

CONTACT US

About Us

Pinnacle Surveyors is an independent firm of Chartered Surveyors with extensive experience in the property and surveying industry. Our team of fully qualified and registered Chartered Valuation Surveyors specialise in corporate and private valuation work, RICS HomeBuyer Reports and Building Surveys, plus specialist valuation work for matrimonial and probate purposes. Our clients include all the major Banks and Building Societies.

Where we cover

We have offices in the following locations:

Alton nr. Basingstoke	Kettering
Coventry	Loughborough
Derby	Nottingham
Durham	Rochester
Gateshead	Sevenoaks
Hull	Wimbledon

From the above offices we cover the following areas:

East Midlands	North East
East Yorkshire	South East
Home Counties	South Yorkshire
London	West Midlands



**Pinnacle
Surveyors**

If you would like a no obligation quote for a report on a property you are purchasing, please do not hesitate to contact us on:

01332 830202

Or email us on:

enquiries@pinnaclesurveyors.co.uk

where we will be happy to help.

Head Office: Profile House, Stores Road,
Derby DE21 4BD

www.pinnaclesurveyors.co.uk

Regulated by RICS



**Which
SURVEY
is right
FOR YOU?**

Pinnacle Surveyors.
Big enough to cope; small enough to care.



RICS

the mark of
property
professionalism
worldwide

Why have a survey?

If you apply for a mortgage, your bank or building society will request a valuation report to be carried out on the property.

This report is for their purpose only. It does not provide you, the borrower, with any in depth detail on the property, outside the information they have requested.

By instructing your own HomeBuyer Report or Building Survey you can rest assured you will receive a detailed report for your own purpose, highlighting any issues you may need to be aware of before committing to the purchase.

How do you instruct a survey?

All you need to do is contact us using the details overleaf where we will ask for some basic information so we can provide you with a competitive quote for the appropriate report.

We will issue you with all the documentation you need to consider. If you decide to proceed, once we have the documentation back, we can usually visit the property within 3 days and have the report back to you within the next 5 working days.

What choice of surveys do I have?

Pinnacle Surveyors offer two forms of survey that are specifically designed to help when you purchase a property. These are the RICS HomeBuyer Service and a Building Survey.



The RICS HomeBuyer Service includes an inspection, a report and a valuation.



A Building Survey is a customised service suitable for all residential properties and gives full details of their construction and condition.

RICS HomeBuyer Report	
Type of property	Traditional houses, flats, bungalows and so on, in apparently reasonable condition.
Type of service	A shorter, less detailed report in a standard format.
Aims of service	<p><i>To help you:</i></p> <ul style="list-style-type: none"> • Make a reasoned and informed decision on whether to go ahead with buying the property • Make an informed decision on what is a reasonable price to pay for the property • Take account of any repairs or replacements the property needs • Consider what advice you need to take before exchanging contracts
Special features	Provides condition ratings for elements of the building, services and any garages and permanent outbuildings.
Valuation	Included as part of the RICS HomeBuyer Service
Form of report	RICS HomeBuyer Report which is a compact, standard format.

Tel: 01332 830202 or email enquiries@pinnaclesurveyors.co.uk

Building Survey	
Type of property	Any residential or other property, in any condition.
Type of service	A detailed report that is tailored to suit your need.
Aims of service	<p><i>To give you:</i></p> <ul style="list-style-type: none"> • A detailed assessment of the condition and construction of the property: and • Technical advice on any problems and work needed to put them right.
Special features	Provides full details of the property's construction, materials, uses, defects and need for future maintenance.
Valuation	May be provided as an agreed extra.
Form of report	In the surveyor's own format and usually longer, more detailed and technical than the HomeBuyer Report.

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