

A home survey is the only way to obtain a clear picture of the condition of a property.
But which survey is right for you?

We offer 3 types of survey for you to choose from, as well as independent valuations.
 The comparison guide below explains the differences.

Survey comparison guide

| | Valuation | RICS Level 1 Survey | RICS Level 2 Survey | RICS Level 3 Survey |
|---|-----------|---------------------|---------------------|----------------------|
| Suitable for: | | | | |
| Conventionally built, modern properties in a satisfactory condition | ✓ | ✓ | ✓ | ✓ |
| Buildings that have been significantly extended or altered | ✓ | ~ | ~ | ✓ |
| Unique or historic buildings | ✓ | ~ | ~ | ✓ |
| Properties in a neglected condition | ✓ | ~ | ~ | ✓ |
| Any property | ✓ | ~ | ~ | ✓ |
| Anyone wanting information about the condition of a property | ~ | ✓ | ✓ | ✓ |
| Home buyers who want to negotiate the purchase price and avoid unexpected repairs after completion | ~ | ✓ | ✓ | ✓ |
| Vendors wanting to understand the condition of their property prior to sale | ~ | ✓ | ~ | ~ |
| Home owners wanting to understand the condition of their property prior to refurbishment, extension or development | ~ | ~ | ✓ | ✓ |
| The report includes: | | | | |
| A market valuation | ✓ | ~ | ✓ | ~ |
| A reinstatement valuation | ✓ | ~ | ✓ | ~ |
| A visual inspection of the property by a RICS-accredited surveyor | ✓ | ✓ (basic) | ✓ (intermediate) | ✓ (comprehensive) |
| Defects / problems ranked in order of importance | ~ | ✓ (basic) | ✓ (intermediate) | ✓ (comprehensive) |
| 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) | ~ | ~ | ~ | ~ |
| Advice on necessary repairs and ongoing maintenance | ~ | ~ | ✓ (basic) | ✓ (comprehensive) |
| Highlights relevant legal issues (e.g. conservation areas, listed buildings, planning permission, tree preservation) | ✓ | ✓ | ✓ | ✓ |
| Recommendations for further investigations (where necessary) | ~ | ✓ | ✓ | ✓ |
| A professional opinion and advice on the issues highlighted (rather than simply a factual report) | ~ | ~ | ✓ | ✓ (comprehensive) |
| Advice on suitable additional services where the home owner / buyer is planning on refurbishment work | ~ | ~ | ✓ | ✓ |
| Details of the most probable cause of any defects | ~ | ~ | ✓ | ✓ |
| Suggestions relating to any remedial work and an explanation of the likely consequences of non-repair | ~ | ~ | ~ | ✓ |
| General recommendations in respect of the priority and likely timescales for any necessary work | ~ | ~ | ~ | ✓ |
| An indication of the likely cost of repair work | ~ | ~ | ~ | ✓ (if required) |
| Inspection of concealed areas such as roof spaces, basements and cellars (if safe to do so) | ~ | ~ | ✓ | ✓ |
| A conversation with the RICS-accredited surveyor before and after the property inspection | ~ | ✓ | ✓ | ✓ |