



**CHAFFERS**  
SURVEYS

*Incorporating*

**ROY BARRETT**  
ESTATE AGENTS

**HAVE YOU COMPLETED THE HOMEBUYING CHECKLIST?**



**CHAFFERS ESTATE AGENTS GILLINGHAM BRANCH**

6 The Centre, High Street, Gillingham, Dorset SP8 4AB

T: 01747 822233

E: [surveys@chaffersestateagents.co.uk](mailto:surveys@chaffersestateagents.co.uk)

W: [chaffersestateagents.co.uk](http://chaffersestateagents.co.uk)

**GILLINGHAM | SHAFTESBURY | STURMINSTER NEWTON | WINCANTON**

# A Mortgage Valuation is NOT a Survey

*Your home is likely to be one of the most expensive purchases you will ever make, which is why we think you need to know as much as you can about the property before you buy it, so having a survey makes sense and could save you thousands of pounds in costly repair bills.*

## HOW CAN WE HELP?

Chaffers Survey department offers clients with a full comprehensive home buying service providing detailed knowledge of the local area from experienced Chartered Surveyors.

It's important to remember that 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. An RICS Survey will tell you the actual condition of the property. It is like a 'health check' for buildings, which could save you thousands of pounds in the future.

That's vital information that can be invaluable during price negotiations, and will also help you avoid expensive surprises after you've moved in.

## CHOOSING THE RIGHT SURVEY

There are three levels of survey which can be carried out, depending upon the type and age of the property.

- **Level 1** - Condition Report
- **Level 2** - RICS Homebuyer Report (Survey) or  
- RICS Homebuyer Report (Survey & Valuation)
- **Level 3** - Building Survey

Each report is designed to help you make a more informed decision. Costs vary according to which type of survey you have, but all can offer reassurance.



| Service Features  | Level 1<br>RICS<br>Condition<br>Report | Level 2<br>RICS<br>Homebuyer<br>Report<br>(Survey) | Level 2<br>RICS<br>Homebuyer<br>Report<br>(Survey &<br>Valuation) | Level 3<br>Building<br>Survey |
|---|--|--|---|-------------------------------|
| Describes the construction and condition of the property on the date of the inspection  | ✓                                      | ✓  | ✓   | ✓                             |
| Aims to identify problems that need urgent attention or are serious   | ✓                                      | ✓  | ✓   | ✓                             |
| Aims to identify things that need to be investigated further to prevent serious damage  | ✓                                      | ✓  | ✓   | ✓                             |
| Aims to tell you about problems that may be dangerous   | ✓                                      | ✓  | ✓   | ✓                             |
| Aims to show up potential issues and defects, before any transaction takes place  | ✓                                      | ✓  | ✓   | ✓                             |
| Includes the standard visual inspection during which secured panels, electrical fittings, inspection chamber covers and other similar features are not removed  | ✓                                      | ✓  | ✓   | ✓                             |
| Aims to help you decide whether you need extra advice before committing to purchase   |  | ✓  | ✓   | ✓                             |
| Aims to enable you to budget for any repairs or restoration   |  | ✓  | ✓   | ✓                             |
| Aims to advise you on the amount of ongoing maintenance required in the future  |  | ✓  | ✓   | ✓                             |
| An enhanced service that includes all the features of the standard inspection plus a more extensive roof space and underground drainage inspection              |  | ✓  | ✓   | ✓                             |
| Provides a reinstatement cost to help you avoid under- or over-insurance  |  |  | ✓   |                               |
| Provides market valuation   |  |  | ✓   |                               |
| Aims to establish how the property is built, what materials are used and how these will perform in the future   |  |  |   | ✓                             |
| Aims to describe visible defects, plus exposing potential problems posed by hidden defects  |  |  |   | ✓                             |
| Aims to outline the repair options and give you a repair timeline, whilst explaining the consequences of not acting   |  |  |   | ✓                             |
| A longer and more detailed visual inspection of a wider range of issues including a more thorough consideration of the roof space, grounds, floors and services |  |  |   | ✓                             |

