

Professional advice at every stage of the home buying process.

KEMPSTON-PARKES

CHARTERED SURVEYORS

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*Andrew Kempston-Parkes*

Andrew Kempston-Parkes,  
Managing Director



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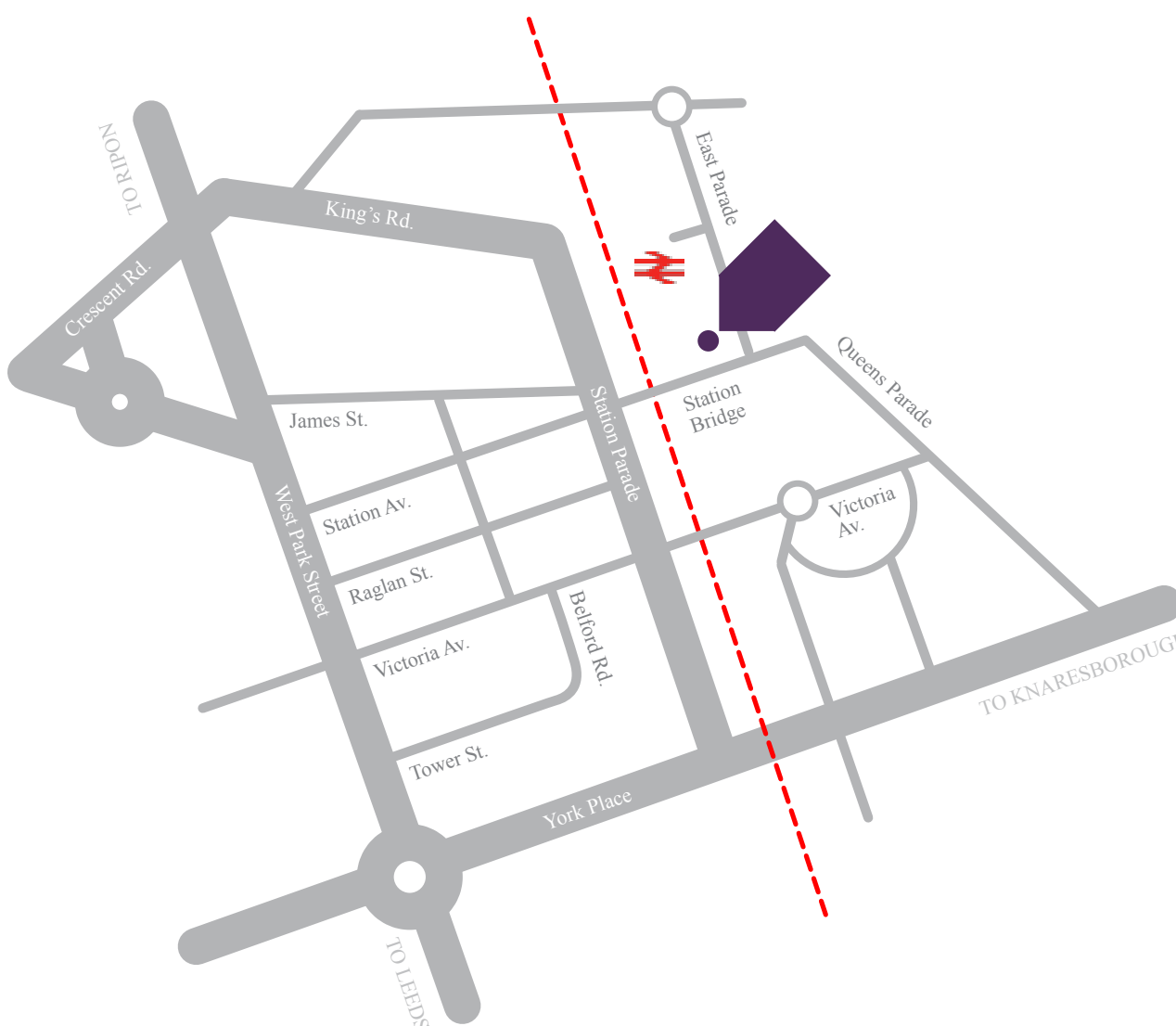
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4	BUILDING SURVEY	VIEW +

This is where we value the property you want to purchase. This inspection will typically take 25-30 minutes and we will provide you with a short report, detailing the open market valuation and building insurance valuation.

We also carry out Matrimonial Valuations, Valuations for Probate, in fact for any purpose. We will also liaise on your behalf with Solicitors or the Valuation Office Agency. We are always here to help.

