



## TEN MOST IMPORTANT ITEMS TO CONSIDER WHEN PURCHASING A RESIDENTIAL DWELLING

Buying a home is one of the biggest financial commitment you will make. Your solicitor is obliged to advise you to have a survey carried out before you buy a residential property, having a survey completed will ensure that you are fully informed of the issues associated with the dwelling you intend to purchase.

- When engaging a surveyor to complete your building inspection ensure that the surveyor is a member of the Society of Chartered Surveyors (SCS).
- Ensure that your surveyor explains to you prior to embarking on the survey the type of survey they propose to complete.
- Provide your surveyor with as much information relating to the property as possible, i.e. information such as planning grants, boundary maps, architectural drawings etc.
- If it is your intention to renovate, alter or extend the premises surveyed, inform your surveyor as they will consider your options during the inspection.
- If alteration / renovation works are required your surveyor can provide you with cost estimates of these works.
- If a planning application is to be prepared your surveyor may be able to assist with the preparation of same and to this end include the completion of a measured survey of the premises when completing the building inspection.
- During the completion of the building inspection your surveyor will pay particular attention to any defects which may be present. Such defects will include dampness, timber defects, structural movement and now more importantly insulation deficiencies.
- The surveyors trained eye will ensure that potential hidden defects are identified.
- Your surveyor can include remedial options and the likely consequences of not completing repairs within your report.
- Legal matters associated with the property will also be identified by the surveyor.