

APPENDIX E: LIMITATIONS

- (i) We have not included for any chemical testing of elements in particular to establish the presence of the following:
- Asbestos
 - High Alumina Cement
 - Chloride Content of Concrete
 - Ph Value of Concrete
 - Carbonation of Concrete.
- (ii) The surveys are to be undertaken by visual inspection only and therefore we will not be able to report upon areas that were unexposed or inaccessible at the time of our survey and accordingly we will be unable to report that such areas are free from defect. Where deleterious materials or structural defects are identified by fieldstaff, these shall be noted with a recommendation that further investigative work be commissioned by the Council.
- (iii) We confirm that in light of Health and Safety Standards, roof voids will only be inspected where access can be safely gained by a fixed ladder or survey ladder. The surveyors will be issued with ladders for the purposes of this commission.
- (iv) Our Survey Report would be designed to meet the primary requirements of the Proposal and would accord with this fee proposal and any modification agreed with the commissioning client during the course of the project. We could not, however, accept liability for use of our findings in a context different from that which was originally intended.
- (v) Some elements of the stock cannot easily be inspected but may incur cost within the future 30 years. Examples are underground drainage or pipework, wall ties, etc. As no visual evidence of defect is usually available prior to failure, accurate prediction of such defects is impossible. Accordingly we would propose to add a contingency element to the overall costs in the form of an appropriate percentages so that financial provision is made for these unknown repairs. Historical reactive

maintenance histories from the Council will prove of assistance in establishing the level of contingency to be incorporated.

- (vi) We are unable to make specific comment with regard to services, for example refuse/ hygiene disposal without specialist technical advice. On other occasions we have advised Councils on relevant technical investigations and their findings have been incorporated in subsequent valuation reports.
- (vii) Every effort shall be made to identify structural defects that are clearly visible, and recommendations for engineering input will be made if deemed appropriate.
- (viii) The Surveyor will undertake a general surface inspection of those parts of the Property which are accessible; in other words visible and readily available for inspection from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor. Due care is therefore exercised throughout the Inspection regarding safety, practicality and the constraints of being a visitor to the Property (which may be occupied). So furniture, floor coverings and other contents are not moved or lifted; and no part is forced or laid open to make it accessible.
- (ix) The visible services are inspected (except, in the case of flats, for drainage, lifts and security systems), but the Surveyor does not test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations, or compliance with current regulations, or the internal condition of any chimney, boiler or other flue. Also, the Surveyor does not research the presence (or possible consequences) of contamination by any harmful substance.
- (x) The Surveyor shall have regard to the apparent state of repair and condition of the property but will not carry out a building survey nor inspect parts of the property which are covered, unexposed or inaccessible (including inaccessible roof voids and sub-floor areas). Such parts will be deemed to be in good repair and condition.
- (xi) No special equipment (such as damp meter, binoculars, etc.) will be employed by the Surveyor.

- (xii) The Inspection will be for the sole purpose of collecting data pursuant to the particular requirements of the mass stock condition survey research project. Whilst due care will be exercised by the surveyors during the inspection, error may be introduced through a number of sources. Data validation/cleaning and the Quality Plan will typically ensure data set error of less than 5%. This level of error will not compromise the required level of confidence.
- (xiii) Duty of Care and Insurances are applicable within the scope, extent and limitations of the physical sample survey, costing basis, limitations previously stated and representation of the subjects as at the date of the survey.
- (xiv) The 'cloned' database will contain an undetermined level of error and it should be regarded as an indicative asset representation only.
- (xv) All costs information derived from the survey may only be interpreted as part of the report document and must be read in conjunction with same.
- (xvi) Probable costs represented as an output from the sample stock condition survey should be regarded as such, whilst costs informed by assumptions should be perfected by specialist investigation and reporting prior to being relied upon by any third party eg asbestos, structural improvement, underground drainage and contamination or hazardous substances.