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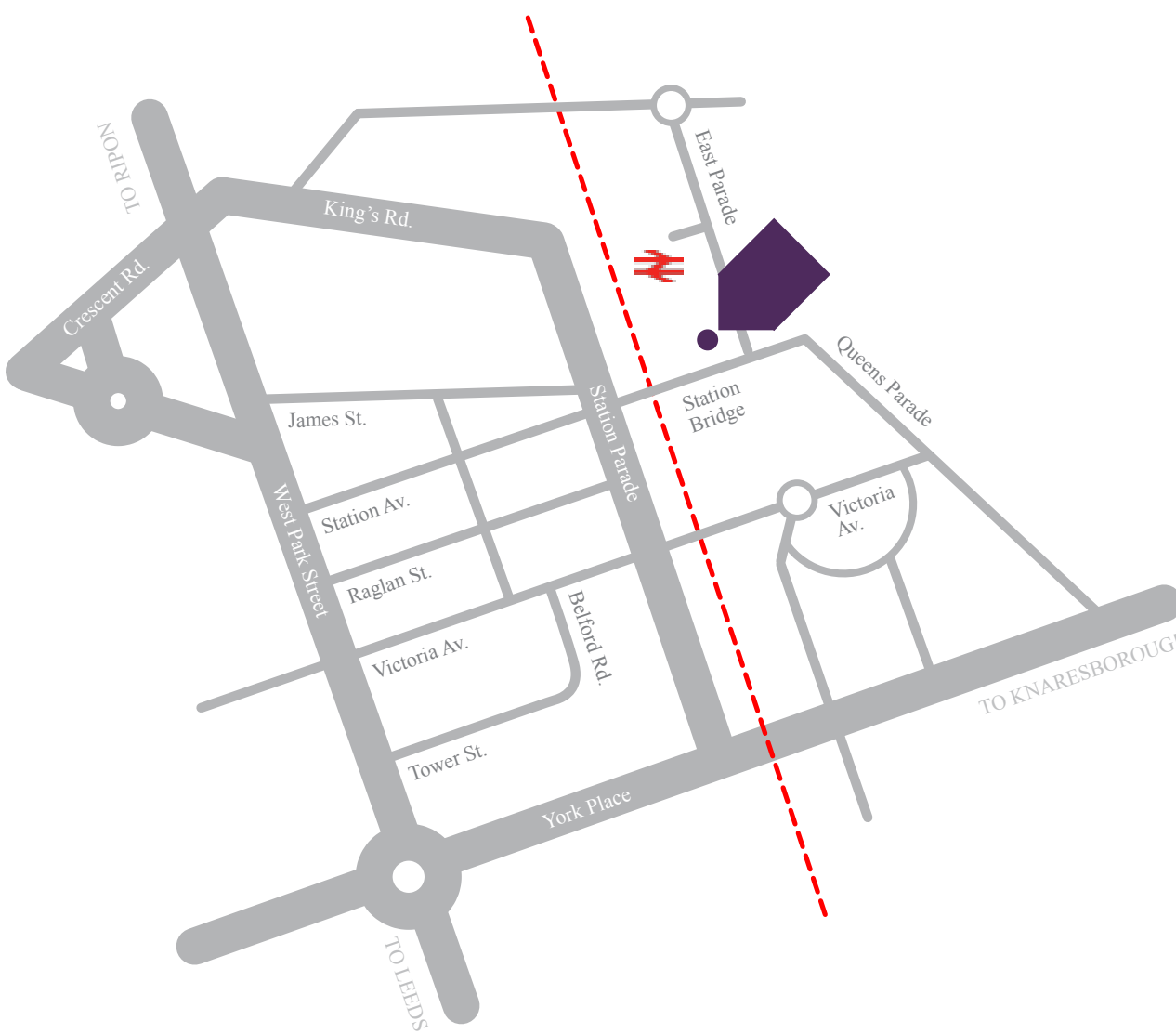
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2	HOME CONDITION REPORT	CLOSE	—
<p>A Home Condition Report can take around 30-40 minutes. It does not include a valuation, but takes into account the constituent parts of the property, and we will make a grading 1-3, depending on the condition of the property:</p> <ul style="list-style-type: none"><li>- <b>Grade 1</b> means that no repairs are required