

SCHEDULE OF CONDITION

A schedule of condition inspects and records defects to a property or part of the property. It typically is used to record the current condition of the property prior to building works being carried out. Once building works are complete the schedule of condition can be used to assess if any damage has been caused by the building works.

There will be a written description of defects with photographic evidence. It mainly concentrates on structural defects such as cracking and movement rather than general wear and tear although significant wear and tear may be noted.

It does not diagnose or provide remedial advice on the defects.

HEALTH AND SAFETY

Harvey's and its Engineers and Surveyors will comply with Health and Safety legislation and RICS Guidance Note "Surveying Safely – A commitment to Surveying Safely". The Engineer/Surveyor will assess the safety implications presented by the site and may have to restrict the scope of the inspection that he is able to carry out.

LIMITATIONS

We do not move heavy furniture or stored items. We will move light and unfitted furniture where it is safe to do so, and the owner has given permission. We do not lift carpets or floor coverings, although loose and unfitted carpets may be pulled back at the corners where practicable. Externally inspection is carried out from ground level and with the use of binoculars and a 3m ladder. A poll cam or drone may be used to get information to areas above 3m providing they can be used safely.

WHAT IS NOT INCLUDED

No diagnosis or recommendations are given for defects recorded. A schedule will be provided with a description of the component and the defect.

Asbestos: This is NOT a specific asbestos or other hazardous materials survey. The sampling and testing of asbestos-containing materials or other hazardous or suspect materials lies outside the scope of our inspections. Where such materials are discovered or suspected within the normal scope of inspection, they will be reported, and appropriate recommendations made for further investigation.