



RESIDENTIAL SURVEYS

Our dedicated team of Chartered Surveyors are able to provide a wide range of surveys tailored to your individual requirements.

A home will probably be the single largest purchase you will ever make, yet many purchasers still rely on a mortgage valuation alone to advise them as to the condition of the property. A mortgage valuation is the briefest of reports geared to protect the interests of the lender and does not necessarily highlight the real problems associated with a property.

Which Residential Survey?

When you are buying a home it is important that you commission an independent survey to assist you to evaluate the true cost of your future investment. Our competitively priced surveys are prepared independently for you and not for the lender.

The HomeBuyer Report

The RICS HomeBuyer Report uses a colour coding system to rate individual elements of the property and highlights any areas of concern. The report will help you understand the construction of the property you are buying, any serious problems needing attention, and any areas of further investigations that need to be undertaken prior to commitment to purchase.

The RICS Homebuyer Report focuses on matters that, in the surveyor's professional opinion, need to be dealt with or may seriously affect the value of the property. The report helps the prospective purchaser to make a reasoned and informed decision on whether or not to go ahead with buying the property. This type of report is suitable for most twentieth century properties.

The Building Survey

The building survey is particularly suited to older and larger properties, and to properties which are in poor condition and generally require repair and refurbishment. The report provides a detailed assessment of the construction and condition of the property. It will include guidance on maintenance and remedial works and will often include photographs and technical advice on individual defects.

A valuation is not normally included in a building survey but can be undertaken in most circumstances by prior agreement.

Valuation Report

The Valuation Report is a brief report which provides purchasers an opinion of market value. It is a basic examination of the building and whilst the general condition of the building will be considered, the depth of inspection and detail in reporting is limited.

Energy Performance Certificates (EPC's)

Our accredited Domestic Energy Assessor can carry out an energy assessment and produce the EPC that you will need to market your residential property.

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