



MAGGS & ALLEN

GUIDE TO CHOOSING THE RIGHT SURVEY FOR YOU

RESIDENTIAL PROPERTY SERVICES

For More Information :



0117 973 4049



22 Richmond Hill, Clifton,
Bristol, BS8 1BA

YOUR GUIDE TO OUR VALUATIONS AND SURVEYS



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.

HOMEBUYERS REPORT (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+)

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.

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Sample reports are available online at www.maggsandallen.co.uk to help you decide which report you require



WHAT DOES EACH REPORT INCLUDE?

	VALUATION	HOME SURVEY (Level 2)	MAJOR DEFECTS SURVEY (Level 2+)	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	20-25	30-35	35+
VALUATION	X	X	Optional	Optional
BRIEF SUMMARY		X	X	X
DETAILED SUMMARY			X	X
POST SURVEY DISCUSSION		Extra	X	X
CONSTRUCTIONAL DETAIL			X	X
ENERGY ADVICE			X	X
ADVICE ON SECURITY			X	X
COPY TO SOLICITOR			X	X
ESSENTIAL REPAIR BUDGET			X	X
PHOTOGRAPHS				X

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WHY CHOOSE MAGGS & ALLEN SURVEYORS

Personal, focused
and professional service ✓

Long established firm with
local Bristol knowledge ✓

Our surveyors are RICS certified ✓

Trained to spot small details which
could indicate major problems ✓

Our reports can be used
as a tool to negotiate
purchase price ✓

WE SPECIALISE IN

- ✓ Survey Reports
- ✓ Expert Witness Reports
- ✓ Inheritance Tax
- ✓ Capital Gains Tax
- ✓ Matrimonial Purposes
- ✓ Insurance Purposes



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Call us or email survey@maggsandallen.co.uk for your quote