



- Contamination

The Surveyor will not comment on the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or inspection, he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

- Consents, Approvals and Searches

The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. Although he will comment upon them in the case of new buildings, and alterations and extensions which require statutory consents or approvals the Surveyor will verify whether such consents have been obtained. Any enquiries should be made by the Client or his legal advisers. Drawings and specifications will not be obtained by the Surveyor

The Surveyor will assume that the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by a Statutory Notice, and that neither the property or its condition, its use or its intended use is or will be unlawful.

an inspection and report by a specialist should be obtained.

- Areas not inspected

The surveyor will identify any areas which would normally be inspected but which he was unable to inspect and indicate where he considers that access should be obtained or formed and, furthermore, he will advise on possible or probable defects based on evidence from what he has been able to see.

- Flats

Unless otherwise agreed the Surveyor will inspect only the flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. The Surveyor will state in his Report any restrictions on accessibility to the common parts or visibility of the structure. The Surveyor will state whether he has seen a copy of the lease and, if not, the assumptions as to repairing

Obligations on which he is working. The Client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance.

- Fees and Expenses

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition.

- Restrictions on Disclosure

The Report is for the sole use of the named Client and is confidential to the Client and his professional advisers. Any other persons rely on the Report at their own risk.

The surveys remain our property and copyright and cannot be sold on. We reserve the right to use the survey for any marketing purposes.

#### Complaints Procedure

If you are happy with our service please tell others. In the event that you are not happy with our service complaints should first be directed to GEM Associates Ltd on 0800 298 5424 (our Complaints procedure is [here](#)). Should an amicable arrangement not be reached through this means the complaint will be subject to the RICS complaints procedure.

Note: A Building Survey Report does not automatically include advice on value or reinstatement cost assessment for insurance purposes. However, the Surveyor will be prepared to provide such opinions if this is agreed at the time of taking instructions.