

Pre Purchase Surveys

All of our surveys are based upon the individual property and can be tailored for a specific need or purpose however they follow a general format. We believe in providing pragmatic advice and will endeavour to provide a report that is practical and realistic for your purposes.

Specific Defect Survey

This is a site visit and visual inspection of a particular area of concern or group of concerns, following which a written report will be provided in a letter format. Our services here typically address issues flagged up in more general survey reports prepared for mortgage lenders, such as cracks, movement and damp.

Structural Appraisal

This would be a visual inspection focusing purely on the structural aspects of the building. The inspection will include the roof, walls, floors and factors influencing their stability.

We would not comment on non structural items, finishes, fixtures and fittings, grounds or services.

We would usually include an inspection of any garages or significant outbuildings. However, we would not consider any sheds, similar temporary structures or aspects of the gardens and grounds within this survey.

The report would be a written report in the format of an extended letter which would aim to provide practical advice and highlight any significant structural problems.



Full Building Survey

This is a visual inspection that aims to consider all aspects of the main house, the outbuildings and grounds (including aspects like retaining walls). We would make appropriate comments and recommendations for any aspects of the property that could be of concern.

In relation to mechanical and electrical services we would usually provide any general comments and observations but we would also make recommendations for specialist surveys. A full written report would be provided upon completion. This is based on the RICS guidance note but in our own bespoke format.





Valuations

As Building Surveyors and Engineers we are unable to provide a valuation for mortgage purposes.

Rebuild Costs

We are able to provide rebuilding costs for insurance purposes. These are based upon recognised rebuilding cost tables and require us to carry out site measurements and rebuilding calculations. This is an additional service we can provide with a survey for an additional cost.

Should a mortgage valuation be obtained for the property a rebuild cost would usually be included within a valuation report.

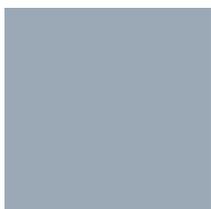
Our quantity surveyors are able to provide bespoke rebuild costs for unique and historical properties.

Contact us

Should you wish to discuss a particular property or concern that you may have please do not hesitate to contact us.

Should you wish to proceed with a survey we would ask you to provide full contact details along with details of who you would like us to identify as our client and make the report out to. In addition we would require contact details of who we should liaise with in order to arrange access for the property to be surveyed.

It is our policy to agree a fixed cost for surveys and request prepayment. Once appointed we would issue our Standard Conditions of Appointment confirming the extent of our instructions.



Other Advice

Smithers Purslow employ Chartered Civil and Structural Engineers and Building and Quantity Surveyors and Architectural Designers.

As part of the purchase process you may need advice over alterations and costs and we can assist with feasibility studies and budget costings.

Post purchase we can then assist with statutory applications and full design and project management.

