

Northeast Surveyors and Engineers

Offices in Durham and Newcastle

Whatever your needs we are here to help you with clear advice, the cost implications and effective solutions to enable you to understand and achieve your wishes

All of us are available to discuss your requirements, and even when the report has been completed you can call us back and discuss any aspect as many times as you wish free of charge

Contact us

Telephone: 0191 4825902 (7 days a week 9am-9pm)

Email:

northeastsurveyors@gmx.com or info@northeastsurveyorsandengineers.co.uk

A Survey is...

- Peace of mind
- Highlights problems that might be a significant cost to you in the future
- Might enable you to have the works completed by the Vendor or
- Give you the opportunity to get a reduction in the purchase price

Our standard based range of advice, but remember you can ask for any matter to be advised upon

Surveys

Valuation advice

A private valuation is linked to the type and estimated value of the property and is often used by solicitors for legal purposes e.g. Matrimonial, Probate or Taxation.

A valuation inspection is designed to provide you with only a Market Value of the property.

Market Value is described in Section 105 of the 9th Edition of the RICS Valuation – Professional Standards January 2014 (revised April 2015) as follows:

“The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion”

This type of service is based on a limited inspection and **will not give a list of defects** and should not be regarded as a survey report on the structure of your future home.

The valuation can confirm to you, or your lender, whether or not the property represents suitable security for the mortgage you want.

Our inclusive fee levels for properties are quoted in the table below:

Purchase price up to:	Our inclusive fee
£80,000 or less	£145.00
£120,000	£175.00
£150 000	£195.00
£200,000	£225.00
£250,000	£250.00
£300,000	£275.00
£350,000	£300.00
£400,000 or more	£POA

Please note that the prices stated above are for guidance only. Prices are subject to change without notice. All Prices are fully inclusive. If you require further information, please contact us

Homebuyer Survey and Valuation Report, Condition Report, Level 2 Survey

This type of report is presented in an easy to read format and the minimum of technical jargon based on the Traffic Light format-



(Defects which are serious and/or need to be repaired, replaced or investigated urgently),



(Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way



(No repair is currently needed. The property must be maintained in the normal way)

This type of report is suitable for properties of standard construction built after about 1875 and with no apparent serious defects, it will enable you to:

- Make a reasoned and informed judgement on whether or not to proceed with the purchase.
- Assess whether or not the property is a reasonable purchase at the agreed price.
- Be clear what decisions and actions should be taken before contracts are exchanged.

The report also provides a statement as to how much the property should be insured for in order for you to obtain competitive quotations for buildings insurance. Based on an estimate of the time it will take a surveyor to inspect the property, draw conclusions and then prepare a report our fees are as follows:

Purchase price up to:	Our inclusive fee
Up to £80,000	£300.00
£120,000	£325.00

£150 000	£350.00
£200,000	£385.00
£250,000	£400.00
£300,000	£425.00
£350,000	£450.00
£400,000 or more	POA

Please note that the prices stated above are for guidance only. Prices are subject to change without notice. All Prices are fully inclusive. If you require further information please contact us

Building Survey, Level 3 Survey (formally called a Structural Survey)

This is an in-depth report particularly suited to large, old or unusual properties and can be tailored to the needs of the client and type of property. The surveyor will advise on fundamental defects and any legal implications they may have. Every aspect of the property is looked at as for the Homebuyer Survey and Valuation Report but in greater depth and any additional investigations such as drains tests, will be recommended.

A Building Survey is suitable for any residential property and provides a full picture of its construction and condition. It therefore differs materially from a Homebuyer Survey in two major respects. If the property is extensive, has been altered or is in a run-down condition, then this is the report to opt for as it has the scope to give all the information you will need. A Building Survey is a highly detailed report, designed around your specific requirements. The report will usually comprise of:

- A comprehensive appraisal of the means and materials of construction.
- Technical analysis of significant defects revealed and advice on appropriate further actions.
- Identification of less significant defects, general disrepair and shortcomings in the physical condition, maintenance and design of the building.
- A buildings insurance figure is not part of the standard report but can usually be included for a small additional fee.

Because of the individual nature of such reports it is vital that you discuss your specific requirements with the surveyor. However, based on an estimated average of the time it will take a surveyor to inspect the property, draw conclusions and then prepare a report our fees are as follows:

Purchase Price up to:	Our inclusive fee
£80,000	£500.00
£120,000	£525.50
£150 000	£550.00
£200,000	£585.00
£250,000	£600.00
£300,000	£625.00
£350,000	£650.00
£400,000	£675.00
£400,000 or more	POA

Please note that the prices stated above are for guidance only. Prices are subject to change without notice. All Prices are fully inclusive. Please note that the prices stated above are for guidance only (Listed buildings by negotiation). If you require further information please contact us

Our New Homes Snagging Service Defect and quality of workmanship appraisal

Our snagging inspectors are highly qualified and experienced surveyors with professional knowledge that enables us to provide you with a report on the accepted minimum standards

Ideally the snagging inspection will be carried out before you move in so that the developer will have time to address all the problems before you complete, but it can take place at any time in the first two years of your NHBC guarantee, if applicable, when problems with the finish of your new home are covered. We can inspect houses throughout this period.

The snagging report will be issued within 2 working days of the inspection with a copy going to you and one directly to the developer. We can issue a working draft on the day of the inspection, if this is required. Once this process has begun we will be available to provide free support and advice.

As we only work for home buyers and do not have large contracts with the housing developers you do not need to worry about any conflict of interest. Our new home snagging service represents excellent value for money.

Number of bedrooms:	Our inclusive fee
1 bedroom Flat	£300.00
2 bedroom Flat	£325.50
2 bedroom house	£365.00
3 bedroom house	£390.50
4 bedroom house	£425.00
5 bedroom house	£465.00
6 or more bedroom house	POA

Please note that the prices stated above are for guidance only. Prices are subject to change without notice. (Listed buildings by negotiation). If you require further information, please contact us

Structural Engineering advice

Structural Engineers Reports

This type of report is usually required if your mortgage lender's surveyor has highlighted matters of concern i.e. a serious crack, damp issues, evidence of subsidence, any lintel failed or non-standard construction etc

Specific Defect Reports

This type of report is usually required if you have matters of concern and need advice on how to repair the defect and the costs of undertaking the work

Calculations and advice including:

- Removal of supporting structures (opening-up between rooms)
- New extensions Building Regulations
- New rooms in the attic
- Existing defective loading analysis
- Crack monitoring
- Specification of design