



## WHAT GOES INTO A **HOME-MOT® SURVEY?**

Preparation. Inspection. Analysis. Advice.

A professional service that begins when instructed  
and continues after you move in.

## A PROFESSIONAL GUIDE TO RICS LEVEL 2 AND LEVEL 3 HOME SURVEYS

**The inspection is only one part of a Home-MOT® survey.**

**The service begins as soon as we are instructed and continues long after the report is issued.**

**35+ years of experience • Strong local knowledge • Client-specific reporting • Ongoing support**



## The survey service begins as soon as we are instructed

A better survey starts before the appointment. Home-MOT® first seeks to understand the property, the instruction and the client's particular concerns. This preparation does not predetermine the findings; it allows the inspection to be more focused, relevant and useful.



### Before the inspection

Where available and relevant, the surveyor may review:

- Sales particulars, floor plans and marketing photographs
- Energy performance information and recorded floor area
- Lease information, guarantees and specialist reports supplied
- Previous extensions, conversions and alterations
- The apparent age, style, construction and development history
- Planning and building control history
- Listed building, conservation area and local environmental context
- The client's concerns, intended plans and specific questions

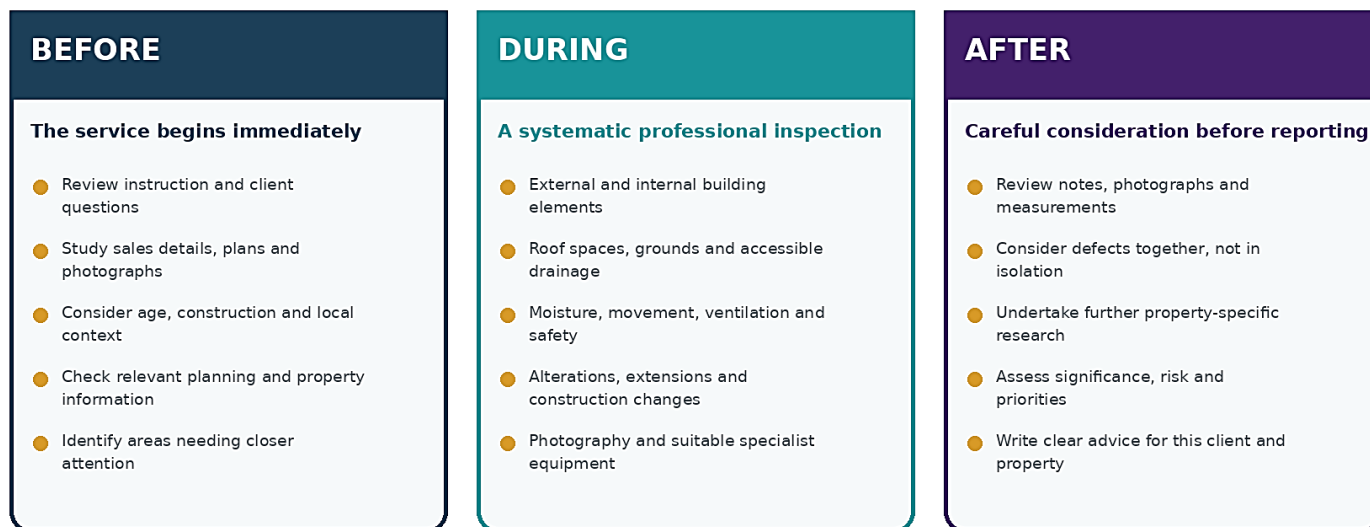
### Why preparation matters

Preparation can highlight previous alterations, roof changes, possible damp risks, cracking, leasehold responsibilities, access limitations and other areas requiring closer attention. It also helps ensure that the inspection and report address the matters most relevant to the client's purchase and particular concerns, rather than simply providing a general description of the building.

**Every Home-MOT® survey is shaped by the individual property, the evidence available and the client's concerns.**

## During the inspection

The property is assessed systematically, inside and outside, so far as it is safe, accessible and within the agreed scope. The surveyor is not simply looking for isolated defects. Each observation is considered in the context of the building's age, construction, condition, alterations and intended use.



