

WHAT TYPE OF SURVEY DO YOU NEED?

We offer a range of different surveys, all of which vary in detail, cost and the purpose they serve. We hope that by reading this document you will be better equipped to ensure the survey you choose is best suited to your requirements.

Purchasing a property can be one of the most expensive transactions you will ever make. At Bennington Green we have dedicated expert professional surveyors extensively qualified and experienced to assist you in the purchase process. No-one wants to incur further costs at this already expensive time, so it is essential you understand what type of survey you need to avoid unnecessary costs. We hope that this flyer gives you a better understanding so that you can make the right choice.

Your mortgage company may insist upon a mortgage valuation report; however, this is not a building survey. It merely confirms to the lender that the property has a market value that can be used as security for the loan. Mortgage companies are not necessarily interested in the cost of repairs or maintenance requirements, and provided your equity in the property equates to at least their loan, the survey will not provide you with any appreciation of the condition of the property and its inherent defects costs. We act on behalf of you and your interests and not that of the lender, hence we do not offer this type of survey.



Our surveys can be tailored to suit your requirements and whilst surveying the property we can focus on any particular concerns you may have such as the roof or if the property layout has been altered from its original construction.

Separately, we can also provide an insurance reinstatement valuation survey for a small additional cost if this is carried out on the same day as the building survey. An insurance valuation survey ensures that you have the correct level of building insurance to rebuild the property should total loss occur. We have found that in many instances the indices that the insurance companies use can be inaccurate meaning that you may be paying for too much cover (meaning too high a premium), or worse, paying too little cover and hence potentially not being comprehensively insured.



OUR SURVEYS

1. HOME CONDITION REPORT (RICS LEVEL 1)

Choose this report if you are buying, selling or living in a conventional house, flat or bungalow built from common building materials and in good condition. It focuses purely on the condition of the property by setting out and including the following;

- ✓ Clear 'traffic light' ratings of the condition of different parts of the building, services, garage and outbuildings, showing problems that require varying degrees of attention.
- ✓ A summary of the risks to the condition of the property and other matters including guarantees, planning and building control issues for your legal advisers.
- ✓ A photographic record of the property on the day of the survey.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'important note' below).

2. RICS HOMEBUYER REPORT (RICS LEVEL 2)

We consider that there is only a negligible cost difference between a Homebuyer Report and a Building Survey and hence if a property requires anything more than a Home Condition Report we will only recommend a Building Survey. It is for this reason that we do not offer this survey option.

3. BUILDING SURVEY (RICS LEVEL 3)

You should choose a Building Survey if you're dealing with a large, older or run-down property, a building that is unusual or altered, or if you're planning major works. It costs more than the Condition Report because it gives detailed information about the structure and fabric of the property.

It includes;

- ✓ A thorough inspection and detailed report on a wider range of issues.
- ✓ A photographic record of the property on the day of the survey.
- ✓ A description of visible defects and potential problems caused by hidden flaws.
- ✓ An outline of repair options and the likely consequences of not carrying out remedial works.
- ✓ Advice for your legal advisers and details of serious risks and dangerous conditions.



SUMMARY OF BG SURVEY TYPES

The table below will help you choose the most appropriate survey, but if you have any specific requirements, remember to discuss them with your Surveyor before they inspect the property.

Bennington Green Survey Service Features	Condition Survey	Building Survey
Describes the construction and condition of the property on the date of the inspection.	✓	✓
Aims to identify any problems that need urgent attention or are serious.	✓	✓
Aims to identify things that need to be investigated further to prevent serious damage.	✓	✓
Aims to tell you about problems that may be dangerous.	✓	✓
Aims to show up potential issues and defects before any transaction takes place.	✓	✓
Aims to help you decide whether you need extra advice before committing to purchase.	✓	✓
Aims to enable you to budget for any repairs or restoration.		✓
Aims to advise you on the amount of ongoing maintenance required in the future.		✓
Provides a reinstatement cost to help you avoid under or over-insurance.	Optional-additional fee required not included in survey	Optional - additional fee required not included in survey
Aims to establish how the property is built, what materials are used and how these will perform in the future.		✓
Aims to describe visible defects, plus exposing potential problems posed by hidden defects.		✓
Aims to outline the repair options and give you a repair timeline, whilst explaining the consequences of not acting.		✓
Where practical and agreed, provides an estimate of costs for identified repairs.		✓
Provides specific comments on energy efficiency.		✓

