



Robert Irving C Build E. FRICS FCABE FISVA
Chartered Building Surveyor and Chartered Building Engineer

Irving Associates is a small independent firm of professional surveyors providing the full scope of building surveying services in both the residential and commercial sectors.

The practice was established by Robert Irving FRICS in 1991, following senior roles in both the private and public sectors, since qualifying as a chartered building surveyor in 1976.

Irving Associates are therefore particularly well experienced and carry a depth of local knowledge often not found, especially where surveys are carried out by larger corporate firms operating in larger geographical areas.

Our motto is "putting the client first" borrowed from Independent Surveyors and Valuers Association, an association of independent surveyors, all members of the Royal Institution of Chartered Surveyors, but dedicated to provide clients with a personal service and high standards of care without influence or pressures, which often prevail within large organisations.

Other professional services provided by Irving Associates include

- Non residential Building Surveys
- Architectural Services
- Expert Witness Reports
- Building Defect Reports
- Party Wall etc Act 1996 matters



WHICH SURVEY

A GUIDE TO HELP YOU DECIDE THE MOST SUITABLE RESIDENTIAL SURVEY

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HOW CAN IRVING ASSOCIATES HELP

Irving Associates carry out Level 2 (HomeBuyer Report) and Level 3 (Building Survey) types of surveys. In each case the default service does not include an opinion of market value. This can be provided if required, at an additional cost, as an addendum to the survey report, assuming that the property is located within a 25 mile radius of the Disley office.

The surveys are carried out in accordance with RICS Guidance Note "Building Surveys of Residential Buildings" 3rd edition 2016.

The following extract from the RICS explains the difference between the types of survey, but we will be happy to discuss with you the different surveys and make our recommendation.

LEVEL 1 SURVEY

This type of survey is not carried out by Irving Associates

LEVEL 2 SURVEY HOMEBUYER REPORT

This intermediate level of service includes a more extensive visual inspection of the building, its services and ground, but still without tests. Concealed areas normally opened or used by the occupiers are inspected if it is safe to do so (typical examples include roof spaces and under-floor areas). The report objectively describes the condition of the different elements and provides an assessment of the relative importance of the defects/problems. At this level, although it is concise, the report does include advice about repairs and any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation may be necessary.

This level of service suits a broader range of conventionally built properties, although the age and type will depend on the knowledge and experience of the surveyor. This level of service is unlikely to suit:

- Unique or older historic properties-although survey level 2 services may be appropriate for some older buildings, the decision will depend on the surveyors proven competence and the nature of the building itself. For example, a survey level 2 report on homes with traditional timber frames or those built much before 1850 is likely to be inconclusive and be of little use to the client.
- Properties in poor condition or
- Those where the client is planning to carry out extensive repair and refurbishment work

In such cases, a survey level 2 service will often result in numerous referrals for further investigation: an outcome that many clients find disappointing

LEVEL 3 SURVEY BUILDING SURVEY

This level of service consists of a detailed inspection of the building, its services and the grounds that is more extensive than a survey level 2. Concealed areas normally opened or used by the occupiers are inspected if it is safe to do so (typical examples include roof spaces and under-floor areas). Although services are not tested, they are switched on and/or operated where appropriate.

The report objectively describes the condition of the different elements and provides an assessment of the relative importance of the defects/problems. Additionally, it should :

- Describe the identifiable risk of potential or hidden defects in areas not inspected
- Propose the most probable cause(s) of the defects based on inspection
- Outline the likely scope of any appropriate remedial work and explain the likely consequences of non-repair
- Make general recommendations in respect of the priority and likely timescale for necessary work
- Identify and describe the legal implications of ownership in detail, and
- Give an indication of likely costs

Where a surveyor feels unable to reach the necessary conclusions with reasonable confidence, they should refer the matter for further investigation. However, a survey level 3, such referrals should be the exception rather than the rule. A level survey 3 report should aim to provide the client with all the information they need to make a purchase decision.

This level of service will suit any domestic residential property in any condition depending upon the competence and experience of the practitioner.