



Benno Bühler SUR

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Benno Bühler has been working as an architect, building surveyor and home inspector on the Costa del Sol since 1996. He has been a member of RICS (Royal Institution of Chartered Surveyors, London) since 2017.

As an architect, this German professional, works mainly in the field of new construction or conversion of residential buildings on the Costa del Sol and Costa de la Luz. In addition to the usual services you would expect from an architect, the planning office also carries out appraisals as a building surveyor and real estate valuer.

As a home inspector in Spain, Benno Bühler offers Spain-wide house-purchase advice for prospective property-buyers. If you make use of this service, ideally before buying a house, the home inspector will almost always find relevant defects that serve as decisive arguments when negotiating the purchase price, just like when buying a car.

The Home Inspector Spain proceeds as follows: Benno Bühler first inspects the property on site. In doing so, he checks whether the dream house in Spain matches the information provided by the seller. "Our expertise usually leads us to find any defects, we know where to look. Our service does not include legal advice, nevertheless we ask the sellers to provide us with the necessary documents such as an extract from the land register, etc. Should prob-

lems of a building-law nature arise, we will, if necessary, refer you to a legal advisor", says Benno.

**Evaluation and valuation**

After the inspection, all collected data is evaluated in the office and compiled into a comprehensible report for the client. The home inspector prepares a rough cost-estimate of what it may cost to remedy the defects found. This list helps to negotiate a fair purchase price with the seller later on. At the end of the building survey, the client will find all recommendations classified according to "Must Do" and "Can Do".

**Purchase price negotiations**

If desired, the home inspector will conduct the purchase price negotiations for the prospective buyer with the seller. The cost breakdown of the defect rectification helps as a negotiating argument. The aim is always to negotiate the best purchase price for the client. The expertise of the experienced architect in combination with his negotiating skills is a great advantage here.

**Until the notary appointment**

Once a satisfactory price has been negotiated for the client, the home inspector prepares for the notary appointment, checks/amends the purchase deed, if necessary, and accompanies the client through the



**BÜHLER & PARTNERS - MRICS BUILDING SURVEYORS - ARCHITECTS**

**Activities:**  
Surveyors and Architects

**Year of Foundation:**  
1996

**Founder:**  
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purchase. After the purchase, the Home Inspector Spain takes care of the necessary further steps: registration at the land registry, updating the data at the municipal treasury (payment of property tax), etc. Meanwhile, the customer can look forward to his dream property in a relaxed and carefree manner.

**PROFESSIONAL.** Benno Bühler offers Spain-wide house purchase advice for prospective property-buyers

# Home Inspector Spain - the real estate check from the architect

When buying a property, everyone thinks of the legal compliance from the lawyer. But who does the technical compliance? The Home Inspector Spain does! They check on-site whether the property boundaries

are correct, whether the house corresponds to the entries in the land register, whether extensions have been added ..... And of course: whether the structural conditions recommend a purchase.

**bühler & partners**  
rics building surveyors | architects  
property valuations | assessors

# Property in Spain? Ask the Home Inspector!

**RICS chartered surveyors and architects - professional assessment since 1996 in Spain**

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ARQUITECTOS DE MÁLAGA  
 RICS