

Highgate North West
London.

WHY DO TAYROSS CHARTERED BUILDING SURVEYORS DIFFER FROM THE REST?

We like to do things differently at Tayross. Our detailed structural buildings surveys exemplify this. We were recently requested to re-examine a detailed structural report carried out in Maida Vale W7 by a reputable surveying company. The report wasn't inaccurate, the issue was the buyer did not know how to interpret it. They didn't know whether the issues highlighted were serious or not.



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Figure 1

● Condition Rating 1 (green)	- No repair is currently needed, maintained in the normal way.
● Condition Rating 2 (amber)	- Defects that need repairing or considered to be either serious or must be maintained in the normal
● Condition Rating 3 (red)	- Defects that are serious and/or replaced or investigated urgently

Figure 2



Figure 3



WHY DO TAYROSS CHARTERED BUILDING SURVEYORS' STRUCTURAL REPORTS STAND OUT FROM THE REST?

Alongside our senior director Carl O'Boyle's 30 years of experience in the industry, we offer an additional free service providing advice on plans that you may have for the property, this could be for remodelling or extending.

We categorise the defects in terms of seriousness by using the RICS approved traffic light system (figure 1).

We prepare reader friendly PowerPoint presentations of the property and its defects, giving the buyer a very clear picture of what they are buying into so that the significance of these defects can be easily understood. For example, each survey includes maps to explain flood zones, High Radon areas, proximity to HS2 etc.

At the end of the report, we cost the serious defects and give advice on long term costs, which gives the buyer very essential information and confidence in what they are buying into.

We offer a free 15-minute consultation with the buyers after the survey is issued.