



WHICH SURVEY
IS RIGHT FOR ME?

About Us

Eriss Property Consultants are a firm of experienced Chartered Building Surveyors. We specialise in delivering; Building Surveys, HomeBuyers Reports, Condition Reports, Defect Inspections, Party Wall and , Expert Witness.

We are regulated by the RICS, the industry leading regulatory body for the property profession, our clients can take comfort in the knowledge that they are instructing competent, independent and regulated surveyors to deliver their project.

"First class service.
Excellent value for money
and Unequivocally
recommended!"

Mr S Burton

What is a Home Survey?



A home survey is where you engage a Building Surveyor to inspect your new home.

They will tell you if there is anything you need to be aware of such as structural problems like unstable walls or subsidence.

They will also highlight any major repairs or alterations needed, such as fixing the roof or chimney stack.



Should I Get a Survey?

A new home is one of the most expensive purchases you will make in your life. A survey will help you to avoid expensive and unwanted surprises, like an unexpected re-roofing job. It will also give you peace of mind by telling you that those hairline cracks don't mean the house is falling down.

Following the survey, you might reconsider whether to buy the property or, you might renegotiate the price.

Depending on the age and condition of the property there are a several surveys that you can undertake.



Which Survey is
Right for Me?

Level 1 – Condition Report

A Condition Report is the most basic survey you can get. The report doesn't go into much detail as it is designed to complement the mortgage valuation.

As a result, the Condition Report is only suitable for newer properties less than 10 years old.

The report will indicate the condition of various parts of the property with each item being provided with a traffic light rating.

Category 1 (Green)

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

Category 2 (Orange)

Defects that need repairing or replacing but are not considered to be either serious or urgent.

Category 3 (Red)

Defects that are serious and/or need to be repaired, replaced or investigated urgently.





Level 2 – HomeBuyers Report

A HomeBuyers Report is a more detailed survey than the Level 1 Condition Report. In addition to identifying the condition of the items of the property, a HomeBuyers Report will tell you any obvious major problems – obvious rot, subsidence, etc.

The survey is non-intrusive through and the surveyor will not lift up floor boards or drill any holes etc. There will also be no discussion regarding the cause of defects or repairs required in the future.

As with the Condition Report each item will be provided with a traffic light rating.

A HomeBuyers can be carried out on any type of property. However, we would suggest that it is best suited for properties constructed before 1970 or properties which are simple in size and nature and are in good condition

Level 3 – Building Survey

A full building survey is a comprehensive report covering all aspects of the building where exposed. We will not test or certify building services but will pass general comment and recommend testing where necessary.

All building elements will be thoroughly inspected, and to ensure that we deliver you with the most comprehensive Building Survey Report, we will take as much time as required on-site to ensure a thorough visual inspection is undertaken for the property, services and grounds. Where defects are identified, these will be discussed within the report with the cause and any repair works identified.

A Building Survey can be carried out on any type of property. However, we would suggest that it is essential for properties constructed after 1970 or where the property is in a poor state of repair.



"Eriss were recommended to us through our solicitors when buying our very first house and we're very glad we chose to go with their recommendation."

Mrs K Craig



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