

# State and Condition – Surveys

-  Generally, the Seller does not have a duty to disclose defects in the physical condition of the property. In this respect, you must rely on your own surveyor or valuer. Unless you specifically raise any matter with us, we shall assume that you are happy with the condition of the Property. Once we have exchanged Contracts you will not be able to obtain any contribution from the Seller for the cost of any repairs or replacements that may be required to the Property.
  
-  If you intend to alter or extend the property you should consider having a structural survey, not least to check whether there may be cables or drains on site which would hinder work or which may need to be moved.
  
-  We are not routinely given a copy of the survey report or valuation you obtain. If you wish us to comment on the legal aspects of the surveyor or valuation you will need to send us a copy prior to exchange of Contracts. If you expect the sellers to rectify (or pay for the rectification of) any defects, this will have to be agreed with them through their solicitors and a special clause added to the contract, prior to exchange.
  
-  We would always recommend at least a Home Buyers Report (sometimes known as a Scale 2 report) or better, a full Structural Survey. However, a full structural survey may only be practicable where the property is empty as furnishings and fitted carpets can prevent full inspection by a surveyor.





We would, however, advise you that we are not qualified to comment on structural aspects of a property nor does our professional indemnity insurance cover us for such advice. Even though we are always keen to provide support, we cannot help you decide whether a particular property is suitable for you as your home or as an investment, we are only able to comment on the legal matters arising.



Matters that affect structure and value of the property are matters for your surveyor, preferred tradespeople, and architect, and enquiries as to the price of the property are more properly dealt with through the selling estate agents. We do not routinely become involved in price negotiation and, if we are required to, we do reserve the right to charge the negotiation time at our hourly rate.



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**We're not ordinary Lawyers**

