

Survey Comparison Guide

Level 1

1

For conventional and newer properties, this assesses the condition of key parts of the property with a traffic light rating.

Level 2

2

For properties in a reasonable condition, this gives a more detailed survey and the option of a valuation.

Level 3

3

For larger or older properties, or if you're planning major works, this comprehensive report gives indepth analysis and advice.

Service features	Level 1	Level 2	Level 3
Describes the construction and condition of the property on the date of the inspection.	x	x	x
Aims to identify any problems that need urgent attention or are serious.	x	x	x
Aims to identify things that need to be investigated further to prevent serious damage.	x	x	x
Aims to tell you about problems that may be dangerous.	x	x	x
Aims to show up potential issues and defects before any transaction takes place.	x	x	x
Aims to help you decide whether you need extra advice before committing to purchase.		x	x
Aims to enable you to budget for any repairs or restoration.		x	x
Aims to advise you on the amount of ongoing maintenance required in the future.		x	x
Aims to establish how the property is built, what materials are used and how these will perform in the future.			x
Aims to describe visible defects, plus exposing potential problems posed by hidden defects.			x
Aims to outline the repair options and give you a repair timeline, whilst explaining the consequences of not acting.			x
Provide specific comments on energy efficiency.			x
Photographs illustrating the various key defects, repair, maintenance and upgrading works provided throughout the main body of the report.			x
Summary/checklist of the Repair, Maintenance and Upgrading Works required to the property and grounds designed to help provide an overview of the issues discussed in greater detail within the main body of the report.			x
Provides a reinstatement cost to help you avoid under or over-insurance.	Please let us know if you require a valuation or insurance calculation as these can be provided as an agreed additional service where required, subject to additional review and fee proposal.		
Provides an RICS Market Valuation.			