

Chris Clubley & Co

Chartered Surveyors, Estate Agents & Auctioneers

CHARTERED SURVEYORS



We're here to get you moving

POCKLINGTON
01759 304040

MARKET WEIGHTON
01430 874000

STAMFORD BRIDGE
01759 373709

NORTH CAVE
01430 423222

BROUGH
01482 662211

www.chrisclubley.co.uk

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CHARTERED SURVEYORS

- Residential Property Valuations
- RICS Home Buyers Reports
- Fully Illustrated Building Surveys
- Self Build / New Build Certification



Purchasing a property which needs a survey? Not sure how to proceed?

What type of survey is best suited to your needs?

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At Chris Clubley & Co we pride ourselves on being large enough to compete but small enough to care. Established in 1989 as an independent estate agent we very quickly became aware that a multi disciplinary surveying practice would better cater for our clients needs. To that end over the past 15 years we have built a wide client base within the residential property sector and are pleased to offer our services to prospective property purchasers.

It is widely recognised that most properties are in need of various repair and maintenance works, which are rarely attended to by the current owners. Some repairs if left unattended can lead to more serious defects taking hold, which are not always visible.

A simple question you can ask yourself is can you remember the colour of the bedroom carpet or the colour of the tiles in the ground floor cloakroom of your dream home? If the answer is no then you are unlikely to notice any visible defects, not to mention the defects unseen.

Our team of Chartered Surveyors are experienced in building pathology providing easy to follow reports designed to assist in the property purchasing process.

We can provide surveys to suit all situations with the following three survey types being the most popular.

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OPEN MARKET VALUATION

- Letter format 1-5 pages
- Suitable for taxation, matrimonial and probate purposes
- Provides brief description of the accommodation of the property and overall condition with a current open market valuation and estimated insurance reinstated valuation
- The survey does not provide any detail on defects nor list any repairs
- Time on site 20 – 30 minutes for a typical residential property



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RICS HOME BUYERS REPORT

Suitable for properties dating from circa 1900 onward, the home buyers report is laid out in an easy to follow format covering the main elements of the property.

- A through but general overview of the property
- Time scale on site dependant on the size and age of the property, generally 1½ to 3 hours
- Reports defects that will materially affect the value of the property
- Advise on further investigation, urgent repairs and matters of a maintenance nature regarding the building inclusive of environmental and legal issues.
- List issues which require your legal advisors attention
- Provides an open market valuation and estimated building reinstatement cost for insurance purposes.

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FULLY ILLUSTRATED BUILDING SURVEY

- Providing a fully illustrated comprehensive and detailed report on the building fabric
- Provides a description of the current condition of the property element by element
- Using modern building pathology techniques and non jargon reporting methods to provide a concise and easy to read report, with defect analysis cause and remedy, fully illustrated
- List items for your legal advisors attention
- Provides current open market valuation and where appropriate revised valuation after necessary works and insurance reinstatement figure

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If you wish to discuss the most suitable survey type for the property you are considering purchasing, please contact our survey department. Our survey coordinators or surveyors will be pleased to offer impartial advice on survey selection including copies of our terms and conditions and free no obligation quotation.

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