



Helping you make the right decision

about your new home

## Putting you in the know...

Buying a house is a major investment. One that you really need to make an informed decision about. That's exactly what the Home Condition Survey allows you to do.

It's been developed exclusively for homebuyers, and offers comprehensive benefits that other surveys just don't offer – and does it much quicker than in the usual timeframe, and at a fraction of the usual cost of a full structural survey.

Delivered by specially trained and fully accredited residential property surveyors, your HCS gives you a plain English, jargon-free report on the condition of the property using a simple 1,2,3 rating guide so you will understand any risks or unforeseen expenditure that could crop up when you are settled in.

Your HCS tells you about any aspects of the property that need urgent attention or which present serious faults, and it tells you about ongoing maintenance that you might have to plan for.



**Your Home Condition Survey  
means you will know all  
you need to know about the house  
you're about to buy.**

## Advice you can rely on...

The surveyor who produces your Survey will be a member of SAVVA, the organisation which trains and audits the work of surveyors. SAVVA members specialise in providing information for buyers and sellers of residential properties.

### *Your Home Condition Survey will:*

- ▶ *Identify any major problems with the home you are buying*
- ▶ *Highlight any hidden areas of possible concern that need further investigation*
- ▶ *Give you a simple 1,2,3 condition rating of all key elements of the property*
- ▶ *Deliver a comprehensive and jargon-free report*
- ▶ *Help you plan for future expenditure*
- ▶ *Be carried out by accredited and comprehensively insured surveyors*

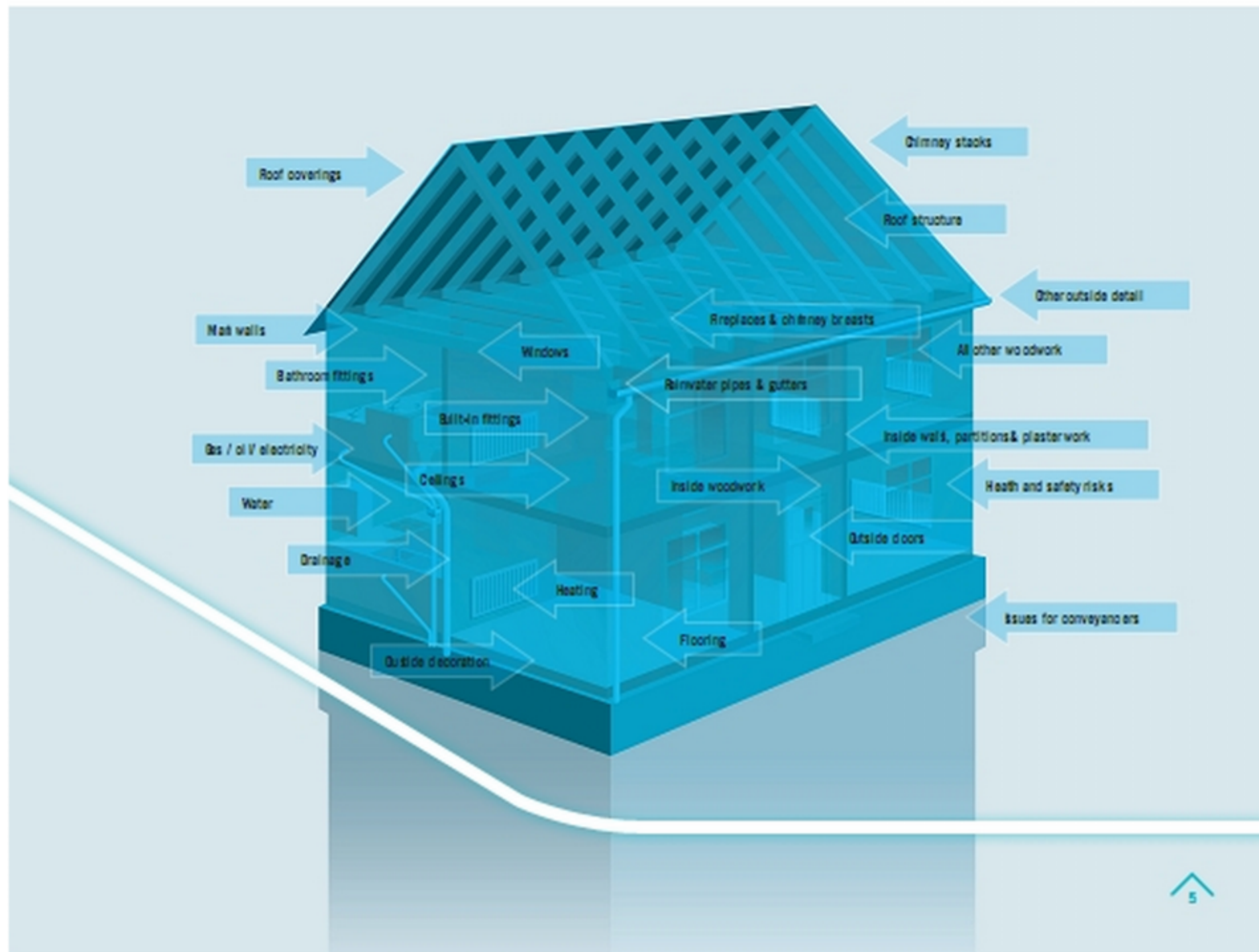


## Advice you can rely on...

### *Your Home Condition Survey will tell you about:*

- ▶ *Building condition and defects*
- ▶ *Any structural movement*
- ▶ *Damp, rot and woodworm*
- ▶ *Heating and electrical services*
- ▶ *Alterations*
- ▶ *Drains*
- ▶ *Environmental issues*
- ▶ *The reinstatement cost you need for building insurance*





# The more information you have, the more informed decision you can make.

Your Home Condition Survey tells you all you need to know, in a comprehensive, and easily understood way.

The surveyor gives each part of the structure of the main building a Condition Rating.

## Condition Rating 1

1

*No repair is currently needed. Normal maintenance must be carried out.*

## Condition Rating 2

2

*Repairs or replacements are needed but the surveyor does not consider these to be serious or urgent.*

## Condition Rating 3

3

*These are defects which are either serious and/or require urgent repair or replacement or the surveyor feels that further investigation is required. You may wish to obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contract.*

## Putting the buyer in control

Buying a house is stressful and it is not always in the seller's best interests to be fully open about its quirks and shortcomings. That is when your SAVA surveyor comes in.

Your Home Condition Survey offers a thorough, comprehensive and easy to follow report for a fraction of the cost of a full structural survey – putting you in a stronger position to negotiate with the seller.





SAVA Home Surveys  
you can depend on

## Who is SAVA

SAVA stands for Surveyors and Valuers Accreditation. We ensure that our members are subject to rigorous quality assurance procedures and have in place clear complaints procedures to protect the public.

We are part of National Energy Services (NES), a long-standing company in the energy efficiency field. Together, we have unrivalled expertise on everything relating to Home Information Packs, Energy Performance Certificates, and property condition surveys.

Contact your local  
SAVA certified Surveyor



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