



A Clear Guide to Home Surveys

RICS Condition Report

Choose an RICS Condition Report if you're buying, selling or living in a conventional house, flat or bungalow built from common building materials and that's in a good condition. This report focuses purely on the condition of the property by setting out the following:

- Clear traffic light ratings of the condition of different parts of the building, services, garage, out-buildings, showing problems that require varying degrees of attention.
- A summary of the risks to the condition of the building, and other matters including guarantees, planning and building control issues for your legal advisors.
- An RICS Condition Report does not include a valuation.

RICS HomeBuyer Report

Choose an RICS HomeBuyer Report if you would like more extensive information whilst buying or selling a conventional house, flat or bungalow, built from common materials and in a reasonable condition.

The report includes:

- All of the features in a Condition Report.
- Our surveyor's professional opinion on the market value of the property.
- An insurance reinstatement figure for the property.
- A list of problems that may affect the value of the property.
- Advice on repairs and on-going maintenance.
- Issues that need to be investigated to prevent serious damage or dangerous conditions.
- Legal issues that need to be addressed before completing your conveyancing.
- Information on location, local environment and recorded energy efficiency (where available).
- Includes a more extensive inspection of the property.

RICS HomeBuyer Report

You should choose an RICS Building Survey if you're dealing with a large, older or run-down property, if the building has been significantly altered or if you are planning major renovation works.

This is a more in-depth report and includes details of the structure and fabric of the property.

The report includes:

- A 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 repair options and the likely consequences of inactivity.
- Advice for your legal advisors and details of serious risks and dangerous conditions.
- An RICS Building Survey does not include a valuation.
- Estimated costs of repairs may be included as an option.

Watsons' Building Survey

This is a survey that is tailored to meet your precise needs. The report is similar to an RICS Building Survey but is presented as a free-text report with photographs; especially useful for older or larger properties. This is our most in-depth report and includes details of the structure and fabric of the building.

Our Building Survey examines all accessible elements, but you can request that specific areas are included to cover any particular concerns you have.

The report includes all the features in an RICS Building Survey, plus a more extensive inspection. In addition to this, a valuation and insurance reinstatement figure are provided, and if requested, estimated costs of repairs.

A Watsons Building Survey will aim to provide you with all the information you need in order to make a purchase decision and will suit any domestic residential property in any condition.