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Description of the Julian Wilkins & Co. Chartered Surveyors Snagging Survey for New Build Properties

Our specialised snagging survey service is a comprehensive survey specifically designed to identify defects and unfinished items in new build homes. This involves a comprehensive inspection and easy to read report which is prepared in a format that can be passed directly to the developer for any outstanding issues to be sorted before you get your keys.

The Service

The Julian Wilkins & Co. Chartered Surveyors Snagging Survey for New Build Properties includes:

- ◆ A physical inspection of the property;
- ◆ A telephone consultation with the surveyor on the date of the inspection;
- ◆ A written report based on the inspection.

The surveyor providing the service will be a fully qualified MRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

The surveyor who provides the service aims to give you professional advice to help you:

- ◆ Be informed of the current condition of the property on the date of the inspection;
- ◆ Bring any outstanding minor and major items that ought to be rectified prior to taking possession of the property to the attention of the builder/developer so that any outstanding issues/defects are dealt with before you take possession of the property;
- ◆ Be aware of any further investigations/advice that may be necessary before you take possession of the property;
- ◆ Identify any matters for your legal advisor to investigate prior to purchase;
- ◆ Make an informed decision on whether to go ahead and complete your purchase of the property.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate document. Examples of extra services include, but are not limited to: re-inspection, market valuation, building's insurance reinstatement cost assessment. This service is delivered in accordance with the Home survey standard (1st edition) RICS professional statement and is equivalent to level two.



Julian Wilkins Surveyors Limited - Company Number 5939236
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Regulated by RICS



The Inspection

The surveyor visually inspects the exterior and interior of the main house, any garages, any permanent outbuildings, along with any gardens and grounds. The surveyor inspects each room within the main house, including any utility, hallway and under stairs (where accessible) areas. The construction of the main house, any garages and any permanent outbuildings will be recorded. The inspection is intended to cover as much of the property that is physically accessible. The building fabric is not opened up during the inspection. For example, the surveyor will not lift fitted floor coverings or floorboards or remove secured panels and/or hatches. If it is safe and reasonable to do so, the surveyor will visually inspect the roof space and visible roof structure. The surveyor will not move or lift insulation material or move other goods/contents.

The surveyor may use standard equipment and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so. If required, the surveyor will undertake parts of the inspection standing at ground level from nearby public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis. The surveyor will record any significant limitations to the inspection.

Services to the Property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests.

The surveyor will carry out a visual inspection of the services where components and fittings are not hidden within the fabric of the building or the grounds. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations or appliances (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

Outside the Property

The surveyor inspects the condition of visible boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting new build flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat). The surveyor inspects roof spaces only if they are directly accessible from within the subject property. The surveyor does not inspect drains, lifts, fire alarms and security systems. However, the surveyor will comment on the existence of any visible alarms within the flat or communal accessways.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended.

Dangerous Materials, Contamination and Environmental Issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, further investigation will be recommended. The surveyor will assume that the property contains no asbestos containing materials.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor will report this.

Warranties

The surveyor will make enquiries with the nominated agents as to whether any warranty exists for the building's construction and will advise whether any further enquiries into any such warranties by your legal advisor are necessary.

The Report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, should be addressed and remedied prior to you taking possession of the property.

The written report includes the relevant information under the following heading:

1. Preliminary notes
2. General Information
3. External Areas
4. Internal Areas
5. Conclusion

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The report will be provided in PDF format and delivered to you by email. Should you require a printed copy via post we will be happy to provide one. Where you have provided us with the details of your legal advisor we will provide a copy of the report to them in PDF format delivered by email.

Issues for Legal Advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering the construction of the building).

The report will be prepared by a surveyor merely in their capacity as an employee or agent of this firm. The report is the product of the firm, not of the individual surveyor. All of the statements and opinions contained in the report are expressed entirely on behalf of the firm, which accepts sole responsibility for these. For his or her part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

Nothing in the report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.