## A broad inspection of the property

|                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Roofs, chimneys, rainwater goods and external walls</li> <li>• Roof spaces, ceilings, walls, partitions and floors</li> <li>• Dampness, condensation, ventilation and visible movement</li> <li>• Accessible drainage chambers and surrounding site conditions</li> </ul> | <ul style="list-style-type: none"> <li>• Windows, doors, extensions and conservatories</li> <li>• Kitchens, bathrooms, fireplaces and visible services</li> <li>• Garages, outbuildings, boundaries, retaining walls and grounds</li> <li>• Safety risks and matters requiring further investigation</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Technology supports experience

Home-MOT® may use moisture meters, thermal imaging, binoculars, telephoto photography, drones and other suitable equipment where appropriate, permitted and helpful. Technology can extend the evidence available, but it does not replace the surveyor's experience or professional judgement.

**The purpose is not simply to record what can be seen. It is to understand what the findings may mean for the client.**

## Careful consideration after the inspection

Much of the professional work takes place after leaving the property. Home-MOT® does not treat the inspection notes as a checklist to be transferred automatically into a report. The evidence is reviewed together before conclusions and recommendations are written.

### The post-inspection process

#### Reviewing evidence

Inspection notes, photographs, measurements and property information are considered together.

#### Looking for relationships

A crack, stain or uneven floor may have greater significance when viewed alongside other findings.

#### Further research

Materials, alterations, planning history or unfamiliar features may require additional investigation.

#### Assessing significance

The likely cause, urgency, risk, repair implications and consequences of inaction are considered.

#### Writing for the client

The findings are translated into clear, practical advice relevant to the client's concerns and plans.

#### Quality control

The report is checked for consistency, clarity and accuracy before it is issued.

### Not a boilerplate report

Home-MOT® uses a structured reporting framework so that important areas are covered consistently, but each report is individually considered and written for the property inspected and the client who instructed it. The conclusions, explanations and recommendations are not generic boilerplate.

**WHAT WAS FOUND → WHY IT MATTERS → WHAT SHOULD HAPPEN NEXT → WHEN ACTION IS NEEDED**

## Why choose Home-MOT®?

Survey services can look similar when reduced to a quotation and a report title, but the depth of preparation, inspection, analysis, reporting and aftercare can differ considerably.

1

### **35+ YEARS**

#### **Property and surveying experience**

Judgement built through decades of inspecting homes.

2

### **LOCAL KNOWLEDGE**

#### **Understanding the area**

Familiarity with local building types, alterations and recurring issues.

3

### **CLIENT-SPECIFIC**

#### **No boilerplate conclusions**

The report and advice are considered for the individual instruction.

4

### **CAREFUL ANALYSIS**

#### **Time to think after inspection**

Notes, photographs and findings are reviewed before conclusions are written.

5

### **CLEAR ADVICE**

#### **Not just a list of defects**

What was found, why it matters, what to do and when.

6

### **ONGOING SUPPORT**

#### **Even after moving in**

Unlimited reasonable contact about the original survey findings.

## Not designed to be the lowest-cost option

Home-MOT® is often not the lowest-cost quotation because the service is not designed to be the most basic option.

It is intended for clients who value detailed preparation, experienced inspection, careful post-inspection consideration, a property-specific report and continued access to the surveyor.

Clients whose main priority is obtaining the lowest possible fee may prefer a more limited service. However, survey quotations should not be compared on price alone: the scope, depth of inspection, quality of reporting and support afterwards may not be directly comparable.

**The lowest quotation and the best-value professional advice are not necessarily the same thing.**

## Choosing the appropriate survey

The correct level depends on the property's age, construction, condition, complexity and the client's requirements. Home-MOT® will recommend the level considered appropriate rather than simply offering the least expensive option.

### RICS LEVEL 2

#### Detailed advice for conventional properties

- Generally suitable for conventional homes in reasonable condition
- Identifies significant defects and matters requiring attention
- Advice on repairs, maintenance, risks and further investigation
- Can include a market valuation when specifically instructed

### RICS LEVEL 3

#### The most comprehensive home survey

- Suited to older, larger, altered, unusual or neglected properties
- More extensive analysis of construction and condition
- Detailed explanation of defects, repair options and consequences
- Longer inspection, analysis and reporting process

## Support does not end with the report

Clients can contact Home-MOT® to discuss the findings, ask for clarification and obtain further explanation relating to the original survey. Unlimited reasonable contact is included, even after completion and after the client has moved into the property.

### A COMPLETE PROFESSIONAL SERVICE

The Home-MOT® service begins when instructed and continues beyond the issue of the report.

### CONTACT HOME-MOT®

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### PROFESSIONAL CREDENTIALS



*Professional reference: RICS Home Survey Standard, 1st edition (currently in effect while the 2nd edition is under review).*