

## Contact Duxburys

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## Duxburys Bushells Benstead LLP

Duxburys is part of Duxburys Bushells Benstead LLP. Duxburys is a long established independent firm of Chartered Surveyors covering the Fylde Coast, Wyre, Preston, Southport and Chorley areas.

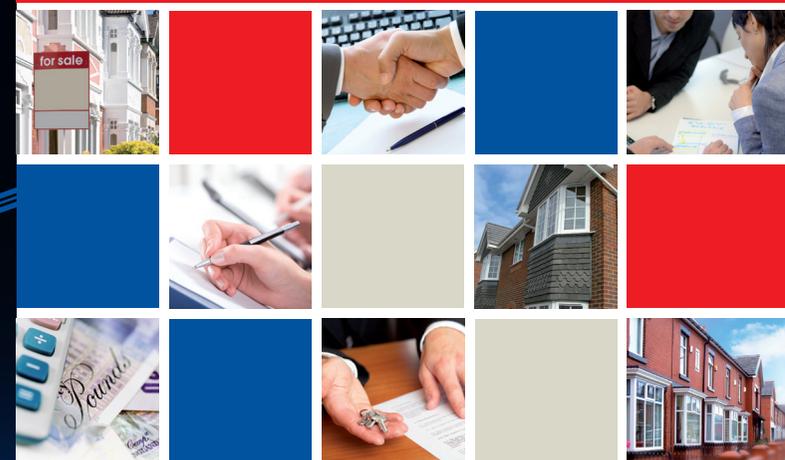
Stephen Booth is responsible for the Blackpool office and has over 25 years experience in surveying and valuing all types of residential properties throughout the above areas.

Grahame Benstead is responsible for the Lytham office and has over 20 years experience and specialises in Building Surveys.



# Duxburys Residential

Residential Surveys and Valuations



[www.duxburys-surveyors.co.uk](http://www.duxburys-surveyors.co.uk)



## A Duxburys Surveyors Report

will provide you with essential information about the home you are buying.

### Valuation Report

Mortgage lenders require a Valuation Report, but this does not constitute a survey and, therefore, details of defects will not be set out. We prepare Valuation Reports for numerous specific purposes, including:

- Purchase or sale
- Mortgage finance
- Capital Gains Tax
- Inheritance Tax and Probate
- Matrimonial and family
- Part exchange
- Finance and equity release
- Investment

### New RICS Homebuyer Report

This is a comprehensive but concise Report for modern homes, but generally not suitable for pre-Victorian properties. It will enable you to make a reasoned and informed decision on whether to go ahead with buying the property. It will advise you what is a reasonable price to pay and take into account any repairs or replacements the property needs. The new RICS Homebuyer Report will also provide a Condition Rating upon each element of the property.

### Building Survey

This is the most detailed type of Report available and is particularly suitable for individual properties, including large, extended or older buildings. The Report will include full details of all visible elements of the building and items of disrepair and defect. It will also include information relating to the method of construction, condition of the structure and likely future repairs. The Report is tailored to the needs of the client and, therefore, a discussion with the Surveyor at the time of instructing is recommended. A photographic appendix is also included as part of the Building Survey.

Guide to assist in choosing your report

|  |   | PARTS OF THE BUILDING INSPECTED | VALUATION REPORT | RICS HOMEBUYERS | BUILDING SURVEY |
|--|---|---------------------------------|------------------|-----------------|-----------------|
| <b>01 VALUATION</b>                    |   |                                 |                  |                 |                 |
| <b>01</b>                              | a) Market Value                           |                                 | ✓                | ✓               | ✓               |
|  | b) Reinstatement                          |                                 | ✓                | ✓               | ✓               |
| <b>02 EXTERNAL</b>                     |   |                                 |                  |                 |                 |
| <b>02</b>                              | a) External Walls                         |                                 | ✓                | ✓               | ✓               |
|  | b) Structural Movement                    |                                 | ✓                | ✓               | ✓               |
|  | c) Roof - i) roof slopes                  |                                 | ✓                | ✓               | ✓               |
|  | - ii) flat roofs (up to 3m)               |                                 |                  | ✓               | ✓               |
|  | d) Chimneys                               |                                 |                  | ✓               | ✓               |
|  | e) Gutters & rainwater goods              |                                 |                  | ✓               | ✓               |
|  | f) External joinery                       |                                 |                  | ✓               | ✓               |
|  | g) External decoration                    |                                 |                  | ✓               | ✓               |
| h) Damp course & ventilation           |   |                                 | ✓                | ✓               |                 |
| <b>03 INTERNAL</b>                     |   |                                 |                  |                 |                 |
| <b>03</b>                              | a) Decoration                             |                                 |                  | ✓               | ✓               |
|  | b) Dampness                               | ✓                               |                  | ✓               | ✓               |
|  | c) Floor - i) surface inspection          | ✓                               |                  | ✓               | ✓               |
|  | ii) underfloor inspection                 |                                 |                  |                 | ✓               |
|  | d) Internal joinery                       |                                 |                  | ✓               | ✓               |
|  | e) Walls, ceilings and partitions         |                                 |                  | ✓               | ✓               |
|  | f) Fireplaces & chimney breasts           |                                 |                  | ✓               | ✓               |
|  | g) Fittings (kitchen & sanitary)          | ✓                               |                  | ✓               | ✓               |
| h) Roof space - i) detailed inspection |   |                                 | ✓                | ✓               |                 |
| - ii) head & shoulders inspection      | ✓   |                                 | ✓                | ✓               |                 |
| <b>04 SERVICES</b>                     |   |                                 |                  |                 |                 |
| <b>04</b>                              | a) Electricity                            |                                 |                  | ✓               | ✓               |
|  | b) Gas                                    |                                 |                  | ✓               | ✓               |
|  | c) Water/plumbing                         |                                 |                  | ✓               | ✓               |
|  | d) Central heating/hot water              |                                 |                  | ✓               | ✓               |
|  | e) Drainage                               |                                 |                  | ✓               | ✓               |
| <b>05 GARAGE AND OUTBUILDINGS</b>      |   |                                 |                  |                 |                 |
| <b>05</b>                              | a) Garage                                 | ✓                               |                  | ✓               | ✓               |
|  | b) Other outbuildings                     | ✓                               |                  | ✓               | ✓               |
| <b>06 THE SITE</b>                     |   |                                 |                  |                 |                 |
| <b>06</b>                              | a) Gardens                                |                                 |                  | ✓               | ✓               |
|  | b) Paths and driveways                    |                                 |                  | ✓               | ✓               |
|  | c) Fences and walls                       |                                 |                  | ✓               | ✓               |
| <b>07 GENERAL</b>                      |   |                                 |                  |                 |                 |
| <b>07</b>                              | a) Roads, rights of way/easements, tenure |                                 | ✓                | ✓               | ✓               |
|  | b) NHBC, Planning & Environmental         |                                 | ✓                | ✓               | ✓               |
|  | c) Energy Rating                          |                                 |                  | ✓               |                 |
|  | d) Risks/health hazards                   |                                 |                  | ✓               | ✓               |
|  | e) Element Condition Rating               |                                 |                  | ✓               |                 |
|  | f) Schedule of photographs                |                                 |                  |                 | ✓               |

**NOTES:**

1. Observations are made from ground level unless otherwise stated.
2. No fixed items, fittings or heavy items of furnishings will be moved.
3. We cannot comment on any parts of the building which are covered, unexposed or inaccessible.