



ThurstanHoskin
SOLICITORS

Notes Regarding Surveys

These notes are for general information only. They should not be relied upon in the absence of advice about a particular situation and no liability is accepted in the absence of our receiving formal instructions and providing formal advice.

The Surveyor can only comment on what is **visible**. We suggest that you consider the following points when instructing him:-

1. Discuss with him the various **types of surveys** which he can carry out or which he recommends and their respective **costs**.
2. Do you want him to **lift carpets and/or floor boards**?
3. Will he be able to get into the **roof space**?
4. Is the property likely to be affected by the **physical condition of another property** e.g. a downstairs flat or adjoining house? If so, what further investigation does he recommend, would he be able to carry it out himself and would there be additional costs?
5. He might have information on **local conditions** such as flooding, mining subsidence, contaminated land or radon.
6. He might have information on **local building materials** which you may not have come across before, e.g. cob.
7. Does he recommend that **samples** be taken from walls, soil or foundations for analysis?
8. He could probably give you an **insurance valuation** and/or the **price** which he estimates could be achieved on a reasonably quick sale.
9. You may be responsible for pipes leading to mains drains or water supplies even if they cross other properties. What information can he give about those **private connections** and the potential cost of maintenance and repairs. (He may have to enter other properties to find out.)
10. Does he think it particularly important that you also obtain a **report from a specialist** such as an Electrician or Plumber?

11. Does he see signs of any recent **extension or alteration** which might have needed planning or building regulation consent?

12. Warn him of anything you have already noticed e.g. a damp patch.

13. Particularly for commercial leasehold property, does he consider that the premises are up to **modern, or foreseeable health & safety and building control standards**? (Usually a tenant is responsible for keeping up with these standards at his own expense.)

14. You may be concerned about the presence of **Asbestos at the property**. Furthermore, if operating a business from the property, you may be placed under a legal duty to your employees and customers in respect of Asbestos. Therefore, you may wish to discuss this with your surveyor.

15. If running a business from the property, you will be placed under an obligation to carry out continuous **fire risk assessments**. Therefore, you should discuss this issue with your surveyor and discuss ways of remedying/minimizing any obvious risks.

16. Environmental pollution is increasingly important. Some properties are at high risk including any site where there has been conducted a process prescribed under EPA 1990, Part 1; activities known or suspected or of giving rise to appreciable contamination of land water or air; use for a potentially contaminative use; any site near a watercourse; any site near another obviously contaminated site; any site within an area of known past industrial use; any site intended for redevelopment.

17. Radon gas dangers are becoming better known. Radon exists everywhere in the country but some geological features allow it to 'leak up' more than others. Cornwall, for example, is an area much affected by radon