

JUST A GUIDE TO PROPERTY SURVEYS

A CHOICE OF SURVEYS

Before you can buy your new home you need to arrange for a surveyor to carry out a survey of the property. A survey will tell you whether or not the property you hope to buy is a good investment without structural faults. There are several types of survey:

- **Lenders Valuation Report** – Your mortgage lender's valuation report is not a survey. It's only a very simple overview of the property which helps them to decide whether or not they will offer you a mortgage.



A RICS survey will tell you the actual condition of the property and will be completed by one of our qualified surveyors regulated by the Royal Institution of Chartered Surveyors. That's vital information that can help you avoid expensive surprises after you've moved in.

We offer three different types of survey, all conducted by qualified surveyors. Reliable and cost effective, these reports carry the full weight of the Royal Institution of Chartered Surveyors (RICS) – the industry's most respected authority on surveying.

- **The RICS Condition Report**
Choose this report if you're buying or selling a conventional house, flat or bungalow built from common building materials and in reasonable condition. It focuses purely on the condition of the property. It will not include any advice on what needs to be done to repair any defects found or a surveyors assessment of the property's value.
- **The RICS Homebuyer Report**
If you would like more extensive information whilst buying or selling a conventional house, flat or bungalow, built from common building materials and in reasonable condition, a Homebuyer report would be more appropriate. It costs more than the Condition Report but includes our professional opinion on the 'Market Value' and an insurance reinstatement figure for the property. A Homebuyer report is not usually suitable for large houses of more than five bedrooms, properties of a non-standard design or construction, or those that have been significantly altered or extended.
- **The Building Survey**
You might 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 is more expensive than the other RICS reports 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.

Talk to Just Mortgages and we'll arrange a call from Valuation, to discuss your specific needs and agree the right type of survey for you. Valuation and Just Mortgages are part of the Spicerhaart family.



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The services promoted are not of the Openwork offering and are offered in our own right. Openwork Ltd accepts no responsibility for the property survey aspect of our business. Surveys are not regulated by the Financial Conduct Authority.

Details of your chosen report	RICS Condition Report	RICS Homebuyer Report	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 hazardous.	✓	✓	✓
Aims to show up potential issues and defects, before any transaction takes place.	✓	✓	✓
Includes the standard visual inspection during which secured panels, electrical fittings, inspection chamber covers and other similar features are not removed.	✓	✓	✓
Aims to help you decide whether you need extra advice before committing to purchase.		✓	✓
Aims to help you prepare a budget for any repairs or restoration.		✓	✓
Aims to advise you on the amount of ongoing maintenance required in the future.		✓	✓
An enhanced service that includes all the features of the standard inspection plus a more extensive roof space and underground drainage inspection.		✓	✓
Provides a reinstatement cost to help you avoid under- or over-insurance.		✓	
Provides market valuation.		✓	
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.			✓
A longer and more detailed visual inspection of a wider range of issues including a more thorough consideration of the roof space, grounds floors and services.			✓

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**To contact Just Mortgages call 0345 2185211,
visit [justmortgages.co.uk](https://www.justmortgages.co.uk)
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