

# WHICH BUILDING SURVEY IS RIGHT FOR ME?

Are you buying a new home? Our advice is to protect your investment, ensure that you know as much about the true condition of the property before you commit to buy.

## IS YOUR PROPERTY CONVENTIONAL OR UNUSUAL?

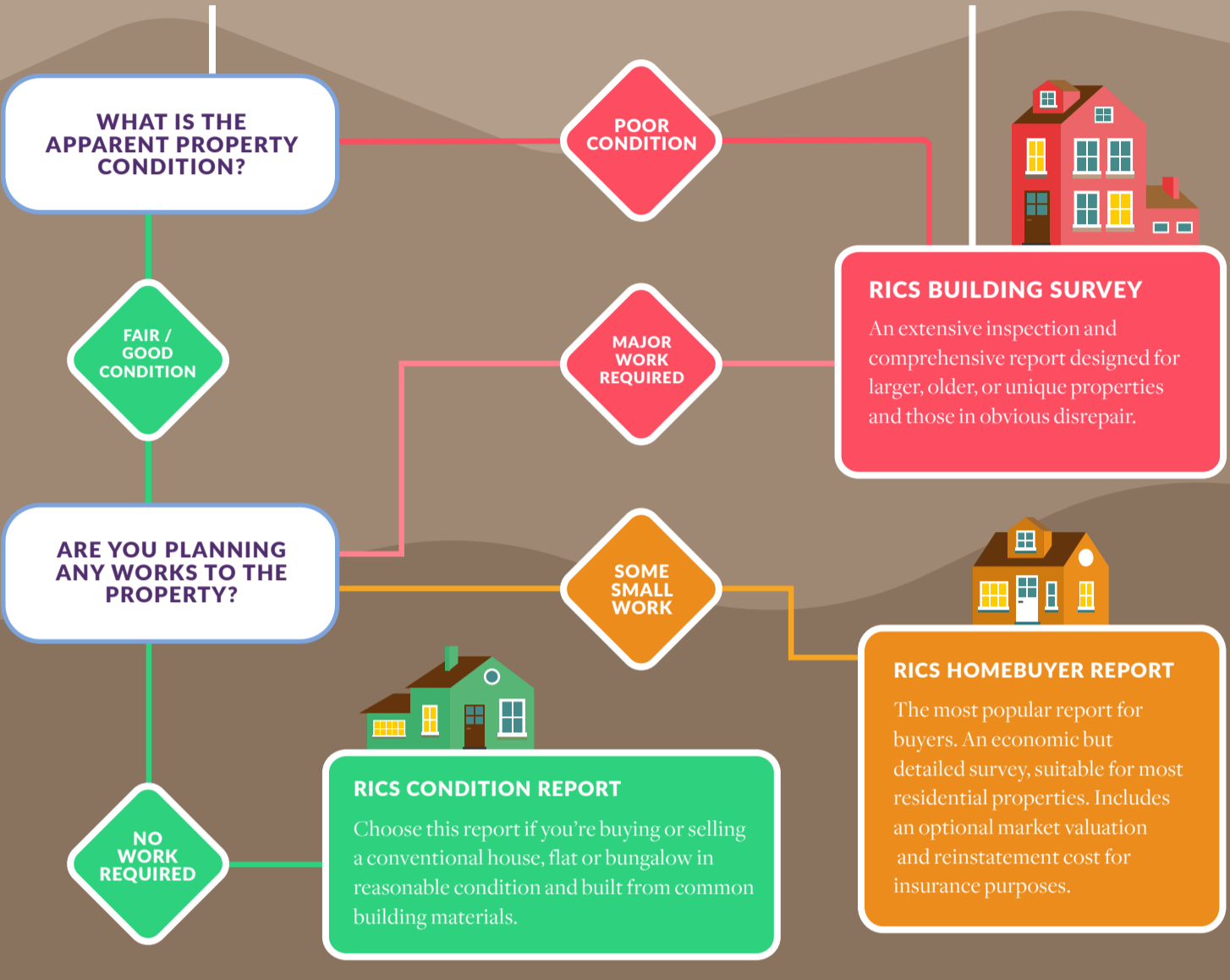


### CONVENTIONAL PROPERTY

Small to average size, traditional construction

### UNUSUAL PROPERTY

Large, older, non-traditional or significantly altered



### REMEMBER

A mortgage valuation is for the benefit of the lender while a survey is for your benefit. So, what can you expect from a RICS Home Survey?

**RICS CONDITION REPORT**  
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**RICS HOMEBUYER REPORT**  
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**RICS BUILDING SURVEY**  
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|   |   |   |   |
|---|---|---|---|
| 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 transactions take 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   |   |   | ✓ |

## BOOK YOUR SURVEY NOW

A home survey will help you realise your dream and help you buy with confidence.

**RICS CONDITION REPORT**

BOOK NOW

**RICS HOMEBUYER REPORT**

BOOK NOW

**RICS BUILDING SURVEY**

BOOK NOW



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