

Top 10 tips when you shop for a survey



1. **Make sure the surveyor is independent.** Estate agents do recommend but have they been paid to do so? Very probably. It is an offence not to tell you.
2. **Make a list of what you want to know.** "Will it fall down" is so easy you can do that! How about how much repairs will cost? Or can I have a roof conversion?
3. **How much is the information worth?** How much are you spending buying the house? You want a survey costing less than a washing machine service? No, but make sure you get what you pay for.
4. **Get to know your surveyor.** Proper surveyors work and support YOU. If all you are told is "get it checked" what's the point?
5. **Build your survey.** Tell all the surveyors what you want and then compare prices. Don't just ask for a price and a time.
6. **Don't compare prices online.** The cheapest thinnest surveys pay to get to the top of comparison sites but all surveys are not the same. Just like junk food they can be thinned down versions of a proper survey. Don't be fooled it's not eggs for eggs.
7. **Check your surveyor is up to date.** There are now two levels of survey. Level 2 and level 3. Easy. So what are you being told? Structural survey? Full survey? Building inspection? These are so old it's a surprise the surveyor has not retired.
8. **Are you helping your mother, father or children buy a house?** Finding a surveyor who will help them and advise them is the best gift you can give.
9. **Who is your surveyor?** They are all the same surely? Not at all. A quick guide; FRICS is the most experienced and a chartered building surveyor is degree trained to report on defects. Surprisingly not many Building surveyor survey houses.
10. **The house looks good. What could be wrong?** You just want to know the big items and a builder friend has looked at it? But what if something is wrong? How big is the problem? will it get worse? Will it affect the price? Buying wisdom and experience is worth every penny. Get a local independent chartered building surveyor and find out.

For a free quote and further advice on choosing a survey visit

www.Geoffrey-Hunt.com

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