

South Coast Home Inspectors

Pre purchase tips

Well, you are now set to start searching to buy your property. Here are some tips which we hope you find useful and help get you thinking about how you will go about this process. Remember it will be one of the biggest commitments you will ever undertake so it's important to get it right. Whether you may be ruled by your head or by your heart it's important to consider things and the questions you will need to ask. Be prepared to answer questions from the seller about your plans and intentions too. The first rule is

Sort out good advice from bad

Well meaning, but misplaced help is often a hindrance. If you are using an Estate Agent remember they will have a clear insight into the property marketplace and matters, so it pays to use the local knowledge of all those involved in your sale and purchase. Give yourself the best chance to get the property of your dreams with the least worry and stress by getting a team of trusted professionals to support you. If you have any queries or concern your solicitor, surveyor and other professional team members will have sound advice to help you. Choose wisely and you will find its money well spent.

Make a plan

If you outline your intentions and timescales it will help you think ahead, but don't put too much detail into it early on. You could try to list all the things you want or like and all the things you wish to avoid or prefer not to have – giving each item a score will allow you to place a relative importance against each item. Most people end up simply falling in love with a particular property so preparing a list may not be for you – or it could help to keep your feet on the ground and be more objective in your search for a new home. Whatever your plans, most people make some compromises – be sure you can live with any compromises made for that long term and not regret them every day after moving in. Once you are interested in a property be sure to ask to see the HIP – Home Information Pack, check it and pass it to your solicitor as it can help your decisions and help speed the purchase process along.

First Time Buyers

You are in a special category which makes you attractive to sellers – as you do not bring a chain with you, but are often also stereotyped as being fickle and changeable – which makes others nervous. You are well placed to get a good deal. Be prepared to spend time to look around and not make offers on each of the properties you see. Make sure you can get the mortgage you think you ought to have – many buyers are let down when they find out that the mortgage offer is below what they need. Try several building societies and lenders and make sure you understand the mortgage on offer – and that you can pay it back if circumstances change a few years into the mortgage or if rates rise.

Cash Buyers

You are in a special category which makes you attractive to sellers – as you often do not bring a chain with you, but may also be stereotyped as being cash-rich and thus ready to pay more - so you might have to work harder for that good deal. Remember you have the cash and can therefore be sure of funding and move more speedily than those who have to get a mortgage. Secure a good deal.

Mortgages

This is such a specialized area and so fundamental to your plans years into the future that you need to get good advice from a solicitor, trusted lender, mortgage broker or financial advisor – perhaps best of all is to see several to get a range of views and advice. Be ready to ask lots of questions.

What am I buying?

A palace - new or old the property must function for you. In simple terms you need to be sure there are no legal issues with the property and surrounding areas and that it will not fall down around you. Remember the law is Caveat Emptor – let the buyer beware – so get sound legal and property advice, afterall it's most likely the largest purchase you'll make. A surveyor will let you know its condition - you have a wide range of survey types to choose from so discuss it with them for one appropriate for your property. If the HIP includes an HCR this may satisfy you; if not you can have your own survey done.

Legal matters are best tackled through a solicitor and these may well go further than the standard searches contained in the HIPS. Remember you will still have to be alert for yourself so have a good look around the property. What is it like at different times of the day? Are the roads busy at rush hour, is street lighting suitable. Didn't notice those trees or stream? Noisy train nearby? Check these out.

Having a new home built? This could need a whole page to itself! It can be very rewarding or very fraught and stressful. Avoid some of the pitfalls by trying to check its progress regularly and keep an eye on the finishes being what you ordered. If you have any concerns, raise them with the builder in plenty of time. If you want an independent inspection to check progress other aspect we can help.