chloride additive or other deleterious material was used in the construction of the Property and (b) that inspection of those parts of the Property which have not been inspected would neither reveal material defects nor cause the value of the Property to be affected materially.
11. A Building Survey (formerly known as a Structural Survey) will not be carried out.
12. The Client will pay the Surveyor the agreed fee for the survey and report, the payment becoming due upon presentation of the report to the Client. Where the client is a Limited Company, the Directors shall, jointly and severally, indemnify the Surveyor in respect of the agreed fee.
13. A copy of the Surveyors Complaints Handling Procedure is available upon request.

