

Buying a House?

Don't take a Chance

You've Heard it all Before!

We know, we know... you've heard it all before – “buying a new home comes high on the list of the stressful times in your life ...” – “A home is one of the biggest and longest financial commitments you'll ever make” (apart from having children!) – and all of the other clichés that are used when you set foot on the path of buying a house / moving. But let's be honest they are all true...

Before we continue, please spare us five minutes to read what we have to tell you – we are trying to tell you about the importance of getting an independent survey and we are trying to sell you ours! However five minutes of your time now could save hours of heartache later ...

Because it's a high stress situation most of us try to do it as little as possible – move house that is, the average is every seven years or so.

When you are moving home you expect the 'professionals' involved to be of the utmost assistance and provide you with the best advice possible, after all the home buying process is something that they deal with every day – compared to us as relative novices in most cases.

However – ask yourself this question – do any of the professionals actually work for you specifically. The unfortunate answer is that there is only one person who can act entirely independently on your behalf when you are buying a home – so let's have a look ...

Estate Agents

First of all – did you know that you do not have to be qualified to be an estate agent – the person selling you your new home could have been standing at a bus stop with no job yesterday and be an estate agent today?

Don't be mistaken – the estate agent does not work for you! Being brutally honest he works for the person selling the house because they are the ones who pay his commission at the end of the day. He will very

often be part of a corporation who also sell you your mortgage, home insurance and sometimes 'your' valuation.

Independent Financial Adviser

Did you speak to the Financial Adviser in the estate agents where you are buying your house who claims to be 'independent'? did you read the small print about who they are introducers for – often the company that owns the estate agents (which in turn is often owned by the mortgage company – this is one of the reasons why they are so keen to sell you a mortgage) or one of a select few that he is allowed to use. Is he independent?

Valuation Surveyor

Not working for you either – even though you are paying him / her! The valuation that they carry out is not for you, it's for the bank or building society providing your mortgage. It's also important to remember the valuation is NOT a SURVEY.

Valuation Surveyor Carrying out an 'Independent' Survey for You

The Valuation Surveyor carries out a Homebuyers Survey or Building Survey for you while he is doing the bank or building society valuation – he is working for you and for the bank or building society at the same time ... where else do you instruct the same professional as the other party in a business transaction? You cannot, for example, instruct the same solicitor as the person selling you the house; this would be a conflict of interest. Ask yourself – 'is this independent?'

Is Anyone in this Business on your Side?

The answer to this question is YES – you can get your own independent survey. It does mean doing a little of your own research – rather than just ticking a box that is on your mortgage application form for a Survey – but it is worth while.

Which? The Consumers Association and the Citizens Advice Bureau strongly advise that you get your own independent Survey carried out when you are buying a house.

Indeed when you are making such a large investment in bricks and mortar – and let's face it somewhere that you (generally) want to make your home – can you really afford not to have a Survey done?

Think about how long it would take you to earn money to the value of your home (then add on the interest – the financial institutions do!). It is true that very few people have major problems with their property – but do you really want to take that risk, that gamble? Why should you when you can have someone on your side?

What we can do for you

Independent Surveys

You've probably guessed by now, we are Independent Chartered Surveyors – when we say 'independent' that is exactly what we mean. We are not owned by or linked to any financial institution, any estate agent or anyone else. We work on behalf of you – you are our Client and you alone.

- We are openly available for you to speak to throughout the whole process from pre-inspection to after you have received the report (and often beyond!).
- Our Surveyors are not targeted to do so many Reports a day and therefore if your property needs all day to be thoroughly investigated, we take all day!
- With us you have two choices – The Homebuyers Survey and the Building Survey (formerly called a Structural Survey).

The Homebuyers Survey

The Homebuyers Survey is a standard format report designed to be an economy package Survey. You should be aware that it is a step up from the Valuation; however we are still limited by what we can tell you in a Homebuyers Survey. This report is considered most suitable for your standard, modern, type of house.

The Building Survey (formerly known as a Structural Survey)

Really this is the best type of Survey you can have – this one looks at everything minor to major from top to bottom and gives you the most informative detail.

Our Building Surveys Include

- Solutions to any problems we find, details of how urgently they need to be dealt with and in some cases an idea of what it will cost you to put them right;
- Full colour digital photographs to show you what we are talking about;
- Technical definitions and drawings – plain English and sketches to illustrate any ‘Surveyor speak’!
- Advice on any alterations or extensions you may be planning to the property – are they feasible?
- Just to reiterate – we will talk to you as often as you need us to – before and after the report has gone out to you.

Hopefully you now understand a little more about where you stand. Are you going to play roulette with 25 years of your life (or if you are a cash buyer – possibly your life savings) or are you going to get a 1st Associated.co.uk survey carried out?

CALL THE QUOTE LINE ON 0800 298 54 24.