



**MAGGS
& ALLEN** RESIDENTIAL PROPERTY SERVICES

A GUIDE TO HELP YOU CHOOSE THE RIGHT SURVEY OR VALUATION

VALUATION REPORT

We are able to undertake formal valuations of all types of property, for many purposes including Mortgage Valuations, Probate, Matrimonial, Inheritance Tax, Capital Gains Tax, Insurance, Charities Act reports and Expert Witness reports.

RICS HOME SURVEY **Level 2**

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 SURVEY **Level 2/3**

This is our most popular survey giving detailed advice on immediate and future repairs. It is a concise survey of the main structural elements but saves costs by reporting in less detail on minor matters and without the comprehensive photographs of 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 **Level 3**

The most detailed report available. It can be carried out on all property 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.



MAGGS & ALLEN SURVEYORS

survey@maggsandallen.co.uk
0117 973 4049

22 Richmond Hill
Clifton
Bristol
BS8 1BA



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WHAT DOES EACH REPORT INCLUDE?

Our Valuation, Survey and Expert Reports are clearly laid out, and follow a unique format that provides concise and accurate advice for clients and allows us to tailor the reports for individual requirements.

The Homebuyers report is the RICS standard format.

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 are a long established, Bristol based, independent firm with local knowledge and years of experience. Call or email us now for a tailored quote to suit your needs.

ONLINE REPORT SAMPLES

Sample reports are available online to help you decide which report you require.

WHY CHOOSE MAGGS & ALLEN SURVEYORS - BRISTOL

We will guide you through the process of necessary checks before and during a property sale or purchase showing due diligence at every step of the way.

Buying a house is considered one of the most expensive and stressful times of our lives. As a result, it can be tempting to cut corners, or hope for the best. However, we have found that more and more people are turning to professionals from the Royal Institution of Chartered Surveyors to provide a report that can be used not only as a guide for whether the property being bought is a sound investment, but also as a tool for negotiating on the purchase price.

We pride ourselves on delivering a personal, focused and professional property service.

- ❖ Survey Reports ❖ Expert Witness Reports ❖ Valuations for:
 - ◆ Inheritance Tax ◆ Capital Gains Tax ◆
 - ◆ Matrimonial Purposes ◆ Insurance Purposes ◆

	VALUATION	HOME SURVEY Level 2	MAJOR DEFECTS SURVEY Level 2/3	BUILDING SURVEY Level 3
AGE OF PROPERTY	Any	1980 to date	1880+	All (esp. Pre-1880)
TYPE OF SERVICE	Value only	Economy	Important defects	Comprehensive
PAGES IN REPORT	5	10-15	20-30	30+
VALUATION	•	•	Optional	Optional
BRIEF SUMMARY		•	•	•
DETAILED SUMMARY			•	•
POST SURVEY DISCUSSION		Extra	•	•
CONSTRUCTIONAL DETAIL			•	•
ENERGY ADVICE			•	•
ADVICE ON SECURITY			•	•
COPY TO SOLICITOR			•	•
ESSENTIAL REPAIR BUDGET			•	•
PHOTOGRAPHS				•