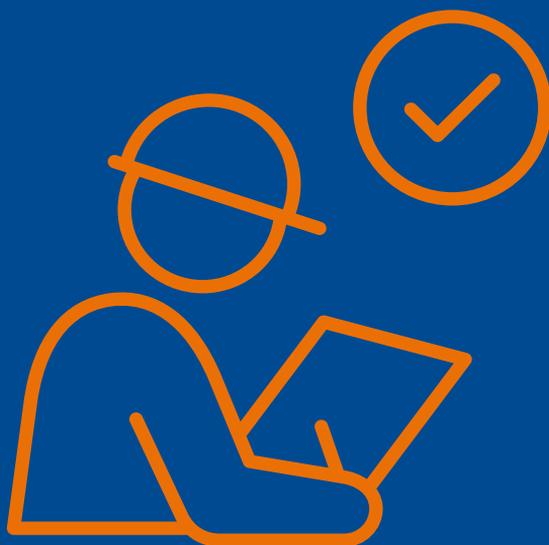


Guide

Buyer Independent Survey



The logo for Andrew Granger & Co, featuring a red upward-pointing triangle above the text and a red horizontal line with upward-pointing ends below it.
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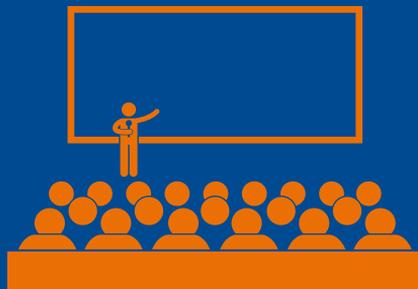
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Introduction.

When buying a property, commissioning a survey is an essential step to ensure there are no surprises waiting for you after you've picked up the keys. A professional survey can alert you to structural issues, risks, or maintenance needs, helping you make an informed decision.

This guide will walk you through the basics of independent property surveys, the types available, and the key steps to arranging one.



Why Do You Need a Survey?

A property survey goes beyond aesthetics—what may look like a dream home could be hiding structural issues or other costly problems. By getting a professional survey, you obtain expert insights into the property's condition and, in some cases, its market value.

This helps you negotiate the price, plan for repairs, or even decide whether to proceed with the purchase.



Key Benefits of a Property Survey.

Uncover Hidden Issues: From structural defects to drainage problems, surveys identify issues you may not spot during a viewing.

Make an Informed Decision: Know exactly what you're committing to before sealing the deal.

Negotiate Price: Use the survey findings to renegotiate the property price, if necessary.

Plan for Repairs: Get a clear understanding of potential maintenance or repair costs.

When Should You Book a Survey?

Once your offer is accepted, booking a survey quickly can help speed up the buying process.

Here's how it works:

Scheduling an inspection: Provide your surveyor with the contact details of the your Sheldon Bosley Knight or Andrew Granger branch you're dealing with. The team will share the homeowner's contact details so they can arrange access directly.

The inspection: The inspection itself usually takes up to five hours, depending on the property size.

Receiving the report: Once the survey is complete, you'll get your report. The timeline depends on the type of survey:

- Valuation report: 2-3 working days
- RICS Home Survey Level Two (previously called a HomeBuyer Report): 3-5 working days
- RICS Home Survey Level Three (a more detailed report for older or larger homes): up to 7 working days

Booking your survey at the right time ensures you have all the information needed to make a confident decision and prevent delays.

Types of Property Surveys.

There are different levels of surveys to suit various property types and buyer needs. Below is an overview of the main options:

Level 1 Home Survey (Condition Report)

Best for: Newer homes or conventional properties in good condition.

Covers:

- The general condition of the property.
- Identification of risks and potential legal issues.
- Highlights of urgent defects.

Doesn't include recommendations for repairs or maintenance.

Why Choose It: It's a basic, affordable option if you're buying a standard house, flat or bungalow with no major concerns.

2. Level 2 Home Survey (Home Buyer Report)

Best for: Conventional homes in reasonable condition with no complex alterations or extensions.

Two Options:

Survey only:

- Includes all the features of a Level 1 Home Survey plus a more detailed inspection of roof spaces and drainage chambers.
- Provides advice on defects and recommendations for repairs/maintenance.

Survey and valuation:

- Adds a market valuation and insurance reinstatement figure.
- Why Choose It: Ideal if you need more detail or want a valuation included alongside the condition report.

3. Level 3 Home Survey (RICS Building Survey)

Best for:

- Large, older or unusual properties.
- Buildings in poor condition.
- Homes that are heavily altered or where major works are planned.

Covers:

- An in-depth analysis of the property's condition.
- Comprehensive advice on defects, repairs, and maintenance options.

Why Choose It: Perfect for thorough investigations, especially if the property has specific concerns or complexities.



Steps to Conduct an Independent Property Survey.

Step 1: Get an Offer Accepted

Once your offer has been accepted, it's time to act quickly. Arranging a survey as early as possible will keep the buying process on track and ensure you identify any issues before committing further. Ideally, aim to have the survey arranged before the draft contract is issued.

Step 2: Choose the Right Survey

Consider the property you're planning to buy and your needs as a buyer. Use the information above to select the appropriate survey type:

- Is the property new and in good condition? A Level 1 Home Survey may suffice.
- Do you need more detail or a valuation? Opt for a Level 2 Home Survey.
- Buying an older or unusual property? Go for the comprehensive Level 3 Home Survey.

Step 3: Find a Qualified Surveyor

Ensure your surveyor is accredited by a professional organisation like RICS (Royal Institution of Chartered Surveyors). Choosing a qualified surveyor ensures you receive an accurate, reliable survey. You can search for surveyors on the RICS website.

Step 4: Arrange and Conduct the Survey

Work with your surveyor to set up an inspection. Surveys typically take a few hours, depending on the property's size and complexity. You may or may not need to be present for the inspection, depending on the surveyor's preference.

Step 5: Review the Survey Report

Once your surveyor completes the inspection, they will provide you with a detailed report. Take the time to thoroughly review the document and its findings:

- Are there any urgent issues such as structural defects?
- Is there advice for ongoing maintenance or repairs?
- Does everything align with your expectations for the property?



Step 6: Take Action Based on Results

With the survey report in hand, you have a few options:

- Proceed as planned if no significant (Urgent) issues are found.
- Negotiate the price or ask the seller to fix highlighted issues before completing the sale.
- Reassess your purchase if the property requires extensive repairs or isn't what you anticipated.



Actions to complete:

Buyer:

Book Survey

Informed Estate Agent of Survey Date

Survey Report Received

Update Milestones:

Mark the milestone as complete in your portal to notify everyone.

Tick it off your checklist.

Important Disclaimer.

The materials in this guide are provided for general information purposes only and do not constitute legal or financial advice. Whether express or implied, no warranty is given, nor shall Sheldon Bosley Knight be liable for errors, omissions, or content on associated weblinks.

For personalised advice, consult your legal or financial advisor.

We look forward to assisting you every step of the way! If you have any further questions, please don't hesitate to reach out.



Final message from the founder.

A property survey is an essential step to confidently move forward in your property-buying process. With a clear understanding of the survey levels and a step-by-step approach, you'll be better prepared to make informed decisions and avoid potential pitfalls.

Got any ideas how we can improve this guide? Please share them - marketing@sheldonbosleyknight.co.uk

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