# **RICS Home Surveys Information Sheet**

## Helping you choose the right survey

Why do you need an RICS Home Survey? Because forewarned is forearmed. Choosing the right survey will help highlight any serious problems and advise you of the specific risks before you commit to the process of buying or selling a property.

RICS has three different types of survey (outlined overleaf). These can only be conducted by an RICS qualified surveyor. Reliable and cost effective, these reports carry the full weight of the Royal Institution of Chartered Surveyors – the industry's most respected authority on surveying.

### Buying a home

It's important to remember that your mortgage lender's valuation report is not a survey. It merely tells your lender whether or not the property is reasonable security for your

loan. An RICS survey will tell you the actual condition of the property. That's vital information that can be invaluable during price negotiations, and will also help you avoid expensive surprises after you've moved in.

#### Selling a home

An RICS survey can be an aid to selling your home. It will show you any problems that may delay your sale or cause price reductions later in the process.

### Staying at home

A survey of the current condition of your home will warn you of defects and help you avoid escalating repair and maintenance costs in the future.

						w	hat to do now
				KE	nergy efficiency	16	a prospective home purchaser who has chosen an RICS Condition Report to help you claim on buying a property, you should carefully consider the findings, condition ratings stated in the report. quotations
		K v	aluation	14	tion describes energy related matters in the property as ingle of energy related features and issues aireasy identifi- at, and discusses how they may be affected by the could of a formal energy assessment of the building but part or audier view of this lopic. Although this may use informatic does not check the certificate's validity or accuracy.	fied in the previous sections of tion of the property: If the report that will help you	regions may influence the amount you are prepared to pay for the property, Buttors as legist commitment to but the property, you whould get reports and is least thom job of the repairs and further investigations the surveyor may have identified. These set from experienced contractions and are properly insteade. You should allow a for references from people they have excluded for; as for references from people they have excluded for; as for references from people they have excluded for; as writing exactly they used it want them to do; and contracted to put the questions in writing.
$\sim$	Summary of the condition rati	nas	alnion the Market Value on (amount in words)	as inspected was:			one (for example, electricians, gas engineers, plumbers and so on). Some work need you to get Building Regulations permission or planning permission from your only.  'investigations
	This section summarises the condition ratings of the different elements of the property.		Area of property (sq m) sinion the current reinstatement cost of the property (see note below) is:			syor is concerned about the condition of a hidden part of the building, could only see letect or does not have the specialist knowledge to assess part of the property fully, th may have recommended that further investigations should be carried out to discover the of the problem.	
	If an element is made up of a number of different parts (for example, a pit building and a flat roof to an extension), only the part in the worst condi To make sure you get a balanced impression of the property, we strong you read all sections of the report.	tion is shown here.	(amount in words) jet my valuation, I made the following assumptions, and to the materials, construction, services, fixtures and fittings pection of those parts that I could not inspect would not identify set to after the valuation;	significant defects or			xu should use for these further investigations at ask an appropriately qualified person, though it is not possible to tall you which one, belonging to fifterent paper of organizations with a sale to do the. For example, letericians can belong to five different government-approved schemes. If you want wee, please contact the surveyor.
3)	Section of the eport  E-Outside the property F- Incide the property G-Services  H-Orounds (pat)		openios or damaging materials or haiding bedningsos have bee in occuminations in or from the ground, and the ground his na- goarly is connected to, and has the right to use, the mains service subton-does not take account of any furnishings, removable fits et lo logal matters. I have account of any furnishings, removable fit et logal matters. I have accounted that expeny is sold with owner to account of five logal address can go without or the property, or the purpose the property is or will be sold on of the property, or the purpose the property is or will be sold on of the property, or the purpose the property is or will be sold on the property of the purpose the property is or will be sold any functional owner or unusual relations apply to the property attended by problems which would be invested by the usual lot attended by problems which would be invested by the usual lot any planning permissions and Bullings Regulations connecting any planning permissions and Bullings Regulations connecting the property of the property of the purpose.	ot been used as landfill; wices mentioned in the report; and ings or sales incentives. e you more information on this term); used for, does not break any laws; serny, that the property post incuries and that all			the further investigations will involve appear on the type of proteins, but to do this properly parts of the forme may have to be also you should discuss this matter with the current censor. In some cases, the cost action may be high.  The does not claim to provide legal advices "You should consult your legal advices sinning into any briding contract or real estate transaction.
4	Section of the report Element number Element name  E: Outside the property  F: Inside the property		tions) have been obtained and complied with; and openly has the right to use the mains services on normal terms as and roads giving access to the property have been 'adopte side' local-authority, not private, control).  Tional assumptions relating to the valuation	s, and that the sewers, mains			
	F. Intalas the property G: Services H: Grounds (part)		I advisers, and other people who carry out property conveyants and are responsible for checking those concerning legal in of the Mattack Value shows here could be affected by the outlessers (section ii) and/or any further investigations and quotation tion assumes that your legal advisers will receive satisfactory epitions in the report.	natters. stcome of the enquiries by your ns for repairs or replacements.			RICS Home Surveys.
	Section of the apport  E. Outside the property  F. Inside the property  G. Services  H. Grounds (part)		raiderations affecting value  as first internation about the assumptions I have made in calculating in the INCS Homesbuyer Service provides. The reinstatement calcu- ings and only in proceeded to its entire placetast of using proceed material which is a significant to the proceeding of the proceeding of the proceedings of the proceedi	this reinstalement cost in the the cost of retuilding an average also and techniques, and by acting in you decide on the amount of buildings	r RIGS	ing Survey	_
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### Buying or selling? Survey your options

