

*Advertising Feature*

# Better good advice than a poor buy



**GOOD ADVICE:** If there is a problem, Benno will find it.

THE Home Inspector Spain presents a unique service: The home buyer's guide as a house inspector. Because the error is in the details.

We talked to Benno Bühler, an RICS London certified Building Surveyor and Chief Architect of Bühler & Partners MRICS | architects | surveyors | valuations, with a head office in Malaga. Benno has worked on the Costa del Sol since 1996 and is a certified real estate valuer (Arquitas - Banco de España) and performs building and structural surveys or valuations even for the Spanish courts.

*Benno: Tell us what is a home inspector?*

What in the US is common and even mandatory, should be mandatory for foreign home

buyers in Andalusia as well. Who checks the structure, the house techniques and the general plan regulations? Who elaborates the snagging list, gives a value to the house and the building defects to be repaired? We do!

*But surely the real estate agent will help?*

A real estate manager is trained to do the deal and won't necessarily give neutral advice.

*Any architect or professional may help as well?*

Yes! The Surveyor or Architect may realise a wonderful survey, delivered weeks later. But we can appear to visit the house on the same day and give a first impression of the price and value of the building.

*What do you include in your service?*

We inspect and create a snagging list (we will find any defects). Those construction defects are good arguments for us to lower the price. Compare this with buying a second-hand car (maybe with a 'car Inspector'). The more scratches you find, the better you can negotiate the price.

*And your fees?*

Our service is available from as little as €350 plus a percentage of the savings we are able to negotiate. The more we bring down the price, the more we earn.

This is a win-win for every party except the

seller. There is no better motivation for us to bring down the price!

*But I can negotiate the price on my own?*

You can, of course. But if the discussion comes to technical items, you may need more knowledge to argue. Eg if the aircon exterior unit is not certified for an exposition close to the beach (a real problem we discovered the other day, and saved €35,000 for our client).

*Would you be able to explain this detail to the seller? We can!*

*And if the price is already agreed?*

We also have flat rate agreements.

*Do I need a lawyer for the purchase?*

We can manage the whole conveyancing process. But if a serious legal problem appears, we will recommend a competent lawyer to help. We don't give legal advice. I see our service more as a complement to a lawyer, they do their legal checks and we do the technical checks.

*More info?*

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