



RICS Home Surveys

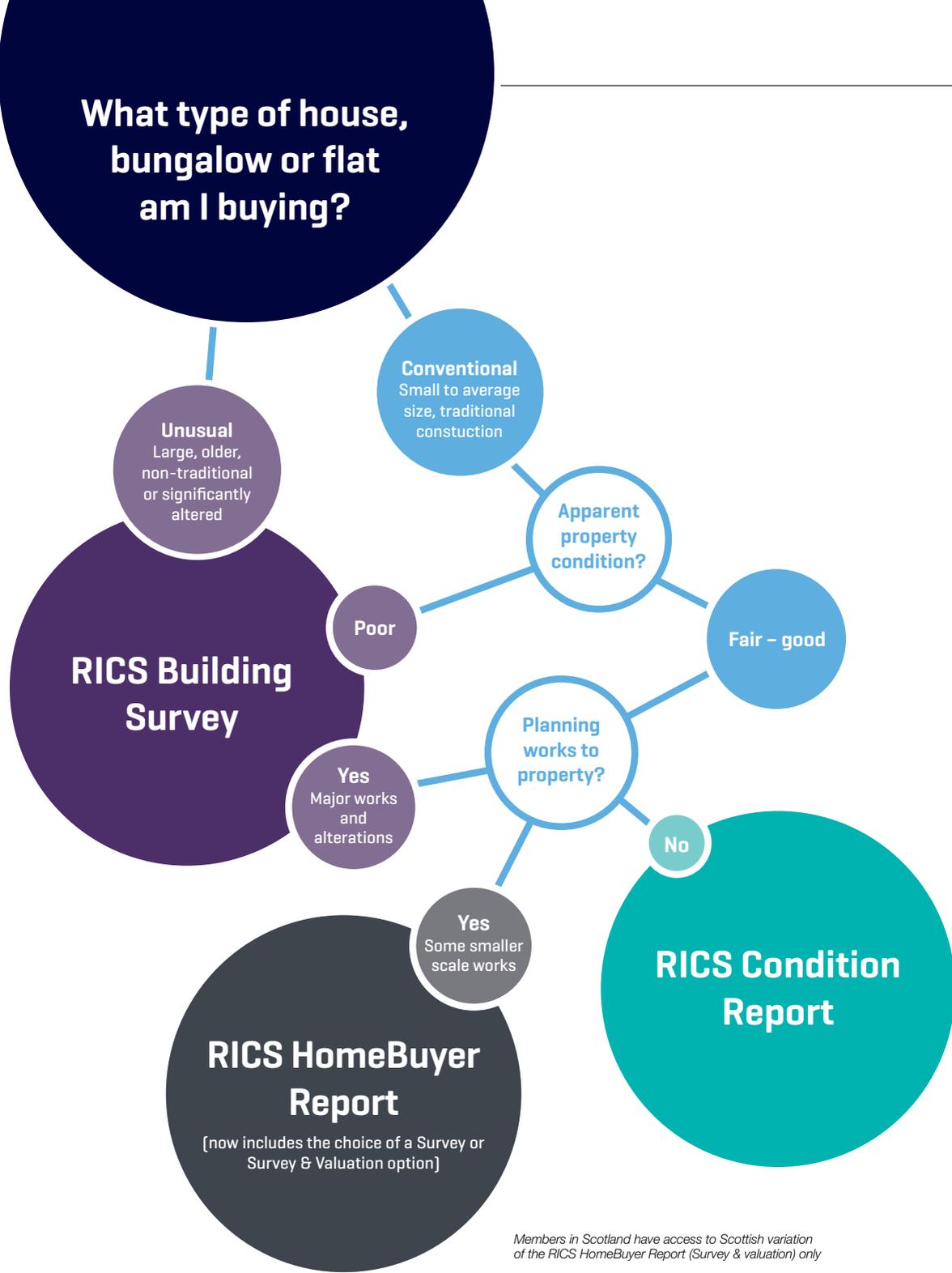
## A valuation is not a survey

Make sure you know as much as you can about the true condition of your future home before you commit to buy.



