

	RICS Condition Report	RICS HomeBuyer Report	Building Survey
Which Survey? Overview	This provides a concise description of the property including a rating of condition of each element of the property shown as easy to understand traffic lights.	A Homebuyers survey is a mid price, mid range survey completed to a standard format set out by the RICS. This also adopts easy to understand traffic lights.	Formerly called a Structural Survey, a Building Survey is a comprehensive inspection of a property reported in a style to suit the property and the purchaser's specific requirements.
Suitable for....	...any property where an economical survey is required to establish the condition of the structure and fabric.	...new to moderately old houses, typically less than 100 years, which are in reasonable condition and where additional services are also required at an economical price.	...all properties, especially large, older buildings or buildings which are in significant disrepair, listed buildings, buildings that are unusual or altered or if you are planning major works.
Describes construction and condition of property	✓ (basic)	✓ (basic)	✓ (detailed)
Inspection of outbuildings (permanent)	✓	✓	✓
Includes Market Valuation	✘	✓	○
Includes Building Reinstatement Valuation	✘	✓	○
Diagnosis of defects	✘	✘	✓
Advice on remedial works required	✘	✘	✓
Advice on future maintenance requirements	✘	✘ ^①	✓
Advice on alterations	✘	✘	✓
Inspection of drainage	✘	✓	✓
Testing of drainage	✘	✘	Flush testing where accessible
Inspection of roofs & roof spaces	From hatch	✓ ^②	✓ ^②
Inspection of sub floor (where trap available)	✘	Inverted head & shoulders	✓
Tests for damp	✓ (sample area)	✓ (sample area)	✓
Inspection of building services	Visual	Visual	Visual
Inspection of land	✘	✘	○
Post survey verbal report & general liaison	✘	✘	✓
Survey by a Chartered Building Surveyor?	✘	✘	✓
General Notes	Preparation of energy performance certificate is excluded from all surveys. Surveyor does not take up carpets, floor coverings or floor boards, move furniture or remove the contents of cupboards, roof spaces etc. remove panels or electrical fittings.		

Notes: ○ = Optional; ① only abnormal maintenance requirement are reported; ② where <3m above ground level (outside) or finished floor level (inside). Supplementary access may be organized; ③ Costs exclude VAT and are based on a 3-5 bed property close to town. Costs will vary depending on age, type and size of property, location and scope of survey.