

## Do buyers need a survey if a property is guaranteed?

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We have looked at 10 year builder's guarantees in previous IT articles and the issue is of increasing interest to owners - an highly relevant to buyers of newer builds. The question of whether or not buyers need a survey can actually be answered by a significant proportion of new build owners, most having experienced various problems with their new properties, ranging from what are almost 'live with' minor issues right through to serious defects that require them to vacate their 'dream' homes.

In hindsight all these owners can only confirm their regrets with having kind of surveyors existed in the first place.

While builders are legally bound to abide by guarantees, the law will not protect property owners unless they seek the help of a surveyor. If a builder ignores complaints or disappears, most owners seek the help of a surveyor. **THE BUILDER'S AGENTS** Most problems can be avoided by arranging a survey prior to completion. A building surveyor does not have to be a member of the Royal Institution of Chartered Surveyors (RICS).  
*\*In time case law may help encourage early claim acceptance from 'decenal' insurance companies and*

NB:- Information for advice purposes only. All property buyers should seek independent legal advice and information provided by Mark Paddon BSc Hons Building Surveying. MCIQB. Structural Surveys Valencia