



## Survey Issues

It is very important you have peace of mind that your new home does not have too many unknown defects.

The majority of purchasers will have a survey to ensure that the property is in a reasonable state of repair pending its reported condition/age etc.

When a survey report is received there are a few tips to be aware of that should help.

1. A survey is designed to highlight the faults of a property. It will never comment on the wonderful location, the sea views or the level garden which attracted you
2. Don't panic. Read the report at least twice to get a real feel.
3. Become familiar with Terminology e.g. Wood boring Beetle Infestation is woodworm.
4. Highlight your real areas of concern.
5. Have a calm and methodical approach to your actions; the majority of issues can be sorted out.
6. Speak with your surveyor, buyers rarely do this. Surveyors are there to guide and help you.
7. Talk to us. We will make suggestions and arrange quotations for any specific work that may be needed.
8. The seller may not be aware of the problems so don't become over suspicious that they are trying to hide something.

As mentioned if you follow these tips and really want a property there is usually a way forward and a resolve. It is our approach and how the matter is dealt with that will lead you to a satisfactory conclusion.

**peace  
of mind**

If you are a client of Williams Hedge or buying a property through our agency please call us for more survey HELP

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available on all  
subjects below.**

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Types of survey ✓

I have a buyer – what happens now? ✓

What is a chain? How does it affect me? ✓

I'm not happy with my survey ✓

The legal process for sale ✓

The legal process for Purchase ✓

Exchange of Contracts ✓

Moving Day ✓