

# What type of house, bungalow or flat am I buying?



# What type of survey do you need?

## UNUSUAL

Large, older, non-traditional or significantly altered

## CONVENTIONAL

Small to average size, traditional construction

## Building Survey

This survey includes a more extensive inspection of property condition and gives detailed information about the structure and fabric of the property. It includes a description of visible defects and potential problems caused by hidden flaws, an outline of repair options, advice for your legal advisors and details of serious risks and dangerous conditions.

**Note:** This does not include a valuation but your surveyor might be able to provide this as an extra service

POOR

Apparent property condition?

FAIR – GOOD

YES  
Major works and alterations

Planning works to property?

NO

YES  
Some smaller scale works

## RICS HomeBuyer Report

This report gives you more detailed information whilst buying a conventional property and provides a valuation. It includes a more extensive inspection of property with guidance on defects that may affect the value of the property. Repairs, and ongoing maintenance advice is also provided.

## RICS Condition Report

This report focusses purely on the condition of your property by giving ratings to the different parts of the building and flagging up any areas that need attention.

**Note:** This does not include a valuation but your surveyor might be able to provide this as an extra service

For the best advice find a local chartered surveyor at [ricsfirms.com](http://ricsfirms.com)