**Which?**

Which? recommends that consumers commission RICS members to carry out surveys when buying, selling or improving a home (April 2012)



**A mortgage valuation is for the benefit of the lender while a survey is for your benefit.**

A RICS Home Survey will highlight potential problems and getting one done can help you avoid the **average £5,750 repair bill** that homebuyers face once they have moved into their new home.

**RICS Condition Report [level 1]**

This report focusses purely on the condition of your property by giving ratings to the different parts of the building and flagging up any areas that need attention.

**RICS HomeBuyer Report – Survey or Survey & Valuation [level 2]**

The report gives you more detailed information and provides the choice of either a Survey or Survey & Valuation.

**RICS Building Survey [level 3]**

This survey offers an extensive inspection of property condition and gives detailed information about the structure and fabric of the property. It includes a description of visible defects and potential problems caused by hidden flaws and an outline of repair options.

Service features	RICS Condition Report	RICS HomeBuyer Report Survey or Survey & Valuation	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	■	■	■
Aims to identify things that need to be investigated further to prevent serious damage	■	■	■
Aims to tell you about problems that may be dangerous	■	■	■
Aims to show up potential issues and defects, before any transaction takes place	■	■	■
Aims to help you decide whether you need extra advice before committing to purchase		■	■
Aims to enable you to budget for any repairs or restoration		■	■
Aims to advise you on the amount of ongoing maintenance required in the future		■	■
Provides a reinstatement cost to help you avoid under or over-insurance*		■	
Provides a market valuation*		■	
Aims to establish how the property is built, what materials are used and how these will perform in the future			■
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			■
Where practical and agreed, provides an estimate of costs for identified repairs			■
Provides specific comments on energy efficiency			■

\*RICS HomeBuyer Report – (Survey & Valuation) option only

Members in Scotland have access to Scottish variation of the RICS HomeBuyer Report (Survey & valuation) only



## Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to the markets we serve.

We accredit 118,000 professionals and any individual or firm registered with RICS is subject to our quality assurance. Their expertise covers property, asset valuation and real estate management; the costing and leadership of construction projects; the development of infrastructure; and the management of natural resources, such as mining, farms and woodland. From environmental assessments and building controls to negotiating land rights in an emerging economy; if our members are involved the same professional standards and ethics apply.

We believe that standards underpin effective markets. With up to seventy per cent of the world's wealth bound up in land and real estate, our sector is vital to economic development, helping to support stable, sustainable investment and growth around the globe.

With offices covering the major political and financial centres of the world, our market presence means we are ideally placed to influence policy and embed professional standards. We work at a cross-governmental level, delivering international standards that will support a safe and vibrant marketplace in land, real estate, construction and infrastructure, for the benefit of all.

We are proud of our reputation and we guard it fiercely, so clients who work with an RICS professional can have confidence in the quality and ethics of the services they receive.

### United Kingdom RICS HQ

t +44 (0)24 7686 8555  
f +44 (0)20 7334 3811  
contactrics@rics.org

#### Media enquiries

pressoffice@rics.org

### Africa

t +27 11 467 2857  
f +27 86 514 0655  
ricsafrica@rics.org

### East Asia

t +852 2537 7117  
f +852 2537 2756  
ricsasia@rics.org

### ASEAN

t +65 6635 4242  
f +65 6635 4244  
ricssingapore@rics.org

### Ireland

t +353 1 644 5500  
f +353 1 661 1797  
ricsireland@rics.org

### Americas

t +1 212 847 7400  
f +1 212 847 7401  
ricsamericas@rics.org

### China (Shanghai)

t +86 21 5243 3090  
f +86 21 5243 3091  
ricschina@rics.org

### South Asia

t +91 124 459 5400  
f +91 124 459 5402  
ricsindia@rics.org

### Europe

[excluding UK and Ireland]  
t +32 2 733 10 19  
f +32 2 742 97 48  
ricseurope@rics.org

### South America

t +55 11 2925 0068  
ricsbrasil@rics.org

### China (Beijing)

t +86 10 6597 8586  
f +86 10 6581 0021  
ricschina@rics.org

### Middle East

t +971 4 446 2808  
ricsmiddleeast@rics.org

### Oceania

t +61 2 9216 2333  
f +61 2 9232 5591  
oceania@rics.org

### Japan

t +81 3 5532 8813  
f +81 3 5532 8814  
ricsjapan@rics.org