

Company Overview

# Carpenter Surveyors

Chartered Building Surveyors

[carpenter-surveyors.com](http://carpenter-surveyors.com)



North Warwickshire House  
92 Wheat St, CV11 4BH



# About Carpenter Surveyors

Carpenter Surveyors are Chartered Building Surveyors and Valuers, based in Warwickshire.

Our approach to our work is informed by both our rich heritage and experience, as well as the latest technological advancements and methods. With our friendly, professional services, we offer unrivalled customer experience.

Our company provides a range of consultancy services, including RICS Condition Surveys, Home Surveys and Building Surveys to Valuation services.

Whenever we undertake a project, we take a straightforward, solutions-oriented approach. By overcoming obstacles, unlocking projects, and adding value, we enable our clients to achieve their goals.

# Meet The Surveyors

Ian Bullock MRICS MEWI



I've always enjoyed being a Surveyor, in fact, at times it often feels more like a hobby than a job. There are many aspects to surveying that I love, from the various people that I meet and have the privilege to work with, to the different properties I see every day.

No two days are ever the same and it's this variety that fuels my enthusiasm and passion for surveying.

Anthony O'Reilly MRICS



Being a Residential Surveyor is a rewarding career. In addition to working with our clients, I enjoy helping the business to grow and prosper.

In essence, residential surveyors assess properties for their general condition, energy efficiency and value, they help homebuyers understand the condition of the property they want to purchase.

Craig Birch MRICS



My role as a surveyor allows me to meet people and give clear, sound advice on the largest purchase most people will ever make.

The work is very varied and thoroughly rewarding, especially when it puts people's minds at rest about things they may be concerned about.

Stephen Hill AssocRICS



I've wanted to become involved with surveying for years. My previous role was very much property sales focused and I wanted to progress my knowledge and skills in the surveying arena.

I enjoy working with properties and fault finding. It's nice to know that I can make a difference doing something that I'm passionate about.

Aidan Boland AssocRICS



In Residential Surveying there are no two days the same and you will always be faced with new challenges.

I enjoy inspecting different types and styles of properties whether it's a one bedroom flat to a five-bedroom detached house. Finding defects and ensuring that the client knows exactly what they are buying gives me a real sense of achievement and satisfaction.



# Our Services



Property Surveys



Property Valuation



Expert Witness Reports

## Uncompromising Experience Everytime

### Our Service Guarantee

We act at all times with objectivity and independence  
Base our reports on facts and experience  
Provide you with the right information to make an informed decision  
Be on hand at every step, to guide you through the process.

# Our Services

Carpenter Surveyors are specialists in residential property and real estate, offering RICS Surveys and Valuations and Expert Witness reports for private and secured lending clients.

Through our extensive technical experience and expertise, we develop project delivery strategies, supported by our project team. To ensure successful delivery on behalf of our clients, we promote a collaborative and solutions-focused work culture. Our core services are listed below.

## Surveys



### RICS Condition Report

An RICS Condition Report is suitable for smaller and more modern properties and serves as a valuable “Health Check” for homeowners or purchasers looking to assess the condition of their home.



### RICS Home Survey Report

Formerly known as a ‘Homebuyers Report’ this service applies to houses, bungalows and flats that are conventional in type and construction and are apparently in reasonable condition.



### RICS Building Survey

Essential for larger or older properties, or if you’re planning major works. Formerly known as a ‘Structural Survey’ this report option is the most comprehensive report and provides you with an in-depth analysis of the property’s condition, including advice on defects, repairs and maintenance options.

# Valuations

Valuation underpins all property decision making. Whether you're a national bank, property developer, or a private buyer. Value is important. That's why you should be very careful about who you consider to do it.

You can trust Carpenters to give you the insight you need in a Market Valuation, or a Building Survey. We've been doing it for years, with the credibility to prove it.



## Insurance Valuations

It is essential your home has insurance cover in place for the reinstatement cost of re-building the property. A Building Costs Valuation should assess the cost of reinstating the main property and all buildings associated with the property, fencing, walls and paving, drainage, cellars and any other ancillary parts of the property.



## Matrimonial Valuations

We understand that marriage break-up is difficult when it happens, property valuation is one less thing to worry about. At such a difficult and sensitive time, our team will treat your case with the utmost respect and confidentiality.



## Probate Valuations

After a death where assets are involved, the property is often the biggest asset that needs the correct valuation for inheritance tax purposes. Many properties may take an 'estate' over the inheritance tax threshold on their own, without consideration of other things.



## Property Valuations

It can be complex and challenging to reliably establish value, with many variables to consider on a property-by-property basis. Our reports are clear, unambiguous and well thought through.



## Since 1988

We are an independent firm of Chartered Surveyors. The practice was set up in 1988 and we have many years of experience particularly in regard to residential and heritage property.

With RICS accredited and certified staff, Carpenter Surveyors adhere to the RICS red book, which specifies mandatory practices for their members undertaking professional surveys and valuations.

# What our clients say



"I have recommended Carpenters Surveyors to my valued clients many times over the last five years. They have always contacted my clients in a timely manner, arranged the correct survey and conducted this with the utmost integrity.

All of the clients I have recommended to Carpenters have been very happy with the excellent service provided, I would not recommend anyone else."

## **Liz Garfitt - Mortgage & Protection Consultant**

Masterplan Financial



"As a mortgage broker I seek to maintain long term relationships with my clients. Generating referrals is fundamental to growing my business, service is therefore absolutely crucial. Every time that I recommend a lender or a service associated with the mortgage my own reputation is on the line.

I have worked with Carpenter Surveyors for over 6 years now. My standard practice is to recommend that a client who is purchasing a property instructs a survey. Carpenter Surveyors have never let me, or my clients down.

Professional, competent and efficient with a friendly manner.

I have 100% confidence that I have placed my clients with the best surveyors."

## **Ian Lang - Director**

Lang Independent Mortgage Advice





T: 0800 254 5202

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