

Our independent surveys could save you thousands!

A house purchase is the single most expensive investment most of us are likely to make in our lifetime.

Our range of surveys will help you identify any serious problems and advise you of the specific risks before you commit to spending significant sums of money.

REMEMBER - your mortgage lender's valuation report is not a survey, it merely tells your lender whether or not the property is reasonable security for your loan.

VALUATION

- ✦ Provides an opinion of the property value in relation to market at the time
- ✦ Report content limited and should not be used to assess the property's condition

RICS CONDITION REPORT

- ✦ Suitable only for conventional dwellings built using common building materials
- ✦ Used where the property is considered to be in a reasonable condition

RICS HOMEBUYER SURVEY AND VALUATION

- ✦ Designed to keep costs to a minimum
- ✦ Used where the property is considered to be in a reasonable condition
- ✦ Major shortcomings within the property are highlighted

This report will help you to:

- ✦ Make a reasonable and informed judgement on whether to purchase property
- ✦ Assess if the asking price is reasonable in relation to property condition
- ✦ Understand from the outset, the repairs need to the property

BUILDING REPORT

- ✦ This survey provides a more thorough and detailed assessment of the property's condition than a Homebuyer Survey & Valuation.

It is suitable for:

- ✦ Listed buildings
- ✦ Properties over 50 years old
- ✦ Unusually constructed properties regardless of age
- ✦ Properties that are to be renovated
- ✦ Properties which have had extensive alterations

SPECIFIC DEFECT REPORT

- ✦ Concentrates on specific defects and disrepairs (ie cracks, subsidence etc.)
- ✦ Identifies the cause providing recommendations for appropriate course of action

To help you choose the right survey and to obtain a free quotation, contact us on 0161 330 0432 or 0161 330 4800

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