

Service Features	Level 1 RICS Condition Report	Level 2 RICS Homebuyer Report (Survey)	Level 2 RICS Homebuyer Report (Survey & Valuation)	Level 3 Building Survey
Describes the construction and condition of the property on the date of the inspection	✓	✓	✓	✓
Aims to identify 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				✓