

DAVID SYMONDS ASSOCIATES

Terms and Conditions

1.0 Inspections

- 1.1 A **Specific Structural Appraisal** is restricted to visual observations of the matters, concerns, or problems stated in the report. The inspection will be undertaken externally and internally as necessary and you must provide us with access to all necessary parts including any basements and roof spaces if possible. We do not normally move furniture, lift floor coverings or make exploratory holes during an inspection. If our Engineer considers that access to any area would be unsafe, or potentially unsafe, we will be unable to access such areas unless safety measures are arranged, this may incur an additional cost.
- 1.2 A **General Structural Appraisal** of the structural load bearing elements does not include those aspects normally dealt within a Surveyors report, such as services, decorations, roof coverings and the like, the position of the property with respect to local amenities and the condition of the property with regards to dry rot, timber infestation, dampness, vermin and the like.
- 1.3 The structural load bearing elements normally comprise items such as the roof trusses, rafters, purlins, floor slabs, joists, beams, columns, external walls, internal walls which support other elements, foundations and the like. The inspection is limited to the main building and excludes any detached garages, outbuildings, walls, fences etc unless specifically included in the request. The report is a considered opinion of the structure at the time of the survey only.
- 1.4 Unless noted in the report we have not considered matters such as contaminated land, asbestos or other potentially hazardous materials, nor high alumina cement or other potentially deleterious materials.
- 1.5 Our report will include details of the inspection, being the condition of the property at the time of our inspection, our conclusions on the findings and our recommendations for any investigations, monitoring, repair or remedial works, or other action required.
- 1.6 A General Structural Appraisal **is not** 'A Full Building Survey' in accordance with conditions of engagement of the Royal Institute of Chartered Surveyors.
- 1.7 Our inspections will be carried out in a safe manner as advised by the HSE and no undue risks will be taken. Roof spaces will only have a head and shoulder inspection.
- 1.8 We do not check electrical installations or appliances as this has to be done by a qualified electrician, we will however advise if we believe this is necessary.
- 1.9 We do not test gas installations or appliances as this has to be a Gas Safe Registered Engineer, we will however advise if we believe this is necessary.
- 1.10 We will advise if we note timber infestation, however we will not check for timber infestation, as this has to be carried out by a member of the British WOOD Preserving and Damp Proofing Association (BWPDA) or Property Care Association (PCA). Similarly, with damp this also has to be checked and reported on by a member of BWPDA or PCA.
- 1.11 No opening up of areas or lifting of carpets, or moving of furniture is carried out.
- 1.12 Roof space inspections will normally be head and shoulders inspections unless specifically having been requested for a roof survey, where we require the roof to be boarded or safe access arrangements made for the inspection. In any case old roofs will not be entered as potentially unsafe.
- 1.13 Where we arrange for other Contractors to carry out specialist reports we are not responsible for their content.
- 1.14 Where costs are quoted for remedial works these are budget costs and not fixed costs and may vary depending on a contractor's availability and location of works.

2.0 Investigations

- 2.1 Our services will be limited to an investigation of the problem(s) specified. Investigations means, and may include, archive research, interviewing persons or organisations, making exploratory holes or excavations, opening up or taking apart, taking samples, undertaking tests and any other activities necessary to determine the extent and cause of the problem.
- 2.2 Investigation work may cause damage – particularly to finishes and decorations. If you request us to carry out any investigation work this will indicate to us that you have all the necessary permissions from the owners and tenants of the property for us to carry out the work. Reinstatement will be included only if specifically agreed.
- 2.3 Our report will include details of the investigations, our conclusions on the findings and our recommendations for any monitoring, repair or remedial works, or other action required.

3.0 Monitoring

- 3.1 Our services will be limited to monitoring the problem areas specified and will involve measurements and visual observations at regular intervals for a predefined period. We will generally recommend specialist companies are employed to undertake monitoring to ensure the accuracy of the results.
- 3.2 Our report will include details of the monitoring, our conclusions on the results and our recommendations for further investigations, repair or remedial works, or other action required.

4.0 Repair/Remedial Works – Design Stage

- 4.1 Our services may include the detailing, scheduling and specification of repairs and remedial works as agreed, the preparation of tender documents, obtaining of competitive tenders, reporting on the tenders and applying for Building Regulations and / or other necessary approvals. Building Regulations fees and other fees will be charged as a disbursement.

5.0 Repair/Remedial Works – Construction stage

- 5.1 Our service may include inspecting the contractor's work on an occasional site visit basis and administering the contract.
- 5.2 We normally undertake site inspections at weekly intervals although the frequency may vary according to the needs and the progress of the works.
- 5.3 We will certify progress payments and upon satisfactory completion we will certify the final valuation. Certificates of Structural Adequacy will only be issued when all our invoices are fully paid.

6.0 Calculations

- 6.1 Calculations will include for a site visit when specifically requested and agreed, although it is possible to work from your architectural drawings, however, the onus for dimensions will remain with the person providing the plans. All steel beams are calculated on clear openings. Bearing length, generally 150mm each side, should be added to the length used.
- 6.2 According to your requirements, we will give structural advice on the feasibility of your proposals and will prepare structural calculations and sketch details for incorporation into your architectural drawing, for Building Regulations submission, and for your builders use and information.
- 6.3 Architectural, general arrangement or structural drawings are not normally prepared and will only be prepared if agreed in writing. Please be aware that architectural drawings are normally required for building alterations and extensions, in all but the simplest of cases.

7.0 Miscellaneous Services

- 7.1 The scope and any limitations to miscellaneous services will be agreed with you before commencing.

8.0 Limitations

- 8.1 Any report or calculation is for the sole use of the person instructing the survey and cannot be passed to a third party without the consent of David Symonds Associates.
- 8.2 Any survey is only valid for six months from the date of the survey as stated within the report.
- 8.3 The benefit of any report can be transferred subject to the payment of a fee and where deemed necessary by ourselves a further inspection for which a fee will be charged. An inspection will always be required after twelve months from the original inspection.
- 8.4 The limit of our liability shall in all circumstances be £500,000.00

9.0 Payment

- 9.1 Prior to the release of reports and calculations payment will be required in full.
- 9.2 All invoices will be due for payment within 21 days.
- 9.3 All overdue invoices are liable to interest at a rate of 8% over the Bank of England base rate.
- 9.4 Any disbursements paid for by ourselves will have a 10% administrative fee added.