



Inspection Terms & Limitations

Effective Date: March 2026

Introduction

These terms and limitations outline the scope of the inspection service provided by Scottish Home Inspections. By booking an inspection, you agree to the following terms.

1. Purpose of Inspection

The inspection is a visual assessment designed to identify observable defects and workmanship issues at the time of inspection. It is not a structural survey and should not be relied upon as a guarantee of the overall condition of the property.

2. Scope of Inspection

The inspection typically includes accessible areas of the property, including internal rooms, visible external elements, windows, doors, fixtures, fittings, and general workmanship items. The inspection focuses on defects commonly associated with new build properties and visible building issues.

3. Limitations of Inspection

The inspection is limited to areas that are visible and safely accessible at the time of inspection. Hidden defects, areas behind walls, under flooring, within roof spaces without safe access, or covered by furniture, insulation, or finishes cannot be inspected.

No guarantee or warranty is provided regarding the future condition of the property.

4. Access Restrictions

If areas of the property are locked, obstructed, incomplete, or unsafe, they will not be inspected. These limitations will be noted in the inspection report where applicable.



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5. New Build Snagging Inspections

For new build properties, the inspection identifies defects in workmanship, finish, installation, and visible compliance issues. It does not certify compliance with building regulations and does not replace formal building control inspections or warranty provider inspections.

6. Independent Service

Scottish Home Inspections is an independent inspection service and has no affiliation with the builder, developer, or any third-party contractors involved in the property.

7. Report Usage

The inspection report is prepared for the client who commissioned the inspection. It should not be relied upon by third parties without prior written consent from Scottish Home Inspections.

8. Liability

Scottish Home Inspections will exercise reasonable care and professional judgement when carrying out inspections. Liability is limited to the value of the inspection fee paid for the service.

9. Health & Safety

Inspectors will not enter areas considered unsafe or hazardous. The safety of the inspector and occupants takes priority over completion of the inspection.



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10. Payment Terms

Inspection fees are payable in advance at the time of booking unless otherwise agreed. Payment and/or booking confirmation constitutes acceptance of these terms and limitations.

11. Cancellation Policy

Bookings cancelled with less than 24 hours' notice may incur a cancellation fee. Scottish Home Inspections reserves the right to reschedule inspections due to weather, safety concerns, or unforeseen circumstances.

12. Governing Law

These terms are governed by the laws of Scotland. Any disputes arising from the inspection service will be subject to the jurisdiction of the Scottish courts.

13. Privacy

Please refer to our Privacy Policy for details on how personal data is collected, used, and stored.



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Company Information

Scottish Home Inspections is a trading name of New Homes (Scotland) Inspections Limited.

Company Number: SC879297

Registered in Scotland.

Registered Office:

Summit House

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