

# Home Sweet Home



## or House of Horrors?

### Introducing RICS Home Surveys

RICS  
**Home**  
Surveys ●●●



the mark of  
property  
professionalism  
worldwide

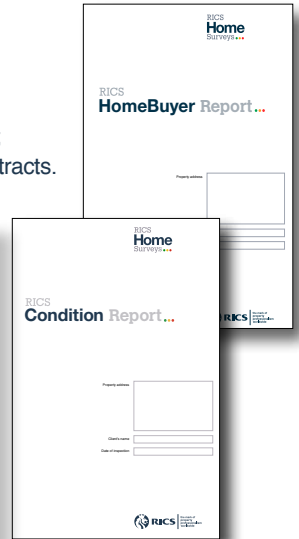
# Make sure your dream home

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 Home Survey** 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.



## 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.

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 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.

# isn't a nightmare in disguise

## At-a-glance survey comparisons

Service features	RICS Condition Report Service	RICS HomeBuyer Service	Building survey
Describes 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 on the amount of ongoing maintenance required in the future.		✓	✓
Provides a reinstatement cost to help you avoid under- or over-insurance.		✓	
Provides 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.			✓

### There are three levels of survey:

#### RICS Condition Report

RICS Condition Report gives you clear 'traffic light' ratings showing the condition of the property, advice for your legal advisors and details of urgent defects.

#### RICS HomeBuyer Report

The RICS HomeBuyer Report gives you all of the above, plus a separate market valuation and insurance reinstatement costs, and advice on defects that may affect the value of the property. The HBR also recommends necessary repairs and ongoing maintenance advice.

#### RICS Building Survey

The Building Survey gives you a comprehensive structural report tailored to suit your property, highlighting defects, repairs and maintenance options. Essential for larger or older properties or if you're planning major works.

## Selling your property

Having a Survey carried out on your own home prior to sale will alert you to any problems that may hold up the sale, and give you the opportunity to receive a professional valuation from a RICS Registered Valuer, rather than just an Estate Agents Market Appraisal.

Estate Agents are seldom qualified to recognise condition and structural problems with a property. This is why these types of problems are usually only seen when the buyer has their survey carried out, sometimes at the expense of losing the sale.

### Benefits of having an RICS Survey carried out when selling:

- > Deal with any issues prior to proceeding with an offer
- > Undertake further investigations
- > Obtain estimates for any repairs, replacement works
- > Collate all required information
- > Obtain Safety Certificates
- > Sell "as seen" or carry out works backed by receipts/warranties etc..
- > Establish realistic selling price based on qualified RICS Registered Valuers opinion
- > Reduce risk of price being negotiated after mortgage valuation/buyer survey
- > Save money if unrealistic retentions/repair costs required
- > Reduce risk of sale falling through if information made available

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**JSR Consultants can undertake a variety of bespoke inspections and surveys for sellers regarding condition, structure, value, and even presentation for sale. All our services are competitively priced to provide true value for money.**

**Please contact us to tailor a solution to meet your requirements and give you a helping hand towards selling your property.**



**JSR Consultants Ltd.**

*Regulated by the Royal Institute of Chartered Surveyors*

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