

The AI Output Review

Seven checks to run before you rely on an AI output — in valuation, analysis and advisory.

The RICS Professional Standard on the **responsible use of AI in surveying practice** is mandatory from **9 March 2026**. It requires you to assess the reliability of AI outputs, remain accountable for them, and record where AI materially affected your work. This is how to do that in practice: run any AVM result, forecast, cost estimate or AI-drafted document through these seven checks before it leaves your desk.

#	THE CHECK	DISTRUST IT WHEN...
1	Fit — is this the right tool for <i>this</i> asset? Was the model built on data resembling this asset class, location and market period? Is the property unusual in a way the model hasn't seen?	RED FLAG Thin or illiquid market, a specialist or mixed-use asset, or conditions outside the training data — e.g. a residential AVM applied to commercial.
2	Confidence vs. calibration What does the confidence score actually measure — comparable density, model variance? How many comps, how recent, how genuinely comparable?	RED FLAG High confidence resting on few or stale comparables, or a figure presented with no stated basis.
3	Assumption fragility Which single assumption, if wrong, moves the output most? Has it been stress-tested — yield, rental growth, void, cost inflation?	RED FLAG The result swings materially on one plausible change. Treat it as a range, not a point.
4	Regime check Does the output silently extrapolate through a structural break — an interest-rate regime, post-2020 occupier demand, energy prices feeding retrofit costs?	RED FLAG A confident projection running across a period that looks nothing like today.
5	Traceability — is every specific real? For anything an AI drafted: is each figure, lease clause, comparable and citation traceable to a primary source you have actually checked?	RED FLAG Plausible-sounding clauses, comps or statutes you can't trace — drafted abstracts and memos invent specifics convincingly.
6	Bias & fairness Could the result reflect biased data or produce systematically different outcomes by area or group with no valuation rationale? (For lending, non-discrimination is now an explicit AVM standard.)	RED FLAG Differences you cannot justify on valuation grounds.
7	Accountability & record Who is professionally and legally responsible? Have you recorded where AI was used, its material impact and your reasoning — and informed the client?	RED FLAG Reliance with no human review recorded and no written material-impact note. The standard now expects both.

These seven checks discharge the four things the RICS standard asks of you: **professional scepticism** over AI outputs · **retained accountability** · a **documented material-impact assessment** · **transparency with the client**.

Yishuang (Sherry) Xu · sherryxu.com

Co-author, *PropTech Innovations in Real Estate Investment and Finance: Sustainable Futures* (Routledge, 2026) · University of Manchester

A practical framework, not legal or regulatory advice. Adapt it to your firm's own models, workflow and obligations.