

Home Sweet Home



or House of Horrors?

Introducing the RICS HomeBuyer Report...



RICS

the mark of
property
professionalism
worldwide

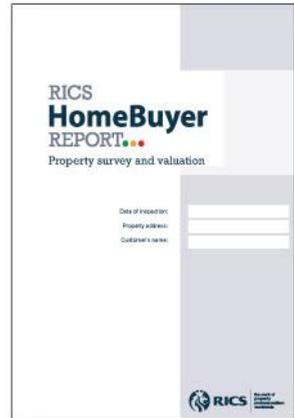
...the only way to reveal

When you buy a property you need to know exactly what you're getting. It may have a number of problems that you can't see, but a qualified Royal Institution of Chartered Surveyors (RICS) member will be able to find.

So before you commit to buying your dream home, make sure that you request a **RICS HomeBuyer Report** from a qualified RICS member.

It will help you:

- make an informed decision on whether to go ahead with buying the property;
- decide what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider if you need any further advice before exchanging contracts



a property's true identity.

Easy to use ratings guide

The report is colour coded, to make it easy to see if and where there are problems with the condition of the property. Make sure your dream home isn't a nightmare in disguise with a RICS HomeBuyer Report.

Condition rating	Definition
3	Defects which are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.

The inspection

The report focuses on matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. They also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but they do not test them.

To help describe the condition of the home, the surveyor gives condition ratings to the main parts (or 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts. For example, a home can have a pitched (sloped) roof to the main building and a flat roof to an extension. In this case, the surveyor will give each a condition rating and use the worst one to define the element in each report section.

The Royal Institution of Chartered Surveyors

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.



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