

Why do you need a Home Survey?...Because forewarned is forearmed!

Choosing the right survey will help highlight any serious problems and advise you of the specific risks before you commit to the process of buying or selling a property. We have three different levels of survey (outlined below).

You can rest assured that these reports will only be conducted by an experienced and well trained RICS qualified Chartered Surveyor (AssocRICS, MRICS, or FRICS) with the appropriate surveying experience.

Reliable and cost effective, you can rest assured that our small family run practice carries the benefit of being Regulated by the Royal Institution of Chartered Surveyors – the industry's most respected authority on surveying.

It's important to remember that your mortgage lender's valuation report is not a survey. It merely tells your lender whether or not the property is reasonable security for your loan.

Level 1, 2 or 3 survey will tell you the actual condition of the property. That's vital information that can be invaluable during price negotiations, and will also help you avoid expensive surprises after you've moved in.

There is an option with any of our surveys, to also include a Market Valuation for your own purposes and to provide peace of mind that you are paying the right price for the property.

Level 1 Condition Report – 'Basic Overview'

Choose this report if you're buying or selling a conventional house, flat or bungalow built from common building materials and in reasonable condition.

This service includes:

- A visual inspection that is less comprehensive than the Level 2 and Level 3
- A summary of risks to the building, people, and grounds
- an assessment of the relative importance of the defects and problems.

No tests of the building fabric or services are undertaken. The Level 1 does not include advice on repairs or ongoing maintenance.

Level 2 Home Survey – 'Intermediate Overview'

This report is often referred to as a 'Homebuyers Survey'. With the introduction of the new RICS Home Survey Standards, it is now referred to as a 'Level 2 Survey'.

Choose this report if you need more extensive information whilst buying or selling a conventional house, flat or bungalow, built from common building materials and in reasonable condition.

The focus is on assessing the general condition of the main elements of a property.

This intermediate level of service includes a more extensive visual inspection of the building, its services, and grounds, but still without tests.

Concealed areas are normally opened or used by the occupiers are inspected if it is safe and practical to do so (typical examples include roof spaces, basements, and cellars).

The report objectively describes the condition of the different elements and provides an assessment of the relative importance of the defects/problems.

Level 3 Building Survey – ‘Detailed Assessment’

This report is often referred to as a full ‘Structural Survey’ or ‘Building Survey’. With the introduction of the new RICS Home Survey Standards, it is now referred to as a ‘Level 3 Survey’.

Choose this report if dealing with a larger, older, or run-down property, a building that is unusual or extended/altered, or if you’re planning major works.

It costs more than the other Level 1 & 2 reports because it gives detailed information about the structure and fabric of the property. This service includes:

- A detailed visual inspection of the building, its services and the grounds and is more extensive than a survey level two
- Concealed areas normally opened or used by the occupiers are inspected if it is safe to do so (typical examples include roof spaces, basements, and cellars)
- Although the services are not tested, they are observed in normal operation – in other words, they are switched on or off and/or operated where the occupier has given permission and it is safe to do so.
- Significant number of Photographs illustrating the various key defects, repair, maintenance and upgrading works provided throughout the main body of the report.
- 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.

The report objectively describes the form of construction and materials used for different parts of the property.

It describes the condition and provides an assessment of the relative importance of the defects/problems. Additionally, it will look to:

- Describe the identifiable risk of potential or hidden defects in areas not inspected
- Propose the most probable cause(s) of the defects based on the inspection
- Outline the likely scope of any appropriate remedial work and explain the likely consequences of nonrepair; and
- Make general recommendations in respect of the priority and likely timescale for necessary work.