

IG/3165/STTR/0803/2

2nd August, 2003

Mr & Mrs John Smith
75 Hightops House
BIRKENDALE
Rutlandshsire BZ97 0PY

Dear Mr & Mrs Smith

14 Rue des Pins, Font du Evian, SAINTE MAXIME, France.

In accordance with your instructions, we duly visited the above property with a view to providing a PRE-PURCHASE BUILDING SURVEY REPORT, and set out as follows our terms of engagement.

Responsibility is accepted in the preparation of this report for the skill and diligence reasonably to be expected of a competent surveyor but the information contained herein is for the confidential advice only of **Mr & Mrs J Smith** for whom it is prepared.

The sole purpose of the report is to provide a concise and readable account of the general condition of the property to which it related and to identify essential repairs. Dimensions and data of a technical nature are excluded unless such information is a necessary element of the advice to be given or recommendations to be made.

The property was examined as it stood and it must be assumed, unless otherwise stated, that furniture, fixtures and fittings have not been moved and that underfloor areas have not been examined except to the limited extent permitted by the lifting of any uncovered and loose floorboards, subject of course to the Vendors' consent. Flues have not been examined. It follows therefore that no opinion can be expressed on, or responsibility accepted for the condition of those parts of the building, which remained hidden, inaccessible or unexposed. In this context, the extent, efficiency and condition of any thermal insulation, other than what might be visible within the roof void, has been disregarded unless the material used and/or the manner in which it has been injected or installed is obviously defective to a material degree. Similarly the adequacy and condition of any wall ties is not known.

Roofs, chimneys, parapets and gutters together with projections and elevations above first floor level, have been examined externally, where visible, with the aid of binoculars where required. Only reasonably accessible roofs or parts of roofs over single story structures and not exceeding three metres in height have been examined with the aid of a ladder.

Foundations have not been exposed and, unless instructions have been given for a drains test, drains have not been examined because no reliable opinion on condition can be given unless a test is applied. It is not possible for comment to be made as to the condition of wall ties within the cavity.

The flow of hot and cold water supplies, including the condition of any cold water storage tank or tanks has been checked but no assessment has been made of suitability, method of installation, condition, efficiency or capacity of any central heating system, boiler or other equipment. The safety, standard or workmanship and state of repair of the electrical installations are also outside the scope of this report. General

inspections will, however, be made of both the plumbing and electricity and, if deemed appropriate, recommendations in regard to specialist reports and advice will be given.

Garages and other outbuildings either wholly or principally constructed in brick, stone or concrete have been included in this survey, subject to the limitations of inspection applicable to the main building as previously described.

Other separate structures, such as greenhouses, sheds, workshops and summerhouses, if any, and leisure installations, such as swimming pools, ponds or tennis courts, again if any, together with ancillary accommodation/equipment will have been inspected only to the extent necessary to advise regarding fire insurance and valuation, should such advice have been pre-requested, and are otherwise specifically excluded from this report except by way of general comment.

Readily visible, significant defects to boundary structures, such as walls, fences, entrance gates etc. have been noted, but the condition of drives, hard standings, terraces, paths, steps and garden structures, screen or retaining walls, inner gates and fences, tanks, butts and wells would generally be beyond the scope of this report.

The inspection has been principally to identify major deficiencies or failures as distinct from items of disrepair, which cannot reasonably be classified as serious. Specific reference to any such repairs coming within the latter category shall not, however, be taken as implying that the property is necessarily free from other defects which cannot reasonably be classified as serious.

Observations on condition take into account the age and character of the property, together with the building practices and methods prevailing at the time of construction, but it has been assumed, unless the contrary is stated, that the property is asbestos free and that (i) no deleterious or unsuitable material has been used in the construction (ii) those parts that have not been inspected by virtue of the exclusions contained in these Terms of Engagement and in this report do not contain defects in the quality, or in the suitability, of the materials used, or in structural design or in repair, such as materially to affect any valuation.

Intending purchasers, or their legal advisors, will be deemed to have satisfied themselves that, inter alia, the transfer, lease or other deed does not contain onerous restrictions or covenants, that a good title can be adduced and that the usual enquiries are made for the purpose of ensuring that there are no outstanding statutory notices affecting the repair, use or enjoyment of the property and that its use or intended use does not conflict with any statute, regulation or planning provision.

1. INFORMATION

This terms and conditions section precedes detailed survey information in all survey reports.