



BUILDING SURVEYS

Some of the work done by Prime Yield under the Building Survey service.



Monte Santo, Carvoeiro
Snag List



Village Marina, Olhão
Snag List



Tomilhos Garden, Albufeira
Full Structural Survey

When you let or buy a property, you expect to receive it in mint condition. In reality, many properties simply aren't completed to the high standard that the purchaser, rightly expect and deserve. The client should also know if any repairs or alterations need to be made. A property condition survey may save time and money in the long run if you uncover expensive defects before the purchase.

We offer two different types of survey to choose ranging from according to the amount of information and advice the client require about the property:

Snag List it's a survey of defects in a new build home or any new construction or renovation.

When buying any new property, a 'snag list' inspection should be arranged before the sale of the property is completed, to outline the small pieces of work - commonly known as 'snags' - that need to be finished. This ensures you are not stumbling on a series of problems with after you move in.

Essentially our clients come to us for peace of mind. Knowing that you are living in a new home or working in new space which is truly finished to professional standards saves a lot of money, time (and stress!) in the long run.

We inspect new and existing property, domestic and commercial. Our service offers a professional quality inspection of your new property and a concise, detailed written report and a picture gallery outlining snags. All external and internal areas of the property are inspected and included in the report.

Full Structural Survey includes a survey of the property defects, but aims to satisfy the customer for whom this survey is not enough, because you need something more like a technical diagnosis of projects, construction methods and materials used in your property. It also includes the market value of the property.

Buying a property is an expensive process, so it's only natural that buyers want to make as many financial shortcuts as possible. One of the most common shortcuts is skimping on the survey. Buyers tend to rely on the information provided by the basic valuation when deciding whether or not to purchase a property. That's probably acceptable if the property is fairly newly, but relying on an valuation report for an old or unusual property is a big gamble.

The surveyor will check the property carefully looking at everything that is visible or easily accessible in order to examine the soundness of the project, it's general condition and all major or minor faults. Once that the surveyors follow a code of ethics and professional conduct, the client receives a report that will be extremely detailed, in which all the research findings will be reported, from the infiltration analysis due to lack of drainage system, such as cracks in balconies that cause leaks.

We charge a fee, payable after you received the snag list and includes one re-inspection, in order to ensure that all defects have been fixed.



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