at the current time</li><li>- <b>Grade 2</b> reveals that some repairs are required, but they are not serious or urgent</li><li>- <b>Grade 3</b> represents the fact that there are defects of a serious nature or there are some defects that require urgent repair.</li></ul>			
3	HOMEBUYERS’ SURVEY	VIEW	+
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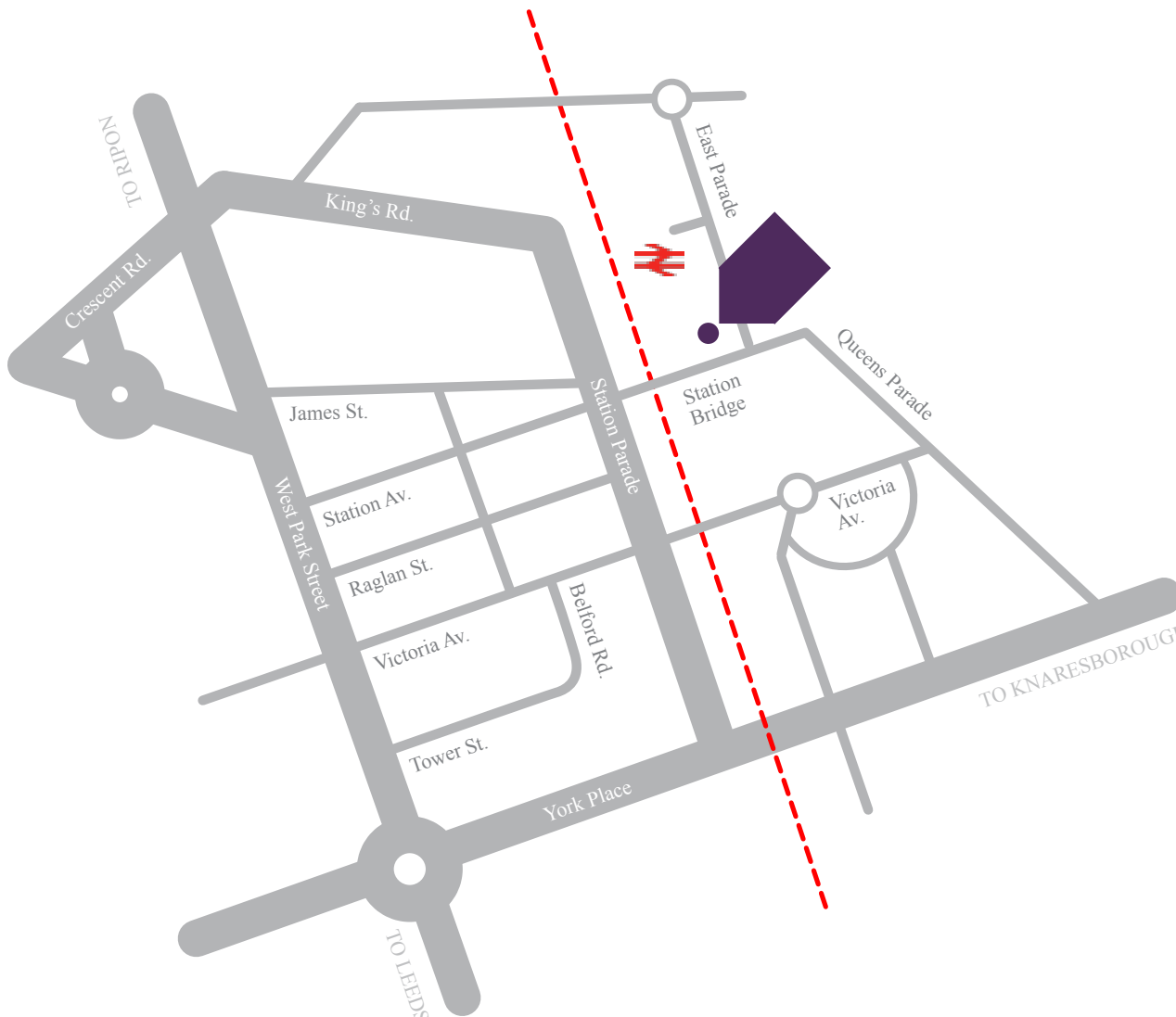
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3	HOMEBUYERS’ SURVEY	<a href="#">CLOSE</a>

