



Buying a New Property



When buying a new property, people often look at the superficial aspects of the property and often do not opt for the correct survey.

Research by the Royal Institution of Chartered Surveyors (RICS) has revealed that many buyers are unknowingly setting themselves up for an average £5,750 in repair bills on their new home, due to hidden problems such as structural defects, damp, rot and subsidence.

Sadly it's generally the first time buyers that fall into this problem, so whilst you may be stretching yourselves to get on to the ladder – it always wise to have a contingency plan to fall back onto.

However, this could be avoided if the right survey for the property is carried out in the first instance.

Prior to engaging the services of a surveyor there are a few tips that you could look out for, you won't be able to see them all – that's a job for the experts.

Inside

- Check internal walls for signs of damp – signs of peeling wallpaper, mould, or if walls feel damp to touch.
- Issues with condensation - check kitchens and bathrooms as these are condensation 'hot spots'
- Look at exposed woodwork for holes from woodworm.
- Beware of crumbling internal woodwork. This could be a sign of dry rot.
- Are any floors springy floors as this could be a sign of hidden timber defects.
- Cracks in walls or ceilings.

Outside

- In older houses check if there is a damp-proof course (drill holes at the base of the walls will suggest a retro fit damp proof course has been installed. In older property may not so you will have to ask the owner what measures have been taken to prevent rising damp.
- Check doors and window frames for signs of rot.
- Look at the brickwork and pointing, if in a poor state then damp will get in.
- Look at the rainwater services for signs of leaks.
- Ensure there are no missing tiles on the roof, and that the roof line isn't sagging.
- If there are chimney's look at the lead work.
- Are there any cracks on the external walls, this could mean subsidence.
- Are there any large trees near the property - roots may interfere with the foundations and drains.



Information Sheet

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What sort of survey's are there?

Valuation Survey

This is where the mortgage company instructs a surveyor to see if the valuation of the mortgage is applicable to the property value.

Homebuyer Report

A Homebuyer Report is more detailed and can often be carried out at the same time as a valuation report.

Condition Report

This survey provides an objective overview of the condition of the property, highlighting areas of major concern, but without extensive detail.

Building Survey

This is the flagship service providing a detailed report on a property.

It is particularly useful for older, larger or non-traditional properties, those that have been extensively altered, or if the buyer is planning a major conversion or renovation. Clearly this survey will be necessary if the property is dilapidated.

What Cannon offers

We offer various types of surveys that run along property surveys.

- Standard rising damp surveys.
- Rising damp and timber surveys.
- Wall ties surveys.
- Condition surveys that are detailed and provide itemised costs for the work required.

Some of our surveys are FREE and will be presented with a detailed report. Other surveys will incur a charge, should you require any further information about our surveys and associated costs then please get in touch.



- Offers Insured Back Warranties
- Fully Trained Surveyors and Technicians
- Covering Yorkshire, Lancashire and Nottinghamshire



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