

## **Netelect Engineering Services Ltd (Design and Surveying) Terms and Conditions**

### **Payment of Fees / Cancellation**

Fees will be charged at rates agreed at instruction or via third party generation sites (ReallyMoving).

VAT is chargeable. A 50% Deposit payment is due before the inspection is booked with remaining to be paid upon completion.

You have the right to cancel the survey with the loss of the 50% deposit only up to a 48 hour pre the arranged survey date.

Should you cancel within the 48 hour period (pre-survey) 100% of the quoted amount will be charged.

### **Assumptions**

The property (if for sale) is offered with vacant possession.

The Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client.

Access to the property is as of right upon terms known and acceptable to the Client.

The Surveyor will rely on details of the property supplied by the client, vendor or vendor's selling agent as appropriate. The Client's solicitor should verify any such information stated in the report.

### **Scope of the Inspection**

The none intrusive inspection/survey will be carried out as per the RICS HomeBuyer or Building Survey template. We do not lift carpets or floor boards in relation to rising or penetrative damp. We do not inspect grounds for Japanese Knotweed. We do not inspect or penetrate into the fabric of the building.

### **Environmental and Other Issues**

This report assumes that the Client's solicitor will obtain an environmental assessment relating to the property covering matters such as Radon gas, flooding, landfill, subsidence, mining and historic uses and any hazardous ground conditions and pollution. A separate survey is advised for a specialist to survey for Japanese Knotweed identification as this can be difficult to identify.

### **Hazardous Materials**

The report will not comment specifically on the presence of asbestos or other hazardous materials as this falls outside the scope of a building survey.

### **Ground Conditions**

The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination. Limitations to a survey will include visibility of the property and grounds where there is vegetation screening parts of the property and landscape.

### **Consents, Approvals and Searches**

The Surveyor will be entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants that apply to the Property or affect the reasonable enjoyment of the property.

The Surveyor will be entitled to assume that all Planning, Building Regulations and other consents required in relation to the Property have been obtained. The Surveyor will not verify whether such consents have been obtained. The Client or the Client's solicitor should make any enquiries. The Surveyor will not inspect drawings and specifications unless previously agreed.

### **Complaint Handling**

In the event that the Client has a complaint regarding the standard of service he or she has received, a formal complaints handling procedure will be followed. A copy of Netelect Engineering Services Ltd complaints handling procedure is available upon request.

### **Limit of Liability**

Netelect Engineering Services Ltd Limited holds Professional Indemnity insurance arranged by an RICS approved insurance broker. The maximum liability under the policy is £1,000,000 (GBP) for each and every claim.