

Questions to ask before you pay for a survey or removal

Whatever the property problem, spray foam, damp, timber, knotweed, cladding or a septic system, the same handful of questions save the most money and time. Ask them before you commission a survey or removal, not after.

1. Who actually needs to be satisfied?

A lender, a buyer's solicitor, and a surveyor can each want different things. Find out whose requirement you are actually trying to meet before paying for work that answers the wrong question.

2. What evidence will they accept?

Ask in writing. A verbal "get it sorted" from a broker is not the same as a specific document requirement, and paying for the wrong document is a common way to spend twice.

3. Is there an existing report or guarantee?

Check what already exists on the property, an old survey, an installer guarantee, a previous inspection, before commissioning something new. It may already answer the question, or at least narrow what a fresh report needs to cover.

4. Is the specialist checkable?

Most relevant bodies (RICS, the Property Care Association, CIGA) keep a free public way to check membership or registration. Use it before booking, not after.

5. What does the quote actually include?

A survey, a report, remediation, and a certificate are often separate things priced separately. Get an itemised quote so you know what you are paying for at each stage.

6. What happens if you do nothing?

Sometimes the honest answer is that a problem does not block your specific transaction. Ask what the consequence of doing nothing actually is before assuming the most expensive route is necessary.

7. Who pays?

For some issues (a guarantee-backed installation, a vendor's known defect), the cost may not sit with you at all. Establish this before you reach for your own money.

For the specific evidence checklist for spray foam, see our [spray foam evidence checklist](#). For a cavity wall guarantee, see [checking your CIGA guarantee first](#).

[Send an enquiry about this →](#)

Questions people ask

Should I always get an independent inspection first?

It is usually worth it for anything that could affect a sale or mortgage, because an inspection tied to the firm doing the remediation work has an obvious conflict of interest. RICS and the Property Care Association both recommend advice from someone with no commercial interest in the outcome.

How do I know if a specialist is genuinely qualified?

Check them against the relevant public register or member search before booking: RICS for surveyors, the Property Care Association for damp, timber and waterproofing specialists, CIGA for cavity wall insulation guarantees. Registration

does not guarantee the work will be perfect, but it is free to check and a reasonable baseline.

Is it worth paying for a second opinion? ^

For anything with a five-figure remediation cost attached, or anything that could stall a sale, yes, it is a small cost relative to what is at stake. For a minor, low-cost issue, it may not be proportionate.

Drawing on published guidance from [RICS](#) and the [Property Care Association](#). See our [data sources and updates](#) page.



Adam Parker

Editor, VettedHome

Adam leads VettedHome's editorial coverage of UK home services. He is the founder and managing director of Muswell Rose, the commercial strategy and modern systems business behind a portfolio of UK information sites, and he researches and writes the plain-English guides that help homeowners choose between installers and trades, drawing on the standards set by the relevant bodies for each job, such as Gas Safe Register, NICEIC, MCS, TrustMark and the Property Care Association. He is clear about what to check before any work starts.

Last updated: 28 September 2026

TRUST, LEGAL AND GOVERNANCE

VettedHome is operated by Best Business Loans Ltd, registered in England and Wales (company number 16833937). All services, operations and publications under the VettedHome brand are delivered by Best Business Loans Ltd. VettedHome is independent information: it is not a lender or installer, and does not vet or recommend installers.

Legal and Registration

Registered in England and Wales. Company number 16833937. D-U-N-S 234324824. ICO registered, reference ZC151816 ([certificate](#), [verify](#)). Registered supplier on the UK Government's [Find a Tender Service](#) (FTS). Details publicly available via [Companies House](#) and OpenCorporates. Registered office: Cust Hall, Toppesfield, Halstead, Essex, CO9 4EB. Contact: hello@vettedhome.co.uk.

Standards and Governance

Operates under UK data protection and consumer standards, including UK GDPR.

Domain Continuity

Primary domain vettedhome.co.uk. Business ownership, entity and services remain unchanged. Reviewed quarterly.