

# EASTON BEVINS SURVEY GUIDE

For most people buying a home is the largest investment they will ever make. It is vitally important to know whether the property has any issues that might affect its value.

The purpose of a survey is to investigate the property, inform you of the condition of the building, and highlight any major concerns to minimise risk and provide peace of mind.



## EASTON BEVINS - A NAME YOU CAN TRUST

Easton Bevins is a leading independent property consultancy with vast expertise and over 35 years' experience in building surveying.

We offer a full range of property surveys and can advise on which type will best meet your needs. The high standard of service and advice that we provide can help you reduce risk and protect your property investment.



The type of survey you'll need depends on the age and condition of the property.

### You get what you pay for

- ✓ **Bespoke surveys**  
Our surveys are not just a 'tick in the box' exercise, they are tailored to the property and to meet your specific requirements.
- ✓ **Qualified surveyors**  
All of our surveys are carried out by RICS accredited, qualified surveyors.
- ✓ **Time on site**  
We always make sure we allow the right amount of time on-site to carry out a thorough survey.
- ✓ **Detailed reports**  
Our detailed, thorough reports cover everything you need to allow you to make an informed decision on how to proceed with your property purchase.
- ✓ **Reflection time**  
Our reports are not rushed and issued on the day they are produced to allow sufficient reflection time before the report is delivered, which is a requirement of RICS.
- ✓ **Quality assurance**  
All our survey reports are peer reviewed internally by a second highly qualified surveyor.
- ✓ **After care service**  
We speak to clients before and after producing our survey reports and are available to discuss findings and answer any questions they might have after the report has been issued.



Our expertise, and the in-depth nature of our survey reports, allow you to make a better-informed decision on how to proceed. You may decide to reconsider your purchase, or negotiate a price reduction to address costs to repair defects. So, the money spent on the survey can save you thousands of pounds, making it a very worthwhile investment.



All of our surveys are carried out by experienced, fully qualified surveyors.

## SURVEY OVERVIEW

Easton Bevins offers three levels of survey, which one is right for you will depend on the type, age and condition of the property you are looking to buy as well as your personal requirements.

Our high-quality survey reports can provide reassurance, save you money and importantly, help you avoid making a costly decision when buying a property.

### Add on

You can further enhance your building survey by incorporating:

#### **Reinstatement cost assessment**

Getting an accurate reinstatement cost for your sum insured can save you a substantial amount of money on your insurance premiums.

### HomeBuyer Survey (Level 2)

#### **Suitable for properties under 30 years old**

A proforma style report which highlights key issues. Advice is limited in the event of a defect being found and is more likely to recommend further investigations, which may incur additional costs. This type of survey is only suitable for newer properties or those in very good condition.

ENTRY LEVEL

### Major Defects Survey (Level 2)

#### **Suitable for properties of all ages**

A report bespoke to the property that pinpoints and provides insight into major defects as well as potential maintenance issues, remedies and associated timescales and an estimated budget for repairs.

MID LEVEL

### Full Building Survey (Level 3)

#### **Suitable for properties of all ages**

This survey covers both major and minor defects, potential maintenance issues, remedies, associated timescales, and an estimated budget for repairs. It includes more description and analysis of the construction of the property as well as decorations, internal fixtures and fittings, and detached outbuildings. Energy efficiency improvement advice is also included.

A full building survey is suitable for all properties, but is particularly relevant for rural buildings, large dwellings, or listed buildings with complex requirements. This survey is ideal if you have plans to extend or undertake alterations to the property.

TOP LEVEL



A full building survey can be tailored to suit rural buildings, large dwellings, or listed buildings with complex requirements.



## SURVEY LEVELS

It is important to select the right level of survey for your property. Our at-a-glance guide shows you what is included in each level of survey. If you need further guidance our experienced surveyors can advise which level would best suit your requirements.

	ENTRY LEVEL	MID LEVEL	TOP LEVEL
	HomeBuyer Survey Level 2	Major Defects Survey Level 2	Full Building Survey Level 3
Detailed visual inspection of property		✓	✓
Legal considerations	✓	✓	✓
Short term maintenance concerns	✓	✓	✓
Structural assessment of property	✓	✓	✓
Condition assessment of property	✓	✓	✓
Boundaries and outside issues	Basic visual inspection	Basic visual inspection	✓
Permanent attached outbuilding inspection	Structural concerns only	✓	✓
Detached outbuilding inspection	Structural concerns only	Structural concerns only	✓
Decoration, fixtures and fittings appraisal	Major defects only	Major defects only	✓
Energy efficiency improvement advice	Only EPC discrepancies	Only EPC discrepancies	✓
Describe potential hidden defects	✓	✓	✓
Minimises further investigations		✓	✓
Cost advice for short term defects		✓	✓
Future maintenance advice			✓
Advice on future alterations			✓

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[eastonbevins.co.uk](http://eastonbevins.co.uk)



*Really good service, the survey uncovered some structural issues that could have cost me a fortune to repair had I followed through with the purchase.*

**Lewis**

*I recently reached out to them when buying my first home. I initially felt very much out of my depth however they offered lots of advice and support. Nothing was ever too much trouble and made me feel very at ease.*

**Lucy**

*Went to Easton Bevin for a residential building survey, and they were quick, professional and the report is thorough! I was welcomed to ask questions about the survey once I had received it back and the person I spoke to was professional and explained everything really clearly to me. Highly recommend them!*

**Beth**

