

## Easy reference chart

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. The surveyor may be able to provide you with extra services, under separate contracts.

Service features	Level 1 RICS Condition Report Service	Level 2 RICS HomeBuyer Service	Level 3 RICS Building Survey
Describes the construction and condition of the property on the date of the inspection	✓	✓	✓
Aims to identify and problems that need urgent attention or are serious	✓	✓	✓
Aims to identify things that need to be investigated further to prevent serious damage	✓	✓	✓
Aims to tell you about problems that may be dangerous	✓	✓	✓
Aims to show up potential issues and defects, before any transaction takes place	✓	✓	✓
Includes the standard visual inspection during which secured panels, electrical fittings, inspection chamber covers and other similar features are not removed	✓	✓	✓
Aims to help you decide whether you need extra advice before committing to purchase		✓	✓
Aims to enable you to budget for any repairs or restoration		✓	✓
Aims to advise you on the amount of ongoing maintenance required in the future		✓	✓
An enhanced service that includes all the features of the standard inspection plus a more extensive roof space and underground drainage inspection		✓	✓
Provides a reinstatement cost to help you avoid under- or over-insurance		✓	
Provides market valuation		✓	
Aims to establish how the property is built, what materials are used and how these will perform in the future			✓
Aims to describe visible defects, plus exposing potential problems posed by hidden defects			✓
Aims to outline the repair options and give you a repair timeline, whilst explaining the consequences of not acting			✓
A longer and more detailed visual inspection of a wider range of issues including a more thorough consideration of the roof space, grounds, floors and services			✓