

# Home Condition Survey

**Your home is likely to be the biggest investment of your life, yet many buyers do not commission an independent survey.**

**Did you know...** although your lender may require you to pay for a Valuation Report, it answers only the lender's questions about the appropriate security for your loan. You cannot rely on it to provide a detailed report on the condition of the property.

This is the advice of both the Consumers' Association, publishers of Which? Magazine and the Council of Mortgage Lenders who suggest commissioning an independent survey before buying a property.

Which? found that for those people who did not get a survey, on average one in four had to spend over £2,500 to put serious defects right which would have been identified in a condition report. For one in ten people it was over £10,000. By contrast, those that did get a proper survey were able to negotiate a reduction in the asking price of the property that average £2,000.

## Home Condition Survey

Sombuild Surveys offer a fast, comprehensive and competitive service to inspect your new home for all the major defects that are likely to affect your decision to purchase. A 3-4 hour survey carried out by a fully qualified and certified residential property surveyor. Our 20-25 report with photographs gives a no-nonsense assessment of the condition of the property using a simple 1, 2, 3 rating guide and a jargon-free approach.

Insurance backed and produced and monitored by SAVA (Surveyors and Valuers Accreditation)

## Home Condition Survey Price Guide

Up to	£150,000	£295.00
£150,001 to	£200,000	£365.00
£200,001 to	£300,000	£395.00
£300,001 to	£400,000	£445.00
£400,001 to	£500,000	£495.00
£500,001 to	£600,000	£545.00
£600,001 to	£700,000	£695.00
£700,001 to	£900,000	£795.00

## Benefits:

### Peace of mind

- ✘ Identification of major problems early in the purchase process
- ✘ Be more certain about the property you are buying
- ✘ On-going Quality Assurance Programme
- ✘ Accredited and comprehensively insured surveyors

### Easy to understand

- ✘ Easy to understand 1/2/3 condition ratings of all key elements of the property
- ✘ Comprehensive and jargon-free report

### Your report will include information about:

- ✘ Building condition and defects
- ✘ Any structural movement
- ✘ Any damp, rot and woodworm
- ✘ Heating and electrical services
- ✘ Alterations
- ✘ Drains
- ✘ Environmental issues



To order your HCS or if you want friendly advice contact Derek Somerfield MPRSA. Dip. HI. Dip. NDEA. Sombuild Surveys, The Old Granary, Lower Budleigh, East Budleigh, Budleigh Salterton, EX9 7DL. Tel: 01395 446800 M: 07976 717 708 email: derek@sombuild.co.uk web: www.sombuild.co.uk