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Buyer Beware Notice

You have instructed Fletcher Longstaff to act on your behalf in the purchase of a property. Whilst we will deal with the legal procedures and approval of the title we are not able to advise in relation to the structural condition of the property.

The doctrine of “caveat emptor” applies, meaning let the buyer beware. You need to ensure prior to commitment to the purchase – (exchange of contracts) that you are satisfied with the condition of not only the structure – (foundation, bricks and mortar and roof), but also ancillaries such as central heating systems, electrical wiring and gas appliances. Normally the following surveys/valuations are available:

Basic mortgage valuation

This is arranged by the mortgage lender to ensure that the property provides adequate security for the loan requested. It is not a survey.

A Scheme II Home Buyers Survey/Report

This can be arranged as part of the mortgage application and is the minimum that we would recommend. The survey is carried out by a Chartered Surveyor in accordance with a form prescribed by The Royal Institute of Chartered Surveyors. Whilst it does provide a valuation it is proper survey and is far more detailed and thorough than the basic mortgage valuation. The surveyor is acting on your behalf rather than the mortgage lender and you therefore you are entitled to query any points revealed in the survey.

Full Structural Survey

Again this survey can be requested as part of the mortgage application or can be arranged independently. This standard of survey is normally reserved for a large or very old properties which require even greater inspection and attention to detail than that provided by the Scheme II Home Buyers Survey.

Even when commissioning survey (b) or (c) above it is possible that the surveyor instructed will recommend further inspections by certain specialists relating to damp proof courses, timber treatment, roof structures and sewers/drains.



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They may also recommend testing of the electrical wiring, central heating system and gas appliances. Even if you decide to have the basic mortgage survey valuation we would strongly recommend that you have the central heating, gas appliances (where applicable) and electrical wiring and sanitary ware and installations fully inspected by the appropriate qualified tradesman.

Ultimately you are entitled to have the property surveyed and inspected as far as you feel necessary to satisfy yourselves as to its structural condition prior to commitment. If defects are revealed following exchange of contracts it is usually difficult if not impossible to economically obtain redress from the seller.

Please tick the boxes which apply:

- I would like Fletcher Longstaff to arrange for a Surveyor to contact me regarding a more detailed inspection of the property.
- I am willing to rely on the basic mortgage valuation carried out by my lender and accept that this valuation is not a survey and is only for the benefit of the mortgage lender
- I acknowledge your advice in this matter and confirm that I will satisfy myself as to the overall condition of the property.

Signed:

Dated:



Signed:

Dated:

