

RICS  
Home Survey  
Level 2

RICS  
Home Survey  
Level 2 Plus

RICS  
Home Survey  
Level 3

		RICS Home Survey Level 2	RICS Home Survey Level 2 Plus	RICS Home Survey Level 3
Condition	Properties in <b>average</b> or <b>good</b> condition	✓	✓	✓
	Properties in <b>poor</b> or <b>neglected</b> condition	Not Suitable	Not Suitable	✓
Age	Properties built <b>after 1970</b>	✓	✓	✓
	Properties built <b>before 1970</b>	Not Suitable	Not Suitable	✓
Value	Properties worth <b>less than £1,000,000</b>	✓	✓	✓
	Properties worth <b>more than £1,000,000</b>	Not Suitable	Not Suitable	✓
Construction	Conventional build using <b>common building materials</b>	✓	✓	✓
	Complex or unique build using <b>specialist building materials</b>	Not Suitable	Not Suitable	✓
Alterations	Properties that have been <b>substantially extended</b> or <b>structurally altered</b>	Not Suitable	Not Suitable	✓



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Summary of <b>risks</b> to the building, people and grounds	✓	✓	✓
Visual <b>inspection</b> of all accessible areas of the property to <b>assess</b> the condition of the building, services and grounds	✓	✓	✓
Survey report providing a clear ' <b>traffic light</b> ' condition ratings system to assess the relative <b>importance</b> of defects and issues	✓	✓	✓
Advice on repairs and ongoing maintenance <b>issues</b> and <b>explanation</b> of the <b>consequences</b> of not acting	✓	✓	✓
Follow up phone call to <b>discuss</b> the outcome of the survey report	✓	✓	✓
Drainage system observed in <b>operation</b> by flushing WCs, running taps and showers	Not Included	✓	✓
Corners of loose/unfitted carpets or other floor coverings are lifted to establish the <b>condition</b> of the floor surface beneath	Not Included	✓	✓
Insulation within the loft lifted to sample areas, <b>insulation type and depth measured</b> , ceiling type and condition verified	Not Included	✓	✓
All windows <b>opened</b> and <b>inspected</b> .	Not Included	✓	✓
Occupier's goods moved where practicable and permissible to enable a more <b>thorough inspection</b>	Not Included	✓	✓
Photographs of the property <b>highlighting</b> defects	Not Included	✓	✓
<b>Services observed</b> in normal operation, where practicable. This includes the heating system, lighting and extractor fans	Not Included	✓	✓
<b>Comprehensive visual inspection</b> and specific assessment of all accessible areas, including detailed information about the structure and fabric of the property	Not Included	Not Included	✓
Description of <b>identifiable risks</b> of potential or hidden defects in areas not inspected / accessible	Not Included	Not Included	✓
Proposal of the most <b>probable</b> cause(s) of defects and issues	Not Included	Not Included	✓
<b>Recommendations</b> in respect of the <b>priority</b> and likely timescale for necessary work	Not Included	Not Included	✓
<b>Further information</b> on dampness issues, condensation and timber defects	Not Included	Not Included	✓
Commentary provided on energy related matters and advise on the <b>appropriateness</b> of energy improvements recommended by the EPC	Not Included	Not Included	✓

