



WHAT SURVEY DO YOU REQUIRE?



A guide to professional surveys on all property by the Islands most experienced and established independent firm of Chartered Surveyors.

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When looking at the above, we will describe each service and what it does. We will look at the type of property which may be best suited and we will outline the costs involved.

Please note there may well be other costs attached to each of the surveys which we will also discuss.

At present, the practice of Christopher Scott can offer a variety of surveys, whether you are buying or renting a house, shop, office, factory or farm across the South of England.

Making one of the largest investments in your personal or business life is important. You should know what you are buying before you commit to purchase, or lease. By getting **INDEPENDENT ADVICE** you are then able to follow enquiries during the pre-contract legal work, or you can budget for future expenditures, you can re-adjust the price; or simply say the property is not for you.

There are various types of surveys that suit different properties, pockets and circumstances.



STRUCTURAL SURVEYS



A Structural Survey is normally seen as the most detailed (and the equivalent of a full medical!!).

Structural Surveys are recommended when a purchaser wants to know the smallest detail regarding what is wrong, or what is required to be undertaken as remedial work. It is recommended for older style properties such as listed buildings or properties in a Conservation Area.

It is recommended when a property does need a lot of work. This survey could (potentially) form the future Schedule of Works, breaking down the elements into major, minor or medium items. It is also seen as suitable if the intended purchaser is unhappy and suspects structural damage, or when a repair is required, or when in an area of subsidence.

This report will range from 20 to 40 pages in length and will comment on the following:-

- a. roof structure and covering, chimney stacks, foundations, external and retaining walls, soil conditions, external joinery, rainwater goods, external goods and external decoration.

Internally it will review:-

- a. walls, ceilings, floors, internal joinery, subfloor areas and if appropriate, areas of dampness, woodworm, dry rot, and timber infestation;
- b. services such as gas, water, electricity, drainage and their installations;
- c. roof voids and timbers, any subfloor areas will be inspected if possible.

This is not an endless list, but it does provide a list of the most important items that require work and would attempt to budget and prioritise these costs. It may call on further specialist investigations such as woodworm and damp specialists, electrical tests etc. We are more than happy to organise and co-ordinate.

STRUCTURAL SURVEYS

It will provide a re-instatement value for insurance purposes, but will not comment on the current open market value.

The costs are based on the size, age, accommodation and price.

We would anticipate that the base prices start at around £600 and go up to £1,500 depending on size and type of property (plus VAT, plus disbursements of 5%).



HOME BUYER'S REPORT



Home Buyers reports are based on guidelines set by the Royal Institution of Chartered Surveyors, of which this practice are members. It provides a pre-set format which gives a purchaser a survey that is more detailed than a mere building society, or bank valuation.

The size of the report will depend on the size and type of accommodation, but it is normally seen to be 10-15 pages in length.

The report will look at all various aspects of a building including roof structure, its covering, chimney stacks and flashings, external walls, soil conditions, external joinery, rainwater gutters, and external decoration. Internally it will look at internal walls, ceilings, floors, internal joinery, dampness, woodworm, and dry rot. It would also look at services and their installation, and would also look at the roof void and any external features, or out-buildings.

It will provide a guide to the priority of repair and future maintenance and would seek to give guidelines to the purchaser's legal representative about what needs to be investigated pre exchange of contracts.

This report will be able to seek and provide a valuation (as it is) and provide a reinstatement value for insurance purposes.

It is ideal for purchasers who are buying property of any age, whether it is old or modern.



The costs are dependent on the size, age and accommodation of the property. Prices start from £285 and go up to £950 (plus VAT, plus disbursements of 5%).



BUILDING SURVEYS

A Building Survey is a report which is more basic than the Home Buyer's Report. Its format is largely similar, but will not make any comment as to the valuation of the property but will make comment on the insurance value.

The length of the report will probably be between 8-15 pages in length and will establish costs of rectification (in broad terms). This may be subject to further investigation by third parties.

This provides an initial guide for cash purchasers and those who are using a building society surveyor, but want to have an independent assessment (for residential homes only).

This would review the same aspects as the Home Buyer's Report, but not in so much detail. Costs start at £250 and may well go up to £950 (plus VAT, plus disbursements of 5%).





SCHEDULE OF CONDITION

This survey seeks to provide a record of condition on a set date and time. This is ideal for Landlords or Tenants who are letting out, or leasing property (one year upwards).

The lease sets out the responsibility, as to the liability and repair, whether they are structural, external (roof, walls, decoration), or internal (repair and decoration). The Lease often refers to a property that 'should be left in a good state of repair'. The condition of the repair, when the Lease finishes, is very important. A record of when one enters the property, either at the commencement Lease date, or during the course of the Lease, is equivalent to someone taking on an assignment half-way through its term.

A Schedule of Condition gives a clear baseline and provides a story as to what the condition was at that point in time.

It provides a good point of reference which can save thousands of pounds in compensation or litigation work later on. It is money well spent and should accompany any legal documentation, or Lease.

Costs depend on the size, and type of commercial accommodation, whether it is an office, shop, commercial or industrial.



Costs start at £225 and can go up to around £1,000 - £1,200 (plus VAT, plus disbursements of 5%).

SCHEDULE OF DILAPIDATION

Whereas a Schedule of Condition reflects the condition of a commercial property, a Schedule of Dilapidation reflects the condition when either the Lease ends, or when there is a completion of the Lease term.

This is normally prepared by the Landlord's surveyors, but equally it could be prepared by the Tenant's surveyors.

It will reflect the condition of the repair, lack of repair and maintenance to which a Tenant or Landlord must put things right according to the terms and covenants contained within the Lease.

This can assist the Landlord when there is a lot of repair to be made when the Tenant leaves. The Tenant should be made responsible for carrying out these repairs and this will have a quantum of costs and value attached to it. It also reflects any permitted, or licensed or un-licensed works being carried out by the Tenant which would have to be rectified, or re-instated.

In these difficult economic times we can provide a way of making sure properties are put back into a re-lettable position. These reports are suitable for this.

Costs start at £350 upwards (plus VAT, plus disbursements of 5%).



For further information please speak to Christopher Scott or Steve O'Keefe
within our Surveying Department on 01983 242121.

WE AIM TO GIVE CLEAR, SIMPLE AND INDEPENDENT ADVICE



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Architecture | Quantity Surveying | Project Management | Development Consultancy
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