

# FIRST-TIME BUYER GUIDE



*Step Seven*

Consider a Home Survey



## Do I Really Need a Home Survey?

The choice is yours! While surveys aren't legally required, they can be a wise investment in the long run.

Not only can a survey give you peace of mind, but it may also save you money by identifying potential issues before you move in.

In some cases, you might even be able to negotiate the purchase price based on the survey findings. We can recommend a survey company so that you can compare quotes.



## What's the Difference Between a Valuation and a Home Survey?

A **valuation** is primarily for your mortgage lender's benefit to ensure the property's value justifies the loan amount. It's not a detailed assessment of the property's condition, and often, you won't even see the report.

A **home survey**, however, is carried out for your benefit. It provides a more in-depth look at the property's condition and highlights any potential defects, giving you the information you need to decide whether to proceed with the purchase.

## Where to Find a Surveyor

If you decide to have a survey, it's your responsibility to arrange one (unless you're buying a property in Scotland, where the seller typically provides it). It's essential that your surveyor is qualified and registered with a professional body like [RICS](#) (Royal Institute of Chartered Surveyors). While your solicitor or estate agent might recommend someone, it's worth researching local surveyors yourself to compare quotes and ensure you're getting the best service.

# Which Type of Home Survey Should I Have?

Not all surveys are the same! Depending on the property's age, condition, and your budget, there are several different types of surveys to consider. The most common options provided by RICS include:

## *RICS Condition Report*

The most basic and affordable option, suitable for newer properties in good condition.

## *RICS HomeBuyer Report*

A mid-level survey that includes an inspection of the property's visible areas and provides advice on repairs.

## *RICS HomeBuyer Report*

The most comprehensive option, recommended for older or unusual properties, which provides a detailed analysis of the structure and condition.

Your choice will depend on how thorough you want the inspection to be and what type of property you're buying.

# Which Type of Home Survey Should I Have?

It might seem unnecessary to survey a brand-new home, but it's worth considering a snagging survey. This specialised survey is designed to identify minor issues (like poorly fitted doors) or more significant problems (such as structural defects).

While most new builds come with a 10-year guarantee covering structural issues, a snagging survey can spot defects early on and ensure they're fixed before you move in.

It's best to arrange a snagging survey as soon as the building work is completed but before you officially move in, so any issues can be resolved quickly.



## Checklist

- You've ordered any surveys you need and are satisfied with the results.
- Any minor or major defects have been addressed or flagged.