

UK-wide Survey Cost Review

Reference: SAMPLE-CSR-001

Property: Example House, Fictional Lane, Greater Manchester (not a real address)

Source: Fictional Level 2 survey findings

Review method: Remote document review; no site visit

Executive overview

This fictional example illustrates how reported defects are translated into likely building work, priorities and provisional budget allowances. In an actual review, Casa considers the supplied survey, postcode, photographs, access and specification. Reported findings are not independently verified on site.

Building findings and likely remedial works

01 - Rainwater joint. The illustrative survey reports a leaking joint. Likely work is to inspect, clear local debris and reseal or replace one joint, subject to confirming the cause and safe access.

02 - Local mortar deterioration. The illustrative survey identifies a small accessible area of eroded pointing. Confirm the extent and suitable mortar before local raking out and repointing. Widespread deterioration or underlying movement would change the scope.

03 - Cracking above an opening. The illustrative survey assigns Condition Rating 3 and recommends investigation of possible movement. The lintel is concealed. A remote review cannot diagnose the cause, assess its bearings or decide whether replacement is required.

Priority ratings

Investigate before committing to repairs: Item 03; follow the surveyor's recommended specialist investigation.

Short term: Item 01; address confirmed water leakage to limit further deterioration.

Planned maintenance: Item 02; agree the extent and specification once causes are understood.

Budgets and assumptions

Illustrative repair budget ranges

The following amounts are demonstration figures for the fictional scope only. They are not current market quotations, validated local prices or allowances for your property. All figures shown include an assumed 20% VAT.

01 - One gutter joint: £180-£360 including VAT.

Assumes a single visit, straightforward ladder access and minor joint work. Excludes scaffolding, full gutter replacement and consequential damage.

02 - Local repointing: £360-£720 including VAT.

Assumes about 2 square metres at low level, straightforward access and a suitable standard mortar. Excludes scaffolding, structural repairs, render removal and specialist finishes.

03 - Cracking / concealed lintel: not costed.

Further investigation is needed before a responsible repair allowance can be given. Specialist fees, opening-up, making good and any eventual structural repair are excluded from the figures above.

Subtotal of the two illustrated maintenance items: £540-£1,080 including VAT. This is not the total cost of addressing the survey. Uncosted investigation and any resulting works are additional; overlapping visits may change pricing.

Further investigation required

Ask the original surveyor to clarify the cracking recommendation and arrange the appropriate structural investigation. Obtain access details, measurements and photographs where missing. Do not treat the absence of a figure as meaning no work is needed.

Closing notes

An actual review gives location-adjusted indicative budgets where the evidence supports them, with assumptions and exclusions. Final costs require an agreed scope and contractor quotations. The review cannot verify survey findings, establish concealed conditions or replace the surveyor's Condition Rating 3 advice. It is not a RICS survey, structural report, valuation or fixed quotation.

Explore the service: casacares.co.uk/survey-cost-review