### The RICS Condition Report

Choose this report if you're buying or selling a conventional house, flat or bungalow built from common building materials and in reasonable condition. It focuses purely on the condition of the property by setting out the following:

- clear 'traffic light' ratings of the condition of different parts of the building, services, garage and outbuildings, showing problems that may require varying degrees of attention;
- · a summary of the risks to the condition of the building; and
- advice on replacement parts guarantees, planning and control matters for your legal advisers.

An RICS Condition Report is straightforward and does not include a valuation, but your surveyor may be able to provide this as a separate extra service.

Ask your surveyor for a detailed 'Description of the RICS Condition Report Service' leaflet.

### The RICS HomeBuyer Report

Choose this report if you need more extensive information whilst buying or selling a conventional house, flat or bungalow, built from common building materials and in reasonable condition. It costs more than the Condition Report but includes:

- · all of the features in the Condition Report;
- the surveyor's professional opinion on the 'market value' of the property;
- an insurance reinstatement figure for the property;
- a list of problems that the surveyor considers may affect the value of the property;
- · advice on repairs and ongoing maintenance;
- issues that need to be investigated to prevent serious damage or dangerous conditions;

- legal issues that need to be addressed before completing your purchase; and
- information on location, local environment and the recorded energy efficiency (where available).

Ask your surveyor for a detailed 'Description of the RICS HomeBuyer Service' leaflet.

### The RICS Building Survey

Choose the Building Survey (formerly called a structural survey) if you're dealing with a large, older or run-down property, a building that is unusual or altered, or if you're planning major works. It costs more than the other RICS reports because it gives detailed information about the structure and fabric of the property.

The RICS Building Survey uses the same traffic light ratings as the Condition and HomeBuyer Reports. It also includes:

- a more thorough inspection and detailed report on a wider range of issues;
- a description of visible defects and potential problems caused by hidden flaws;
- an outline of repair options and the likely consequences of inactivity; and
- advice for your legal advisers and details of serious risks and dangerous conditions.

The RICS Building Survey does not include a valuation, but your surveyor may be able to provide this as a separate extra service.

Also the surveyor may be able to provide an estimate of costs for identified repairs if agreed with you in advance. Ask your surveyor for a detailed 'Description of the RICS Building Survey Service' leaflet.





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## At-a-glance survey comparisons

This table will help you choose the most appropriate survey, but if you have any particular requirements, remember to discuss them with your surveyor before they inspect the property. The surveyor may be able to provide you with extra services, under separate contracts.

Service features	RICS Condition Report	RICS HomeBuyer Report	RICS Building Survey
Describes the construction and condition of the property on the date of the inspection.	✓	✓	✓
Aims to identify any problems that need urgent attention or are serious.	✓	<b>√</b>	✓
Aims to identify things that need to be investigated further to prevent serious damage.	✓	✓	✓
Aims to tell you about problems that may be dangerous.	<b>√</b>	<b>√</b>	✓
Aims to show up potential issues and defects, before any transaction takes place.	✓	<b>√</b>	✓
Aims to help you decide whether you need extra advice before committing to purchase.		✓	<b>√</b>
Aims to enable you to budget for any repairs or restoration.		<b>√</b>	✓
Aims to advise you on the amount of ongoing maintenance required in the future.		<b>√</b>	✓
Provides a reinstatement cost to help you avoid under or over-insurance.		<b>√</b>	
Provides a market valuation.		<b>√</b>	
Aims to establish how the property is built, what materials are used and how these will perform in the future.			<b>√</b>
Aims to describe visible defects, plus exposing potential problems posed by hidden defects.			✓
Aims to outline the repair options and give you a repair timeline, whilst explaining the consequences of not acting.			<b>√</b>
Where practical and agreed, provides an estimate of costs for identified repairs.			✓
Provides specific comments on energy efficiency.			<b>√</b>

Note: Extra services can be provided with all surveys but will require a separate contract.

For more information, visit www.rics.org/homesurveys



