



WHICH SURVEY SHOULD I CHOOSE?

Getting a home survey, and not just a bank valuation, is essential when buying a property. RICS research shows that on average home buyers spend £5,750 on repair bills once they have moved into their new home

It makes sense to establish whether the property that you would like to buy is affected by defects or other issues that might affect your decision to purchase or might justify renegotiating the agreed purchase price. It is best to obtain good advice before making a legal commitment to the purchase, in order to avoid any unexpected surprises later.

A mortgage valuation is intended solely to satisfy the requirements of a lender, it is not a survey - and you should not rely on it.

Before committing to purchase, you should obtain independent, specialist advice from experienced Chartered Surveyors such as Collier Stevens.

Collier Stevens offer two levels of survey report, to help you make an informed decision as to whether or not you should proceed with the purchase:

1. **An Intermediate Survey** (RICS Survey Level Two)
2. **A Building Survey** (RICS Survey Level Three)

The Intermediate Survey.

Collier Stevens use the ISVA HomeSurvey format which is broadly equivalent to an RICS HomeBuyer report.

The ISVA HomeSurvey report includes:

- Comments on the internal and external condition of the property (including an overview of the service installations).
- Comments on any major defects or other shortcomings likely to affect your decision to purchase the property.
- Comments on the overall condition of any permanent outbuildings and in relation to the site.
- Any particular points or issues that you should refer to your legal adviser.

The information is provided in a straightforward format, which is easy to read and understand. The report is based on a visual inspection of as much of the interior and exterior of the building as is reasonably and safely accessible. A full description of the service is given in the Terms of Engagement.

Collier Stevens think that this type of report is suitable for most conventionally built residential properties, constructed since around 1960 which are in good condition and have not been altered or suffered structural damage in the past. This report is also suitable for flats of most ages.

Collier Stevens recommend that properties which are large, high priced, complicated, been subject to a lot of extension and alteration or by virtue of their construction are unusual and those that are more than fifty years old require a more detailed report, such as a Building Survey.

The Building Survey

The Building Survey (once known as a Full Structural Survey) is a Survey Level Three service and is a detailed, comprehensive report on the condition of a building. It will describe the building in detail and provide advice on defects, remedial works and future maintenance requirements. The report is based on a comprehensive inspection and can be tailored to your own specific requirements. A Building Survey will usually include:

- a thorough inspection and detailed report on a wider range of issues
- a description of visible defects and potential problems caused by hidden flaws
- an outline of repair options and the likely consequences of inactivity and
- advice for your legal advisers and details of serious risks and dangerous conditions

A Building Survey is suitable for all types of buildings but is almost certain to be needed if the property is very old, Listed, is in need of extensive repairs or if it is not constructed using traditional building methods and material

Collier Stevens are a long established firm of Chartered Surveyors regulated by the Royal Institution of Chartered Surveyors [RICS], they are also members of the Independent Surveyors & Valuers Association [ISVA].