

Maggs & Allen have 40 years
experience in surveying
and valuing property in and
around Bristol. Whether
you are buying a flat, a house
or any property you need
our advice.

We offer

- Independent and experienced professional opinion
- Personal service
- Fast report preparation
- Reports tailored to suit you

Instruct us by completing our confirmation
of instruction section on our website

www.maggsandallen.co.uk

Call our experienced Chartered Surveyors for
advice as to which survey best suits you.

Telephone 0117 923 7766



Conditions of Engagement

It is important that you read the Conditions of Engagement and advise us immediately if you require any variation.

Generally

1. We will provide our opinion of the state of repair, condition and open market value of the property specified at the date of our report, for the fee agreed, carrying out such work as is to be expected of a competent Chartered Surveyor, bearing in mind the limitations of the inspection. Unless otherwise stated, our report is in accordance with the Practice Statements of the RICS Appraisal and Valuations Manual.
2. Open market value means the best price at which the sale of an interest in the property might reasonably be expected to have been completed unconditionally for cash consideration on the date of valuation, assuming: (a) a willing seller; (b) that prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of the price and terms and for the completion of the sale; (c) that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation; and (d) that no account is taken of any additional bid by a purchaser with a special interest. (e) that both parties to the agreement had acted knowledgeably, prudently and without compulsion.
3. In inspecting buildings, we are obliged to avoid any action which is likely to cause damage. We will inspect as much of the surface area as is practicable but will not empty cupboards of the vendor's possessions or move heavy items, furniture, etc., unless this is specifically requested and agreed. Leisure services (ie swimming pools etc.) will not be inspected.
4. We cannot express an opinion or advise upon the condition of hidden or uninspected parts and our report assumes that inspection of those parts would neither reveal material defects nor cause us to alter our valuation. It is therefore essential that all investigations recommended in the report are carried out and full estimates obtained before exchange of contracts so that we may be given the opportunity to reconsider our advice if problems or further expenditure are identified. Any budget costs are given as a guide only and should not be relied upon.
5. The report is to be treated as a whole and individual items are to be considered within the context of the whole report. Whilst we do tend to list minor items on occasion to be helpful, the report is designed to deal only with significant defects considered to be material to your purchase and minor points are not generally brought to your attention.
6. Unless specifically agreed to the contrary, we will assume that:
 - a) No contamination exists and no hazardous or deleterious materials have been used or exist in or below the building or site, or in any adjacent sites;
 - b) There are no unusual or onerous restrictions, encumbrances or outgoing and that good title can be shown;
 - c) The property and its value are unaffected by any matters which would be revealed by a Local Search or Replies to the usual Enquiries, or by any Statutory Notice and that its use will be lawful.
7. The client must verify, or ask his solicitor to verify, all assumptions made by us and notify us of any discrepancy, before entering into any commitment, in order that we may reconsider our advice, if appropriate.
8. The report is confidential to the client and we accept responsibility to the client/s (and when we are so notified, to their professional advisers and to a mortgagee) alone. No responsibility whatsoever is accepted to any other person. The report will contain an absolute bar on publication/copying unless otherwise agreed in writing. It remains the copyright of Maggs and Allen and is to be used for its stated purposes only.
9. The client will be responsible for our fee and any disputes arising out of this agreement shall be settled by the English Courts. Interest will be chargeable on all fees unpaid after 30 days, at 3% per calendar month above Barclays base rate.
10. A copy of the firm's Complaints Handling Procedure is available on request.

For Valuation Reports

11. Where we prepare a valuation report only, we will not carry out a structural or building survey. Whilst those defects noted by us will be listed and taken into account in the valuation, you must appreciate that other defects/factors may be present within the property which could affect our valuation yet will not have been identified by us in view of the limited nature of the inspection. We accept no responsibility for such items with this type of report and, if you require a report which locates defects, you should instruct us to prepare a survey on your behalf.

