

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.

<b>Survey comparison guide</b>	<b>Valuation</b>	<b>RICS Level 1</b> (formerly Condition Report)	<b>RICS Level 2</b> (formerly Homebuyer Report)	<b>RICS Level 3</b> (formerly Building Survey)
<b>Suitable for:</b>				
Conventionally built, modern properties in a satisfactory condition	✓	✓	✓	✓
Buildings that have been significantly extended or altered	✓	Not suitable	Not suitable	✓
Unique or historic buildings	✓	Not suitable	Not suitable	✓
Properties in a neglected condition	✓	Not suitable	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	Not suitable	✓	✓
<b>The report includes:</b>				
A market valuation	✓	X	✓	X
A reinstatement valuation	✓	X	✓	X
A visual inspection of the property by a RICS-accredited surveyor	✓	✓ (Basic)	✓ (Intermediate)	✓ (Comprehensive)
Defects / problems ranked in order of importance	X	✓ (Basic)	✓ (Intermediate)	✓ (Comprehensive)
Advice on necessary repairs and ongoing maintenance	X	X	✓ (Intermediate)	✓ (Comprehensive)
Recommendations for further investigations (where necessary)	X	✓	✓	✓
A professional opinion and advice on the issues highlighted (rather than simply a factual report)	X	X	✓ (Intermediate)	✓ (Comprehensive)
Details of the most probable cause of any defects	X	X	✓	✓
A statement of the EPC rating (where available)	X	✓	✓	✓
Suggestions relating to any remedial work and an explanation of the likely consequences of non-repair	X	X	X	✓
General recommendations in respect of the priority and likely timescales for any necessary work	X	X	X	✓
A comment on the EPC assessment (where available) and noting any obvious discrepancies between the EPC and the property, and any implications	X	✓	✓	✓
Testing of services (e.g. plumbing, electrics, heating)	X	X	X	✓ (if required)
Highlights relevant legal issues (e.g. conservation areas, listed buildings, planning permission, tree preservation)	✓	✓	✓	✓
Advice on suitable additional services where the home owner / buyer is planning on refurbishment work	X	X	✓	✓
An indication of the likely cost of repair work	X	X	X	✓ (if required)
Inspection of concealed areas such as roof spaces, basements and cellars (if safe to do so)	X	X	✓	✓
A conversation with the RICS-accredited surveyor before and after the property inspection	X	✓	✓	✓