A Homebuyers’ Survey is recommended for the vast majority of properties built from 1850 onwards. The aim of the survey is to provide a snapshot of the overall condition of the property and to identify those areas that need further investigation.

The inspection can typically take up to two hours, with the output being a 20-page report outlining the condition of the property, putting any defects into context. A detailed explanation is conveyed to the potential buyer, alongside a recommendation for any further investigations. A property valuation is also provided as part of the survey.

4	BUILDING SURVEY	<a href="#">VIEW</a>
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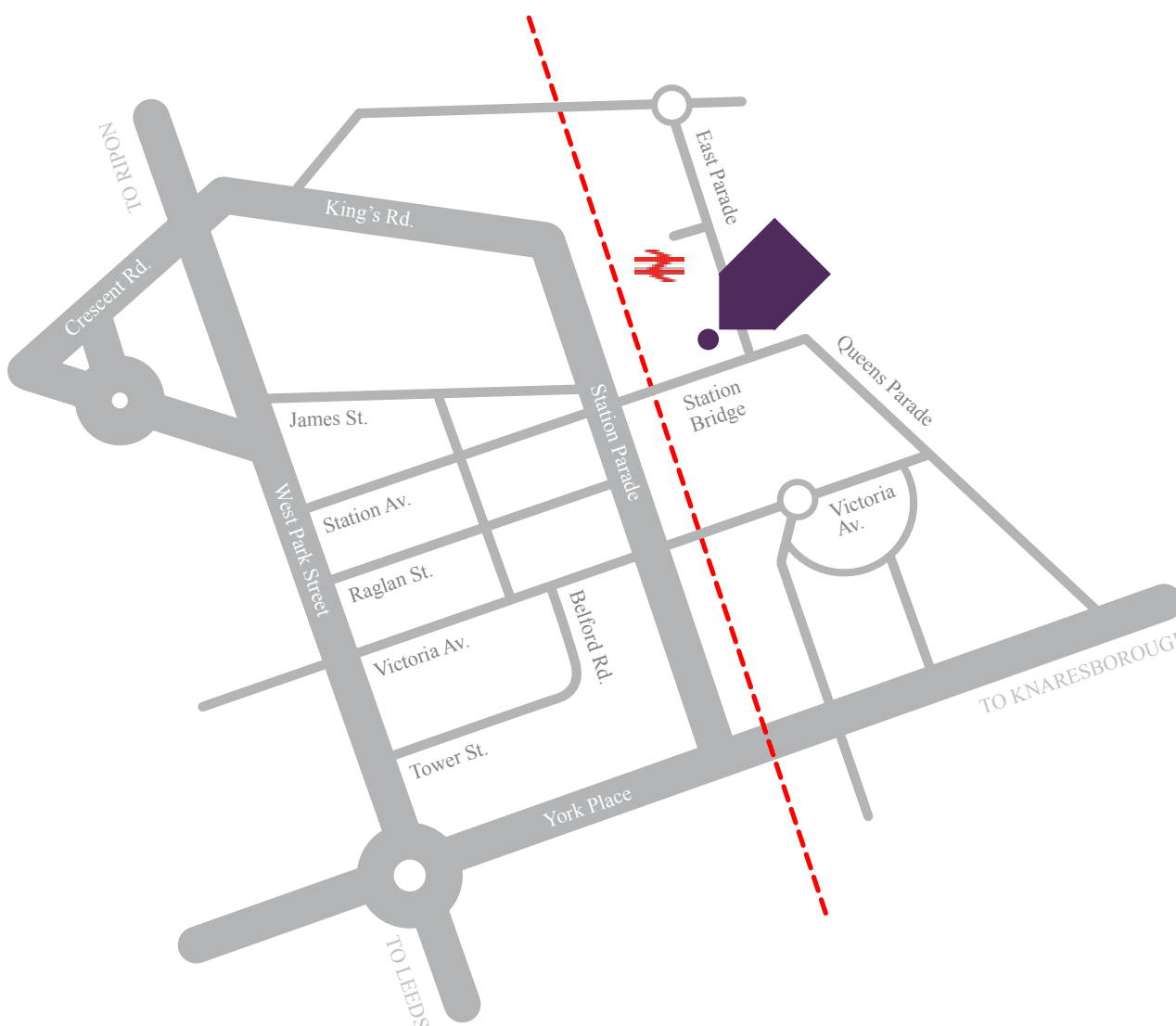
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The Building Survey is a more detailed, comprehensive report about the condition of a property. It can take several hours to complete and is recommended for properties that are over 150 years old, have been significantly extended or altered or are listed.

The survey inspects every accessible part of the property and examines all defects, outlines repair, and offers technical information about the property’s construction and materials. Proposals are made for any further special inspections and subsequent work, which may need to be done on the property.

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