

This table will help you choose the most appropriate survey, but if you have any particular requirements, remember to discuss them with your surveyor before the inspection of the property.

RICS Level 2 Homebuyer Report	Key Features
Suitable for conventionally built houses, bungalows and flats in reasonable condition (including purpose built and converted flats and properties that have been extended in compliance with regulations)	✓
Includes a standard visual inspection of the exterior and interior of the property including non-secured panels such as the roof space and drainage chambers	✓
Provides a basic description of the construction of the property and condition on the date of the inspection	✓
Identifies any problems that need urgent attention or are serious or dangerous	✓
Identifies visible defects and deficiencies that require further investigation before exchange of contracts	✓
Includes clear 'traffic light' ● ● ● guidance to help you understand the severity of potential issues	✓
Helps you decide whether you need extra legal or specialist advice before committing to purchase	✓
Aims to enable you to budget for any repairs or restoration	✓
Includes a review of the Energy Performance Certificate and any issues relating to the energy efficiency rating	✓
A market valuation by an RICS Registered Valuer and a reinstatement cost for insurance purposes can be included at an additional cost	✓

RICS Level 3 Building Survey	In addition to Level 2 above
Suitable for older, period or larger buildings including Listed and thatched properties and those in poor condition or disrepair	✓
Suitable for properties of non-traditional construction (timber frame, steel frame, concrete etc)	✓
Valuable if you are planning major renovation works	✓
Further consideration of the construction of the building elements and materials used	✓
A more detailed inspection of all elements including the roof space, cellars, grounds, outbuildings and services	✓
Describes visible defects and the surveyor's opinion on potential problems posed by hidden issues in unexposed areas	✓
Where defects are identified, the report provides the surveyor's opinion on the likely cause and outlines repair and remediation options	✓
Explains the consequences of not acting on essential repairs	✓
Includes an overview of energy matters affecting the property including insulation, heating, lighting and ventilation	✓
A market valuation by an RICS Registered Valuer and a reinstatement cost for insurance purposes can be included at an additional cost	✓

● **Serious/Urgent Repairs:** Defects that are serious and/or need to be repaired/replaced or further investigations undertaken urgently.

● **Repairs/Improvements:** Defects that need repairing or replacing but are not considered to be either serious or urgent.

● **Ok/General maintenance:** No repair is currently needed but the property must be maintained in the normal way.