For Survey Reports

12. Visible floor surfaces will be inspected but we will not lift carpets. Loose floorboards and trap doors will be lifted where found, but we will not raise fixed floorboards to inspect underfloor voids or inspect areas that are hidden, unexposed, behind screwed covers or not readily accessible. Should you require information on sub-floor timbers and unexposed surfaces we will be pleased to arrange for the attendance of a contractor to lift carpets and floorboards etc., as required.
13. Inspection will include the roof space where there is a reasonably accessible roof hatch, and all outer surfaces which can be reasonably seen from ground level or a 10 foot ladder.
14. We will comment generally upon the central heating, hot water, gas, electrical installations and other services but they will not be tested by us and any such comment must not be taken as a report on their method of installation, effectiveness, condition or safety as such judgements require specialist knowledge and equipment beyond the scope of this report. Specialist tests are an advisable precaution and can be arranged at additional cost, if required.
15. The following restrictions will apply where the subject property is a flat:
 - (i) The inspection will be limited to the subject property and related outbuildings only. Comments upon the building in which the unit is situated and related common parts will be in general terms only and they will not be inspected in detail. Other units in the development will not be inspected as the object of the report is to advise on the standard of construction and maintenance of the specific unit, indicating repairs required to maintain its fabric. Common drainage, heating and water services will not be inspected unless specifically requested.
 - (ii) The roof space will only be inspected if there is an access hatch from the common parts or arrangements have been made by the purchaser for access to one. The inspection will be limited to that part of the roof over the subject property. If a separate visit is necessary, an additional charge will be made.



SURVEYS & VALUATIONS

A guide to help you
choose the right
survey or valuation



CHOOSE YOUR REPORT

Valuation Report

These can be carried out for most major lenders. We also carry out valuations for probate, matrimonial, CGT and sale purposes etc.



Vendor's Survey

A brief report for house sellers to highlight the overall condition to give confidence to a purchaser and to speed the sale process.

Homebuyer's Report

This is a standard RICS survey report designed to give an economical package to house purchasers who require basic information about the property they intend to buy. It is suitable for modern properties which appear in good order. The report is not designed for older properties which require more maintenance and repairs.

Major Defects Building Survey

This is our most popular survey giving detailed advice on immediate and future repairs. It is a concise building survey of the main structural elements but saves costs by reporting in less detail on minor matters than a full building survey. We like to speak to you where possible to discuss the results of the survey and provide personal advice relevant to your purchase.

Building Survey

The most detailed report available. It can be carried out on all house types but is aimed at pre 1880 properties which require additional inspection time due to their age and condition. The report will provide detailed information about the structure and photographs will be included. The surveyor will also speak to you to discuss the results of the survey.

WHAT DOES EACH REPORT INCLUDE?

	VALUATION REPORT	VENDOR'S SURVEY	HOMEBUYER'S REPORT	MAJOR DEFECTS BUILDING SURVEY	BUILDING SURVEY (Full Structural Survey)
AGE OF PROPERTY	Any	Any	1975 to date	1880 to date	All (especially pre 1880)
TYPE OF SERVICE	Value only	Brief	Economy	Important defects only	Comprehensive
LENGTH OF REPORT	5 pages	7 pages	10 pages	23 pages	30 pages
VALUATION	●		●	●	●
BRIEF SUMMARY		●	●	●	●
DETAILED SUMMARY				●	●
POST SURVEY DISCUSSION			extra	●	●
CONSTRUCTIONAL DETAIL				●	●
ENERGY ADVICE				●	●
ADVICE ON SECURITY				●	●
COPY TO SOLICITOR				●	●
ESSENTIAL REPAIR BUDGET				●	●
PHOTOGRAPHS					●
COMMERCIAL PROPERTY	●			●	●

TRUST OUR EXPERTISE

We are trained to spot those small details which could indicate a major problem. We will highlight these in your report.

We can carry out a mortgage valuation for most mortgage lenders at the same time as your survey for a nominal fee.

ISO 9001

Maggs & Allen hold an ISO 9001 certification for Survey and Valuation work which guarantees that we achieve excellent standards of administration with regular reviews of all systems and procedures.