

# BURNS & WEBBER

## SURVEYORS



**Residential Survey Experts  
With A Difference**



What  
you  
**should**  
expect  
from  
your  
surveyor

*“Experts  
with  
passion”*



### **Our Standards**

Burns & Webber Surveyors are a skilled team of **Chartered Surveyors**, with extensive experience making us good at what we do.


Our focus is customer satisfaction. We make sure we understand our clients' needs and provide an efficient service supported by easily understood reports.

We provide a personal service. We want our customers to understand every aspect of our report and are happy to discuss the survey with them.

### **Working For you**

This guide summarises the range of services we provide and aims to give you an insight into the depth of our experience and expertise.

Whether you are a private buyer or seller, a solicitor, accountant or bank manager, or a corporate organisation acting on behalf of clients, we can provide the right service for your needs.

A modern living room with a white sofa, blue and black pillows, and a framed picture of a desert landscape. The text is overlaid on the right side of the image.

Why  
having a  
**survey**  
should  
be a  
top  
priority

*“Buying or selling,  
surveys are  
hugely valuable”*



### **If You're Buying:**

Financially and emotionally, buying a home is a significant commitment. You need to know the condition of a property before you are legally committed to buying it.

A survey by Burns & Webber Surveyors, will highlight any issues affecting the property (about which sometimes even the vendor is unaware) and put them into perspective.

It's unusual for us to advise against buying a property, but the information we provide allows you to complete your negotiations from a position of strength, in the knowledge that there will be no nasty surprises around the corner.

### **If You're Selling**

When selling your home a Burns & Webber **Vendor Survey** gives you greater control of the sale process.

Being aware of any issues at an early stage allows you to either put them right pre-sale, or incorporate the findings of the survey into the marketing of your home, significantly reducing the chance of last minute re-negotiations or the loss of the sale.

A **Vendor Survey** can act as a significant marketing tool, making your property more appealing by making "buyer beware" a thing of the past.



The  
professional  
services  
that  
we  
offer

*“Straightforward  
advice in language  
you can understand”*

## Structural Surveys

The Structural Survey is suitable for all sizes of property and provides a full picture of the construction and condition.

A structural survey contains:

- A detailed description of the construction.
- The identification of any defects, explaining their possible causes and discusses repairs required
- Advice on future maintenance
- Photographs of important features and defects.

## The R.I.C.S. Homebuyer Survey & Valuation Reports

An inexpensive alternative to the Structural Survey. It uses a standard format and is suitable for small to medium sized properties post-1900.

The report covers:

- A description of the construction
- The general condition of the property.
- Whether or not the agreed price is reasonable
- Features that might affect value or future resale

It's not our aim to bamboozle you with technical terms so we make sure that all our reports are written in language you can understand.

## Valuations

A professional valuation report rather than an Estate Agent's marketing appraisal can be required for a variety of reasons. Our **Chartered Surveyors** provide expert valuation advice for whatever the purpose including:

- **Loan Security or Mortgage**  
Valuations for a bank or building society
- **Inheritance (Probates) & Capital Gains Tax Valuations**  
Tax valuations are commonly scrutinised by the Inland Revenue. Our professional advice can save you time and money with an accurate valuation. We can negotiate with the District Valuer on your behalf.
- **Matrimonial Disputes**  
We can provide reliable valuation advice that may enable litigation to be avoided. We can also act as independent arbiter between parties or as a joint expert acting on behalf of the court.
- **Leasehold Enfranchisement**  
Advice for leaseholders of flats and houses in respect of lease extensions and/or enfranchisement of freehold.

## Expert Witness Service

We are experienced in preparing Expert Reports and giving evidence in Court if required.

# BURNS & WEBBER SURVEYORS

## Experience The Difference

**Burns & Webber Surveyors**

Wix Hill House  
Epsom Road  
West Horsley  
Surrey  
KT24 6DY

**01483 479080**

[surveys@burnsandwebber.com](mailto:surveys@burnsandwebber.com)

[www.burnsandwebber.com](http://www.burnsandwebber.com)