

AI Supplier Information for RICS Members

PhotoCAD's answers to the supplier questions in the RICS professional standard *Responsible use of artificial intelligence in surveying practice* (1st edition, effective March 9, 2026), for your due diligence file, AI register and risk register.

This sheet supports your own due diligence. It is not a statement of compliance: meeting the standard is your firm's responsibility, and RICS has not reviewed or endorsed this sheet. Where the standard asks for information we cannot give, we say so, so you can record the gap as the standard directs.

1. WHAT PHOTOCAD IS — for your AI register (standard §3.2)

System	PhotoCAD (photocad.ai), a hosted web service with an API.
What it does	Converts an image into a vector line drawing (DWG, DXF, SVG, PDF) that you can set to real scale, dimension, annotate and lay out on a titled sheet.
Use in survey work	First drafts of plans, elevations and sections from images your firm exports from its own survey data: point-cloud slices and orthographic views, photogrammetric orthophotos, and scans of existing drawings.
What it does not do	It does not measure, register scans, read point-cloud files or produce survey data. It works from the image you upload.
Human control	Every drawing is a draft. Your surveyor sets the scale from surveyed dimensions and checks the drawing against the source before it is used.
Suggested register entry	"PhotoCAD: AI-assisted drafting of 2D linework from exported survey views, checked against the source by a named surveyor before issue. First used [date]; next review [date]."

2. HOW IT WORKS — explainability (§4.4)

Tracing software follows pixel edges, and a scan or a photograph has no lines to follow. PhotoCAD instead uses AI to interpret the image and draft a vector line drawing from it, which follows the image in proportion. PhotoCAD does not train AI models on customer content.

3. LIMITATIONS AND FAILURE MODES — baseline knowledge and risk register (§2, §3.3)

- Accuracy is bounded by the image:** its resolution, the view you export, and the scale you set from a known length. Each image is converted at a fixed working resolution, so a close crop keeps more detail than a whole building.
- Tidying:** ragged edges can be smoothed and irregular masonry regularized into neater courses.
- Everything in the image is a candidate for drawing:** measurement overlays, cursors, scan artifacts and clutter left in an export can appear as linework.
- Invented or misread detail:** small details can be misread or invented, especially lettering, inscriptions and features the image does not show clearly.
- Output:** linework on one layer, plus the dimensions, labels and title block you add. No levels, attributes or 3D data.

4. THE SUPPLIER QUESTIONS — procurement and due diligence (§4.1)

The standard asks for	PhotoCAD's answer
Environmental impact of the AI system	We do not have a measured energy or carbon figure per conversion from our AI providers: record this as an information gap.
Stakeholders involved in developing the system	PhotoCAD is developed and operated by Francis Field, trading as PhotoCAD, Cambridge, UK. The AI models are developed and hosted by third-party providers, which we name under NDA as part of business agreements (sub-processors: photocad.ai/trust).
Compliance with data and confidentiality laws	Personal data is handled under UK GDPR (see our Privacy Policy). Data is stored in the United States (AWS us-east-2); international transfers are covered by our providers' data processing agreements and standard contractual clauses. Enterprise customers can request a data processing agreement; PhotoCAD Stealth adds contractual confidentiality and a countersigned NDA.
Permissions where data about individuals was used	PhotoCAD never uses your images or drawings to train or improve any model, on any plan. On PhotoCAD Stealth our AI providers are also contractually barred from training on your content. We cannot give the permissions behind the third-party models' own training data.
Accuracy, relevance and diversity of training data; known gaps and bias	Not available: PhotoCAD does not train the models and does not hold their training-data details. The systematic errors we have found in testing are listed in section 3. Record the missing information in your risk register.
Type and extent of supplier liability	Terms of Service §15: the service is provided "as is"; our total liability is limited to the greater of the amount paid in the preceding 12 months and £500; we are not liable for indirect or consequential loss; nothing limits liability that cannot lawfully be limited. The Stealth Terms add confidentiality obligations without expanding liability.
Your record of practical testing	Convert views from a completed job whose drawings you trust, set the scale from a surveyed length, overlay the result on your drawing in CAD, and record the differences. Your first 3 conversions are free.

5. CONFIDENTIAL CLIENT DATA — data governance (§3.1)

The standard asks firms not to upload private and confidential data to an AI system without the affected stakeholders' express written consent in advance, and reasonable steps to confirm the risk is acceptable. What PhotoCAD does with your uploads:

- Private storage, encrypted at rest (AES-256) and in transit (TLS 1.2+); no other user can see it.
- Never used to train AI models. Processed by machines; nobody at PhotoCAD reviews images in normal operation.
- Deleting a conversion permanently destroys the image and the drawing within 30 days.
- **PhotoCAD Stealth:** processing pinned to providers under contractual no-training terms, automatic deletion after 30 days by default, deleted content destroyed within 48 hours, administrative access locked out and logged, and a countersigned NDA.

6. RELIABILITY DECISIONS AND DIP SAMPLES — outputs, reliance and assurance (§4.2)

Checks that suit a PhotoCAD drawing, for the named surveyor's written reliability decision:

- Overlay the drawing on the source image or the point cloud in CAD and compare outlines, openings and junctions.
- Confirm key dimensions against the survey after setting the scale.
- Check every piece of lettering, and any area the image showed poorly, for misread or invented detail.
- Remove anything drawn from overlays or scan artifacts.
- For high-volume work, the standard allows randomized dip samples at regular intervals in place of a written decision for every drawing.

7. TELLING YOUR CLIENTS — terms of engagement (§4.3)

The standard asks you to tell clients in writing, in advance, when and for what AI is used, and to set out in your terms the parts of the service involved, professional indemnity cover for AI use if available, how to contest its use, redress, and whether they can opt out.

Suggested wording:

We use PhotoCAD, an AI-assisted drafting tool, to prepare first drafts of [plans / elevations / sections] from images exported from our survey data. The drafts are checked against the survey data and completed by [named surveyor] before issue. If you would prefer us not to use AI-assisted drafting on your project, please tell us before instruction.

This sheet describes PhotoCAD as of the version date above and corresponds to photocad.ai/trust and our Terms of Service. It is information for your due diligence, not legal advice, and not a statement that any use complies with RICS standards. Questions, security questionnaires and vendor review forms: support@photocad.ai. Security reports: security@photocad.ai.