

## Mortgage company valuation surveys

If you do not obtain a Home Condition report or Homebuyers survey you should not rely on the mortgage company's valuation survey.

Mortgage companies wish us to advise you that there may be defects in the property which are not revealed by the inspection carried out by their valuer. There may be omissions or inaccuracies in the valuation report which do not matter to the lender but which may matter to you.

If you receive a copy of the valuation report you should not rely on the report in deciding whether or not to proceed with your purchase.

You should obtain your own more detailed report on the condition and value of the property, based on a fuller and more in depth inspection, to enable you to decide whether the property is suitable for your purpose.

## Services and Appliances

You should give consideration as to whether you wish to arrange for further inspections of appliances and services such as:

1. Arranging for the boiler and central heating system to be inspected and tested.
2. Having any gas appliances tested
3. Having the electrical installations and wiring inspected.
4. Having the drains inspected.

The above list is not exhaustive. It is up to you to satisfy yourself regarding the services appliances and the physical matters relating to the property prior to exchange of contracts. We are not in a position to advise on whether such additional inspections or tests would be advisable in any particular instance. If you have any concerns, you should discuss those with your surveyor or appropriately qualified service engineer.

You are unlikely to have any recourse to the seller if these are issues after exchange of contracts unless the seller has made a misleading statement through their lawyer. A lawyer acting for a seller would advise their client not to comment on such matters as they are unlikely to have sufficient expertise to do so.