



**EAP
PROPERTY
SERVICES LTD**

*The Complete
Surveying &
Building Design
Service*

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Property Buyers Reports Structural Surveys



A home remains a good long term investment, in the majority of cases the largest investment made in a life time. To ensure that the house which you are proposing to buy is a sound investment it is prudent to obtain an independent report upon the building's condition.

At EAP we are aware of the need to provide a prompt service and a concise and easily understandable report, whether the requirement is for a Property Buyers Report or a Structural Survey.

EAP's core business is structural engineering our expertise in this area ensures heightened attention to structural detail, thus ensuring a comprehensive report.

Buying a Property

A home remains a good long term investment, in the majority of cases the largest investment made in a life time. To ensure that the house which you are proposing to buy is a sound investment it is prudent to obtain an independent report upon the building's condition.

At EAP Property Services we are aware of the need to provide a prompt service and a concise and easily understandable report. The type of Report being appropriate for the age and size of the property. An outline of two most commonly associated Reports is set out below.

Property Buyers Report and Valuation

Where economy is important EAP's Property Buyers Report is a particularly attractive way of obtaining a report that identifies major defects. The areas of the building which are inspected and the limitations of the inspection are indicated on pages 3 & 4 of this booklet. Where areas cannot be opened up for full inspection, certain predictions and assumptions are made upon limited findings in their vicinity. If appropriate further recommendations will be made as to what further investigations are warranted.

A valuation based upon the Surveyor's opinion of the current open market value and the condition of the building is given to assist with the evaluation of the purchase.

Structural Survey

A Structural Survey differs from a Property Buyers Report in the scope of the inspection and detail in the Report. Where a property is large or old, or there is suspected structural problems a Structural Survey is generally regarded to be the most appropriate. The report provides a very detailed account of the buildings condition and advises on repairs and modifications required.

EAP's core business is Structural Engineering our expertise in this area ensures heightened attention to the structural detail, thus ensuring a comprehensive Report. A Structural Survey does not include an indication of the value of the property.



EAP's PROPERTY BUYERS REPORT - AREAS INSPECTED

Structure - Externally

Chimney Stack/Flashings & Soakers
Roof - Exterior
Roof - Space
Parapets
Parapet Gutters
Valley Gutters
Down Pipes
Gulleys
Main Walls
D.P.C.
Sub-Floor Ventilation
External Joinery
External Decoration

Services

Electricity
Gas
Water
Drainage - Foul
Drainage-Storm water
Sanitary
Central Heating

Structure - Internally

Ceilings
Walls
Partitions
Fireplaces & Flues
Floors
Dampness
Internal Joinery
Internal Decoration
Cellars
Woodworm Etc.
Thermal Insulation

General

Garage/Outbuildings
The Site

EAP's PROPERTY BUYERS REPORT **AND VALUATION**

CONDITIONS OF ENGAGEMENT

1. The Surveyor will advise the Client as to his opinion of the state of repair and condition of, and the value of, the property specified by the Client in the form of report set out.
2. Unless otherwise specifically agreed, the Surveyor will advise whether or not the price agreed for the property reflects the current open market value taking into account its repair and condition and market conditions generally.
3. Save as hereinafter provided, the Surveyor will carry out such work as is reasonable in his professional judgement, bearing in mind the limitations of the inspection.
4. The Surveyor will inspect as much of the surface areas as is practicable and will lift loose floorboards and trap doors where accessible, but will be under no obligation to raise fixed floorboards or to inspect those areas of the property that are covered, unexposed or are not readily accessible. Inspection will, therefore, exclude both the roof space if there is no or no reasonably accessible roof hatch, and the outer surfaces of the roof if they cannot be readily seen. Similarly, inaccessible flat roofs over 3 Metres (10ft.) above ground level will not be inspected.
5. The Surveyor will not be responsible for arranging the testing of services, including a drains test unless specifically instructed to do so.
6. Except where the contrary is stated, parts of the structure and of the woodwork which are covered, unexposed or inaccessible, will not be inspected and will be assumed to be sound and in good repair.

7. The Report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statements about such parts.

8. The Report is provided for the sole use of the named Client and is confidential to the Client and his professional advisers. The Surveyor accepts responsibility to the Client alone for the stated purpose that the report will be prepared with skill, care and diligence reasonably to be expected of a competent Surveyor, but accepts no responsibility whatsoever to any person other than the Client himself. Any such person relies upon the Report at his own risk.

9. Unless otherwise expressly stated in making the report the following assumptions will be made:-
 - a) that no high alumina cement concrete or calcium chloride additive or other deleterious material was used in the construction of the property.
 - b) that any alterations or additions already in the form of material development carried out to the property, have where required, been granted all relevant Local Authority Approvals.
 - c) that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown.
 - d) that the property and its value are unaffected by any matters which would be revealed by a Local Search (or search in Scotland) and Replies to the Usual Enquiries, or by any Statutory Notice, and that neither the property, nor its conditions, nor its use, nor its intended use, is or will be unlawful.
 - e) that inspection of those parts which have not been inspected would neither reveal material defects nor cause the Surveyor to alter the valuation materially.

The Surveyor will be under no duty to verify these assumptions.

10. The Client will pay the Surveyor the agreed fee for the Report and Valuation.
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