

Helping you choose the right survey

Why do you need an 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.

RICS offers three different levels of survey, however, Metropolis only offer some of the types on offer – an RICS Homebuyer Report and an independent Building Survey. These can only be conducted by an RICS qualified surveyor.

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.

Buying a home

It's important to remember that your mortgage lender's valuation report is not a survey. It merely tells your lender whether or not the property is reasonable security for your loan. An RICS survey will tell you the actual condition of the property. That's vital information that can be invaluable during price negotiations, and will also help you avoid expensive surprises after you've moved in. There is an option for an RICS HomeBuyer Report (Survey Level 2) which also includes a valuation as a standard part of the service for your own purposes.

Selling a home

An RICS survey can be an aid to selling your home. It will show you any problems that may delay your sale or cause price reductions later in the process. Some Housing Associations may require you to instruct a HomeBuyer report if you are intending to sell your share of the property.

Staying at home

A survey of the current condition of your home will warn you of defects and help you avoid escalating repair and maintenance costs in the future.

Survey Information Sheet

Buying or selling? Survey your options

The RICS HomeBuyer Report (Survey & Valuation)- survey level two *

Choose this report if you need more extensive information whilst buying or selling a conventional house, flat or bungalow, built from common building materials and in reasonable condition. The report includes:-

- Clear 'traffic light' ratings of the condition of different parts of the building, services, garage and outbuildings, showing problems that may require varying degrees of attention.
- A summary of the risks to the condition of the building;
- advice on replacement parts guarantees, planning and control matters for your legal advisers;
- a list of problems that the surveyor considers may affect the property
- advice on repairs and ongoing maintenance;
- issues that need to be investigated to prevent serious damage or dangerous conditions;
- legal issues that need to be addressed before completing your purchase;
- information on location, local environment and the recorded energy efficiency (where available);
- the surveyor's professional opinion on the 'market value' of the property;
- an insurance reinstatement figure of the property; and
- a list of problems that the surveyor considers may affect the value of the property.

NB the RICS HomeBuyer report can also be carried out without a valuation

The Building Survey- survey level three

Choose the Building Survey (formerly called a structural survey) if you're dealing with a large, older or run-down property, a building that is unusual or altered, or if you're planning major works. It costs more than the other survey reports because it gives detailed information about the structure and the fabric of the property.

The Building Survey includes:-

- A more thorough inspection and detailed report on a wider range of issues;
- a description of visible defects and potential problems caused by hidden flaws;
- an outline of visible defects and potential problems caused by hidden flaws;
- an outline of repair options and the likely consequences of inactivity; and
- advice for your legal advisers and details of serious risks and dangerous conditions.

A Building Survey does not include a valuation, but your surveyor may be able to provide this as a separate extra service. Should you require a valuation, this should be requested when requesting the survey.

Also the surveyor may be able to provide an estimate of costs for identified repairs if agreed with you in advance.

Survey Information Sheet

At- a-glance survey comparisons

This table will help you choose the most appropriate survey, but if you have any particular requirements, remember to discuss them with your surveyor before they inspect the property. The surveyor may be able to provide you with extra services, under separate contracts.

Service Features	Survey Level 2 RICS Homebuyer Report (Survey Only/No valuation)	Survey Level 2 RICS Homebuyer Report (Survey and valuation Service)	Survey Level 3 Building Survey Service
Describe 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 in 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 estimates of costs for identified repairs.			✓
Provides specific comments on energy efficiency.			✓

If you have any questions regarding the type of survey you require, please contact our office

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