



## 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.

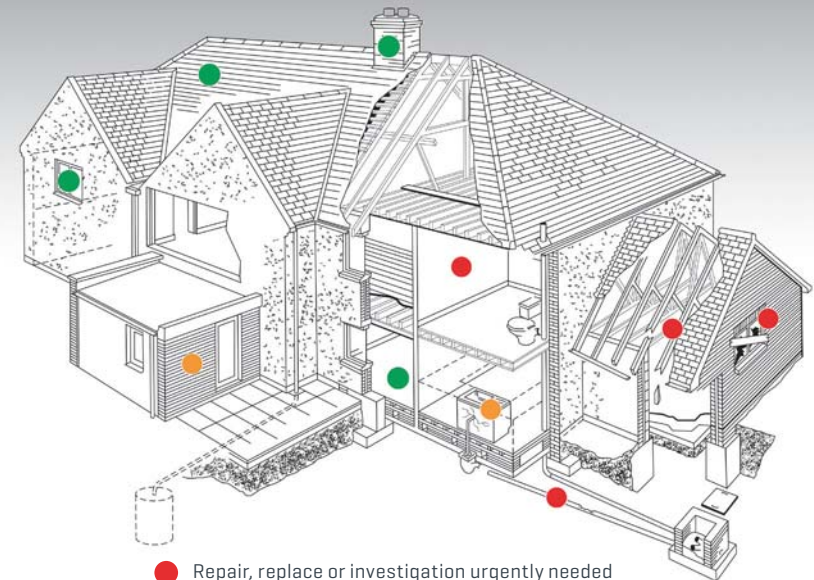
With offices covering the major political and financial centres of the world, our market presence means we are ideally placed to influence policy and embed professional standards. We work at a cross-governmental level, delivering international standards that will support a safe and vibrant marketplace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

## 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.



- Repair, replace or investigation urgently needed
- Repair or replace but not serious or urgent
- No repair currently needed

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

What type of house, bungalow or flat am I buying?

Conventional  
Small to average size, traditional construction

Unusual  
Large, older, non-traditional or significantly altered

Apparent property condition?

Poor

Fair - good

**RICS Building Survey**

Yes  
Major works and alterations

Planning works to property?

No

Yes  
Some smaller scale works

**RICS HomeBuyer Report**  
[includes an independent valuation]

**RICS Condition Report**

## 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 [level 2]

This report gives you more detailed information and provides an independent valuation of the property. It includes a more extensive inspection of property with guidance on defects that may affect the value of the property.

### 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 | 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   |                       |                       | ■                    |