

HomePlus RICS Level 2 information pack

Everything you
need to get started
with HomePlus

e.surv
Chartered Surveyors



You've found your new home, now find peace of mind...

Congratulations on finding your new home. We'd like to help ensure you are getting good value for your money, and that there won't be any unpleasant surprises in the future by recommending a HomePlus Digital Home Survey.

Why get a home-buyer's report?

A home-buyer's survey provides a bespoke, comprehensive report into the condition of your property. This independent property assessment, carried out by a local RICS-registered surveyor, provides detailed information on any major defects that may affect the value or safety of the property, as well as any minor defects that may require attention in the future. The report includes advice on repairs and any maintenance that should be carried out.

HomePlus includes everything you would find in a RICS level 2 survey, and so much more:

- **Digital and interactive** – View the information on any phone, tablet or PC.
- **Super speedy** – The average time from the HomePlus survey to the report being delivered is less than 2 days.
- **Handy traffic light system** – Repair and maintenance issues are prioritised, so you can focus on the 'red lights' and key areas of concern.
- **Photographic evidence** – Zoom in and understand fully what the surveyor has seen.
- **Post-survey call with your surveyor** – To ensure you understand the findings.
- **Checkatrade links** – Send report sections to local tradespeople for repair quotes.
- **Energy Efficiency** – Energy Performance Certificate info, findings, and how to improve the home's energy performance.
- **Neighbourhood intel** – Schools, amenities, crime rates and broadband availability. The HomePlus Digital Survey is an interactive working tool in your home-buying journey.



With HomePlus you get so much more...

HomePlus digital Home Survey Vs Rics Level 2



Pre and post inspection call	✓	✓
Defects identified, with advice provided by a RICS qualified surveyor	✓	✓
Highlights relevant legal issues	✓	✓
Market valuation and re-instatement cost*	✓	✓
Report received via email, as a PDF for printing at home	✓	✓
Digitally interactive report - user friendly traffic light system that identifies repairs and issues by priority/urgency	✓	—
Ability to enlarge photographs to view defects/issues in detail	✓	—
Links to home improvement costs via vetted Checktrade trades people and contractors	✓	—
Easily send report sections to trades people for repair quotes and legal issues to your conveyancer	✓	—
Energy Efficiency Report - understand energy use, carbon footprint and receive recommendations to improve energy efficiency	✓	—
Neighbourhood report included (local schools, amenities, crime rates and broadband provision)	✓	—
Knowledge hub and home-owner resource links	✓	—



HomePlus product comparison guide

When to use

	HomePlus RICS level 2	RICS Level 3	HomePlus Independent Valuation
Conventionally built, modern properties in a satisfactory condition	✓	✓	✓
Buildings that have been significantly extended or altered	NOT SUITABLE	✓	✓
Unique or historic buildings	NOT SUITABLE	✓	✓
Properties in a neglected condition	NOT SUITABLE	✓	✓
Anyone wanting information about the condition of a property	✓	✓	NOT SUITABLE
Home buyers who want to negotiate the purchase price and avoid unexpected repairs after completion	✓	✓	NOT SUITABLE
Vendors wanting to understand the condition of their property prior to sale	NOT SUITABLE	NOT SUITABLE	NOT SUITABLE
Home owners wanting to understand the condition of their property prior to refurbishment, extension or development	✓	✓	NOT SUITABLE

What's in the report?

	HomePlus Survey	RICS Level 3	HomePlus Independent Valuation
Digitally interactive, viewable on a PC, tablet, or mobile device	✓	✗ BASIC	✗
PDF report	✓	✓	✓
A market valuation	✓ OPTIONAL	✗	✓
A reinstatement valuation	✓ OPTIONAL	✗	✓
A visual inspection of the property by a local RICS-accredited surveyor	✓ INTERMEDIATE	✓ COMPREHENSIVE	✓
Defects / problems ranked in order of importance	✓ INTERMEDIATE	✓ COMPREHENSIVE	✗
A professional opinion and advice on the issues highlighted	✓ INTERMEDIATE	✓ COMPREHENSIVE	✗
Advice on necessary repairs and ongoing maintenance	✓ INTERMEDIATE	✓ COMPREHENSIVE	✗
Recommendations for further investigations (where necessary)	✓	✓	✗
Help in finding vetted trades people and specialist contractors	✓	✗	✗
Home improvement costs and advice	✓	✗	✗
A statement of the EPC rating (where available)	✓	✓	✗
A comment on the EPC assessment (where available) and noting any obvious discrepancies between the EPC and the property, and any implications	✓	✓	✗
Testing of services (e.g., plumbing, electrics, heating)	✓ VIA THIRD PARTY	✓ IF REQUIRED	✗
Highlights relevant legal issues (e.g., conservation areas, listed buildings, planning permission, tree preservation)	✓	✓	✓
An indication of the likely cost of repair work	✗	✓ IF REQUIRED	✗
Neighbourhood information, includes walking and driving distances to local schools and amenities, crime rates and broadband speeds	✓	✗	✗
Ability to view the property on Google Maps and Street View	✓	✗	✗
A conversation with an experienced professional after the property inspection	✓	✓	✗
Checkatrade links – Send report sections to local tradespeople for repair quotes	✓	✗	✗