

Geoffrey Hunt MRICS BSc (Hons)

Chartered Building Surveyor- Period Property and Defects Expert



Investing in property is one of the greatest investments you will make in your life.

In the last five years only half of homebuyers procured anything more than a valuation survey and of those that didn't a quarter walked into homes that had problems.

A survey can pay for itself by reducing the offer price and revealing the true value of the property. An authoritative report can also challenge a lender's valuation survey and steer you away from disastrous homes and investments.

Not all reports on the market are the same value because not all chartered surveyors are building surveyors so you need to be sure you get the right kind

of expertise. **"Chartered Surveyors"** are Valuation surveyors who work for banks and estate agents and are only trained to value houses. **"Chartered Building Surveyors"** are specifically trained to investigate and repair defects in residential and commercial buildings.



Geoffrey Hunt is an experienced and passionately independent Chartered Building Surveyor with extensive site supervision and private practice experience. He is among only a handful of Chartered Building Surveyors in the field who have risen to expert status from a craft background.

"Our experience with Geoffrey Hunt was genuinely different. I've only seen such a detailed, thorough survey report once before; and Geoff's was written with the kind of explanation we needed to understand what the issues were!"

Jonathan Stanley - Woking.

For more reviews go to <http://www.bview.co.uk/listing/GICQb-41vbVUdhVH9ITxWMbu/Geoffrey-Hunt-Building-Surveying-Services-Ltd-in-BA11>

Skills and experience

Geoff has extensive experience in the residential and commercial sectors acting on behalf of clients and delivering detailed reports in plain English. He was senior surveyor for the Welling Partnership in London on the Cadogan Estate and for the Universities of Birmingham and Bath. Geoff also gives presentations on the history of defects for the RICS in association with Trevor Rushton of Watts and works with Prof Malcolm Hollis. He started his career as a carpenter and joiner, has lectured in construction technology and is a visiting expert to the National Self Build Centre. He is a leading expert in the field of defects.

- Undertakes surveys for private clients and institutions
- Author of the Royal Institution of Chartered Surveyors *"Residential Building Defects"* and the acclaimed *"Architectural Timeline"*
- Member of the Technical Editorial Board of the RICS
- On the RICS board for setting the standard of RICS residential building surveys
- Member of the Building Surveying Professional Group
- Recognised as one of the country's "top table" surveyors



The Complete Surveying Service.

You may chose from two enty levels and adapt the levels of service to suit your needs. Fees are not calculatied on the value of the property only the size and complexity of the property.

For your first free consultation call 01373 300626.

Click the link below to see a sample of the full building survey, the most detailed and expert report on the market.

<http://www.yudu.com/item/details/147677/Sample-Building-Survey-from-Geoffrey-Hunt-BSS-Ltd>

	The Geoffrey Hunt Residential Building Survey Service	
1	Full consultation of your requirements and a written confirmation of instructions	✓
2	Full consultation after the survey is published for you to ask any questions or to discuss matters with your legal advisor	✓
3	2 hard copies of the report and a PDF version	✓
4	Minimum of 15 colour photographs in the report	✓
5	Sketches of areas that need detailed explanation	✓
6	Opportunity to attend the site survey for an hour	✓
7	Listed building listing record	✓
8	A telephone call once the survey is completed	✓
9	Desk top search (post code) for the environmental hazards of Flood risk, Subsidence, Radon, Pollution and Landfill	✓
10	Tenure and occupation	✓
11	Assessment of local factors that affect the property	✓
12	Principles of construction	✓
13	Surveyors overall opinion of the building or how the property will suit home business or rental or your extension plans or negotiation strategy	✓
14	Costs of repair works in priority order	✓
15	Roof structure inspection to check roof timbers	✓
16	Roof coverings and rainwater inspection	✓
17	Check for wet and dry rot and wood worm in the roof	✓
18	Check for damp in the walls	✓
19	Remedial advice on damp with potential remedies	✓
20	Check for cracks and subsidence	✓
21	Advice on significance of cracks	✓
22	Check if walls and openings are sound	✓
23	Check internal walls	✓
24	Check ground and first floors	✓
25	Check ceilings	✓
26	Operate windows	✓
27	Check finishes, decorations, baths, showers	✓
	Services	✓
28	Operate and inspect electrical system with simple earth socket check	✓
29	Operate and inspect heating and hot water	✓
30	Operate and inspect water and waste	✓
31	Operate and inspect the drains	✓
32	Other services, phone signal, telecoms	✓
33	Assessment of the risk of hazardous materials	✓
34	General security recommendations	✓
35	Boundaries (immediate vicinity)	✓
36	Gardens and small outbuildings	✓
37	Points for your legal advisor	✓
38	Comment on value	✓
	Total fee (Vat is not applicable)	£1100

The Level 1 survey allows you to access the same expertise but in a summarised report form.

	The Level 1 Survey (summarised report)	
1	Full consultation of your requirements and a written confirmation of instructions	✓
2	A consultation after the survey is published for you to ask any questions	✓
3	A PDF version of the report	✓
4	A telephone call once the survey is completed.	✓
5	Tenure and occupation	✓
6	Assessment of local factors that affect the property	✓
7	Surveyors overall opinion of the building or how the property will suit home business or rental or your extension plans or negotiation strategy	option
8	Costs of repair works in priority order	option
9	Assessment of roof structure	✓
10	Roof coverings and rainwater inspection	✓
11	Check for wet and dry rot and wood worm in the roof (advise if further checks are necessary)	✓
12	Check for damp in the walls (advise if further checks are necessary)	✓
13	Check for cracks and subsidence (advise if further checks are necessary)	✓
14	Check if walls and openings are sound	✓
15	Check internal walls	✓
16	Check ground and first floors	✓
17	Check ceilings	✓
18	Assesment of windows	✓
19	Check finishes, decorations, baths, showers	✓
	Services	✓
20	Assess the electrical system (advise if further checks are necessary)	✓
21	Assess the heating and hot water (advise if further checks are necessary)	✓
22	Assess water and waste (advise if further checks are necessary)	✓
23	Assessment of the risk of hazardous materials	✓
24	Boundaries (immediate vicinity)	✓
25	Gardens and small outbuildings	✓
26	Points for your legal advisor	✓
	Total (Vat is not applicable)	£500
	Additional services for either service	
	Inspection of larger out buildings such as stables	£80
	Full environmental certificate	£110
	Service charge issues for flats	£150
	Elemental costs for extensions etc	£100
	Electrical inspection by qualified electrician	£150
	Rebuild cost estimate	£80

WHAT TO DO NOW

Call 01373 300626 to get an exact quote and book your survey;

E mail Geoffrey.Hunt@ricsonline.net state the type of survey you would like, the address of the property, list the ref numbers of the elements you would like, provide the No of bedrooms and approx age and we will calculate your fee and email you back.

Go online to download free advice www.Geoffrey-Hunt.com/buildingsurveys.html