

**CLIENT'S INSTRUCTIONS**

**PLEASE COMPLETE AND SIGN THIS FORM AND RETURN TO:  
THRESHOLDS, BAVENO HOUSE, 235 REGENTS PARK ROAD, FINCHLEY, LONDON  
N3 3LF**

**CLIENT'S DETAILS**

Your name: .....

Your address: .....

Telephone numbers: Home ..... Business.....

Solicitors Details: Name..... Tel No.....

Company Name & Address.....

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**PROPERTY DETAILS**

Property address: .....

Purchase price: £.....  
(if applicable)

Viewing details: Vendor's name and telephone number  
(if different from above) .....

**Type of report required** .....

**Please attach fee to form** £..... **PAYABLE TO THRESHOLDS**

Special requirements: .....

I confirm that I have read and agreed to the Conditions under which the report is to be carried out.

Signed:.....Date: .....

## CONDITIONS OF ENGAGEMENT RELATING TO SURVEYS AND VALUATIONS

In Building Surveys, the Report will relate to all aspects of the structure including, where possible the underfloor area, roof void and any outbuildings, when viewed from the demise only. Where parts of the structure are either covered, unexposed or inaccessible, it will be impractical to inspect. We have, however, assumed that such parts are in good repair and condition. We cannot express an opinion or advise upon the condition of unexposed parts and this report should not be taken as making any implied representation or statement about such parts. Fitted carpets and floor coverings will not be lifted unless accompanied by a carpet fitter which can be arranged at an additional fee. However, an indication of likely defects will be made. The external inspection of the structure will be undertaken from ground floor, and flat roofs over three metres (ten feet) above ground level will not be inspected, unless there is easy access. Roofs under this height will be viewed from a ladder. When directions left or right are indicated, these will always be taken when viewed from the front of the property.

The property will be examined for dampness, woodworm infestation and dry rot, however the limitations of the inspection should be borne in mind. It should also be noted that in buildings over fifty years of age these defects are common, and even if not expressly mentioned or found, you would be advised to have additional specialist contractors' reports undertaken. The Report will also comment on items of disrepair, indicating approximate costs and their effect, if any, upon saleability. The Report will have general reference to the state of the plumbing, electrical wiring, central heating, drains and fittings. However, specific testing will not be undertaken. Nevertheless, upon request the surveyor will endeavour to arrange for these tests to be undertaken by specialist contractors who will have privity of contract with the recipient of the report, who will also be responsible for any additional fees resulting thereof. It should be noted that with regard to flats, to inspect all accessible parts of a block of flats would considerably increase the fees charged, which are based mainly on expected time involved. It is also necessary to limit the inspection of the building to the section in which the flat is located, and the common parts to the sole or nearest entrance lobby, hall and staircase, which forms the main approach to the flat. In our Opinion and Advice section of the Report, we will give our general impression of the way in which the block is maintained. In Valuation Reports, the surveyor will advise the client as to his opinion of value, reflecting the open market value at the date of the inspection, taking all factors into account, allowing for a reasonable marketing period and disregarding special purchasers. The Report will contain a general description, indicating the property's location and having regard to local amenities, the internal layout, construction (where this can be clearly determined, however, in the case of timber frame or system built properties it may be impossible to confirm the constructional detail) and defects, which may affect the value, to the main building and its elements, fences, boundaries, paved areas, outbuildings and any effects or likely effects due to the presence of trees.

We have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property or has since been incorporated, and we are therefore unable to report that the property is free from risk in this respect. For the purpose of this report we have assumed that such investigation would not disclose the presence of any such material to any significant extent. We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property, and which may draw attention to any contamination or the possibility of any such contamination. In undertaking our work we assume that no contaminative or potentially contaminative uses have ever been carried out in the property. We have not carried out any investigation into past or present uses either of the property or of any neighbouring land to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites and have therefore assumed that none exist. Should it be established subsequently that contamination, seepage or pollution exists at the property or on any neighbouring land, or that the premises have been or are being put to a contaminative use, this might reduce the values now reported. No tests for high alumina cement or asbestos have been carried out. Should deleterious materials including asbestos be found then guidance should be taken from the Environmental Health Department of the Local Authority or Council and specialists should be asked to assist in all remedial measures. It has also been assumed that there are no serious defects in the state of any concealed ties or fixings, particularly with regard to cavity wall ties.

General reference will be made, as necessary, in connection with covenants and rights of way, which may be apparent. However, it will be assumed that there are no onerous restrictions, encumbrances or outgoing and that the premises are unaffected by any matters which may be revealed by a Local Search or Replies to usual Enquiries, and that neither the property nor its condition, nor its use, nor its intended use, is or will be unlawful. This work is normally undertaken by the purchaser's solicitor, and will therefore not be our responsibility. The Report will be a practical and realistic assessment of the overall condition having regard to its age and construction, and is not intended to be an inventory of all inconsequential defects. The Report will be provided for the stated purposes, and for the sole use of the named client. It will be confidential to the client and his professional advisers and should not be reproduced in whole or in part without written authority. No responsibility will be accepted for any other person than those named and The Contracts (Rights of Third Parties) Act 1999 will not apply. Neither the whole nor any part of the report or any reference hereto may be included in any published document, circular or statement or published in any way without the valuer's written approval of the form and context in which it may appear. Thresholds confirm that the Company and/or the employees of the Company have no interest in the property and that there are no undisclosed conflicts of interest. The Company's Homebuyer Survey and Valuation Report is not as detailed as the building survey and is best suited for traditionally built properties in reasonable condition, and summarises details which are in expanded form in the building survey. You should also note that valuations are not as detailed as building surveys or Homebuyer Survey and Valuation Reports, and not all of the above applies.