

# Home Buyers Guide



Award Winning Chartered  
Architects & Surveyors

RICS  
Home  
Surveys...



**RICS**

**spa**  
SUNDERLAND PEACOCK  
ARCHITECTS  
SURVEYORS



**RICS Condition Report**  
**(Basic letter report of the main principal elements/structure)**  
from £375 +VAT

The RICS Condition Report describes the condition of the property using a simple 'traffic light' rating which highlights the condition of the main structural elements of a property.

Choose an RICS Condition Report (Basic Homebuyers) if you are buying a conventional property that is in reasonable condition and simply want to check there are no structural problems to the main building elements – floors, walls and roof.

This report is also useful if you are selling a property, or as an owner you want to get an overview of the condition of your property for general use, such as for renovation plans.

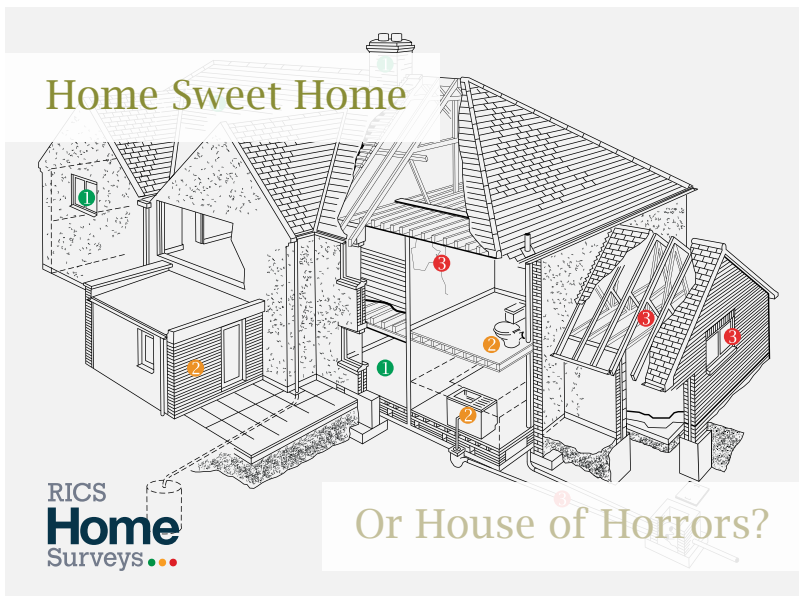


**RICS Homebuyers Report**  
**(comprehensive detailed Homebuyers/report)**  
from £525+VAT

The RICS HomeBuyer Report was established in 1981 and is still the most popular report for property buyers. Our RICS Comprehensive HomeBuyer Report is more detailed than the basic Condition Report and includes a full two-hour inspection of all external and internal building elements covering dampness, timber decay, structural movement, and the life span of materials. This is a comprehensive report (over 60 pages) and also includes an independent property valuation and advice on any defects that may affect this value, along with recommendations for repairs and ongoing maintenance. In addition to this, a reinstatement cost for insurance purposes is also included as standard.

Choose an RICS HomeBuyer Report if you are buying a conventional house, flat or bungalow in reasonable condition, and would like detailed advice regarding the exact condition of the property, including repairs and ongoing maintenance. This report can also cover any specific concerns for which you would like the surveyor's opinion.





### Full Building (Structural) Condition Survey Report from £675+VAT

SPA have been providing Structural Surveys for clients throughout Lancashire since 1982, covering the Ribble Valley, Blackburn, Darwen, Burnley, Accrington, Rossendale and Manchester.

Structural Building Surveys provided by our Surveyors are very detailed, and give a comprehensive report about the current condition of the property. A Structural Survey / Building Survey is considered the most thorough available, and each one can take several hours for a Surveyor to complete. The survey will examine all accessible parts of the property.

The Structural Survey / Building Survey is suitable for all types of property, whether they are listed, unusual or old, whether you wish to perform renovation work on them or whether the property has already had extensions added to it.

- All major and minor faults found within the property, and the implications that these will have.
- Photographic plate references clearly identifying defective conditions.
- Testing for dampness of the walls, and results for these tests.
- Testing of all woodwork for damp and woodworm, and the results of these tests.
- Investigation into the condition of damp proofing and insulation.
- Technical information about how the property was constructed, and all materials which were used in the process.
- Proposals for any further special inspections and subsequent work which may need to be done on the property.
- Detailed recommendations with regards to necessary remedial works required.

**Has a Valuer recommended a Chartered Building Surveyor or a Structural Engineer's Report? If so we can assist you. We are able to provide these Reports quickly and competitively.**

**Don't make a move without an RICS Home Survey!**



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