

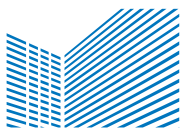
G Dolden
& Associates



Chartered Building Surveying and Consultancy Services



**Surveying
Services**



Our business has a proven track record of delivering high quality property surveys and valuations for purchasers or developers.

We provide surveys for domestic clients and the estate agency industry, these are carried out by Chartered Surveyors. We have many years of experience in carrying out these types of surveys and therefore we can offer a quality product for a reasonable cost.

A property may be the largest investment you make it is important to have a survey carried out to ensure that your investment is protected.

Property surveys we carry out;

- **A Full Building Survey** provides the most comprehensive and detailed survey for both property owners wishing to sell or develop their property, for prospective buyers looking for peace of mind and for others with a freehold interest in the property.

The survey provides an in-depth assessment of all of the elements within the building, its footings, drainage and water supply. It will also identify any evidence of settlement or ground subsidence and any damage to timber by infestations or rot.

In addition to the building related works the site is also surveyed to identify any apparent problems with boundaries, neighbouring structures

and trees or installations that could potentially pose a threat to the property or its occupants.

- **A Condition Survey** records the condition of a property at a certain point in time, typically before entering into a period of tenancy or lease. It can also be used to set out a maintenance programme or schedule of works.
- **A Dilapidation Survey** is a form of condition survey carried out at the beginning or the end of a lease to determine the works required to put the building back into the condition it was at the beginning of the tenancy.

Dilapidation and Condition Surveys, protect the interests of both the building owner and the tenant and should represent a significant element of any lease agreement.

- **A Homebuyers Report** is suitable for more modern properties or those built with traditional construction methods. It rates the main elements with a traffic light system and includes a basic valuation.

This is useful where property appears in a good condition, however you'd like reassurance that there are no hidden faults or liabilities with the property.



Pictured Projects:

Cover image; testing for dampness in Victorian properties

Above image; flashing and waterproofing defect

Opposite image; large family house

- **Promptness of response:** Structural survey needed at very short notice.
- **Quality of service:** Responded by email followed up very quickly by phone call despite it being Saturday morning!
- **Value for money:** Willing to discuss requirements and flexible on pricing. There was a time constraint of a week - the report arrived within the week.
- **Professionalism:** Dealt with pleasantly and professionally. Very good experience. **5/5**

Angela (Building Surveys, East London)



Valuations for domestic and commercial property

As RICS registered chartered surveyors we are able to offer a full, independent and professional, valuation service for all types of property in both the domestic and commercial sectors.

Our knowledge of the local area, the structural types of property within it and local market trends enable us to provide realistic assessments of property values and advise on the sale ability.

Negotiation tools

House surveys will help you find out about the condition of the building and, if there are problems, give you a powerful reason for negotiating the buying price down or asking the seller to fix the problems before you move in.

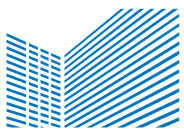
If you are unsure which option is right for you, we can explain the different types of house survey and house survey costs, and guide you through the process to help you decide.

G Dolden & Associates are a growing customer focused business blending the old fashioned values of integrity and customer service with the efficiencies of the latest business systems and information technology.

Applying the many years of experience we have in the construction industry, the range of services we provide and our commitment to customer service we can guide you through to a completed project which exceeds your expectations on cost and quality.

To Develop and Deliver Property Aspirations.

Chartered Building Surveying and Consultancy Services



G Dolden & Associates

G Dolden & Associates Limited was established in 2004 to provide a high quality Chartered Surveying Service which meets the growing pressure on building managers and owners to ensure that their premises meet the statutory requirements and that their assets are protected for the future.

We carry out Party Wall matters, design and administer both construction and maintenance projects, carry out defect analysis and report on building and structural defects. We also carry out Building Surveys and Valuations, the management of extensions and the upgrading of properties to meet the requirements of building users.

We are customer focussed, seeking long term relationships with our clients within which we strive to deliver the most cost effective solutions and provide added value. Our team of professionals is complimented by a network of proven suppliers and trade providers who meet our exacting standards and deliver on time and to budget.

G Dolden & Associates Limited

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