



NOEL LARKIN & ASSOCIATES
CHARTERED BUILDING SURVEYORS

BUYING A HOME? HAVE IT SURVEYED!

Who needs a Home Survey?

When contemplating any life investment good and precise advice is required. When purchasing a building you will require a clear account of its condition together with the likely cost of repair of any defects. You will need reflective and practical advice. If your purchase is solely for investment, it is essential to have advice on tenant responsibility with regard to repairs, improvements required to meet current fire regulations, and on adaptability were alterations or refurbishment is required. A **Chartered Building Surveyor** can give an opinion on all of these matters.

Why should I use a Chartered Building Surveyor?

Chartered Building Surveyors are specifically educated and trained in the skill of surveying Buildings. The wide range of materials used in the construction of buildings and their varying life spans can lead to the development of defects. **Chartered Building Surveyors** are specifically educated in the principles and processes of construction and in the capabilities and compatibility of materials. Knowledge of construction costs allows the **Chartered Building Surveyor** to advise fully on potential problems and associated cost of defects. Chartered Surveyors are obliged to keep up to date with new technologies through life long learning or CPD.

But aren't Chartered Building Surveyors expensive?

Chartered Building Surveyors may be slightly more expensive than our "non Chartered" competitors, but they usually offer a more comprehensive service. The initial survey carried out by a **Chartered Building Surveyor** will be thorough and the survey report produced will usually be more informative and detailed.

What Should I expect my surveyor to do?

When you have appointed a **Chartered Building Surveyor** to survey a building on your behalf. The surveyor should first confirm your instruction in writing, confirm the agreed fee, and provide standard conditions of engagement outlining the level and extent of the proposed survey. The surveyor should be adequately equipped to perform the survey and should have standard equipment including a Moisture Meter, ladder to access the roof space and flat roofs, a torch and metal probe for testing external joinery. The time spent on site should be adequate to fully access the type of building presented. The surveyor should take adequate notes, measurements and photographs as necessary to form a considered opinion of the building.

What should I expect in the report?

The report should provide you with a detailed and considered analysis of the buildings condition and should alert you to the presence of defects or deleterious materials such as asbestos. Costs associated with repair should be highlighted and any potential future

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maintenance should be advised. The report should be easy to understand and should be presented in non technical language. Usually the surveyor will be willing to discuss the report with you when you have considered its content.

How will I know if my surveyor is a Chartered Building Surveyor?

Chartered Building Surveyors are recognised by the letters following their name ASCS (associate of the society of chartered surveyors) or FSCS (fellow of the society of chartered surveyors) and MRICS (Member of the Royal Institution of Chartered Surveyors) or FRICS (fellow of the RICS). Firms, who present themselves as **Chartered Building Surveyors**, must follow strict guidelines in relation to numbers of qualified partners.

Buying A Building Checklist

Have a building survey carried out to identify defects and other likely costs, which could effect your investment or the purchase price you are willing to pay. Use a **Chartered Building Surveying** practice to guarantee high quality service.

Have thorough inspection carried out in accordance with guidelines set down by the **Society of Chartered Surveyors**.

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