

Helping you choose the right survey.




























Why do you need a 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. It will give you a compelling document to renegotiate with & help you manage your own home in the future.

RICS has different levels of survey. These can only be conducted by an RICS qualified surveyor; however, we also offer a range of other products, including an *Accompanied Viewing* & a *Vendors Condition Survey* for existing owners. 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.

It’s important to remember that your mortgage lender’s valuation report is not a survey. It merely tells your mortgage provider whether or not the property is reasonable & acceptable security for your loan, and the bank will not have examined the house or flat in any proper detail. As is increasingly the case, post-Covid, there is a high probability that the lender did not make arrangements to inspect the property in person, and they have relied on a “desktop” valuation, using google street view etc, relying on various assumptions and caveats.

A RICS survey will tell you the actual condition of the property, broken down into subsections of the house, with photos and commentary on each part in turn. That is vital information that can be invaluable & compelling evidence during price negotiations, and will also help you avoid expensive surprises after you’ve moved in.

The surveys are made up of the following parts.

Features	Accompanied Viewing	VCS	Level 2	Level 3
Describes the construction and condition of the property on the date of the inspection.				
Aims to identify any issues that are urgent or serious				
Aims to show up issues that need to be reflected in the sale price and / or negotiations prior to purchase				
Aims to tell you about dangerous or defective issues				
Includes a schedule of estimated costs for the most urgent repairs to the building				
Annotated & photo lead report				
Provides a <i>Reinstatement Cost</i> for your Buildings Insurance				
Uses a drone camera to inspect all the exterior parts				
Uses a Laser Level & check measurements on internal floors				
Includes PM2.5 & PM10 air pollution test (interior & exterior)				
Includes a drone video file of the situation & external parts				
Uses thermal imaging & infrared technology to cross reference damp testing & hidden issues of water in floors, walls & ceilings				
Includes a RICS Defined Market Valuation		If Required		

We routinely cover the blue postcodes. Additional charges may apply for the pink postcodes.

