

# TYPES OF PROPERTY SURVEYS – WHICH ONE SHOULD I CHOOSE?

When buying a property, your lender will conduct a basic mortgage valuation – this is only to confirm the property's value and does not provide a detailed report.

If you want an in-depth review of the property's condition, you can choose to get your own report from one of the three following main surveys:

## 1. RICS HOME SURVEY – LEVEL 1

- Basic 'traffic light' overview of the property's condition.
- Highlights major, visible issues but lacks detail.
- Best for modern, standard homes in good condition.



## 2. RICS HOME SURVEY – LEVEL 2 / RPSA HOME CONDITION SURVEY

- Most common choice for properties in reasonable condition.
- Includes advice on repairs, maintenance, damp, subsidence, and compliance with building regulations.
- Provides more detail than Level 1.

## 3. RICS HOME SURVEY – LEVEL 3 / RPSA BUILDING SURVEY

- Most thorough and detailed inspection.
- Ideal for older (50+ years), unusual, or run-down properties.
- Covers structure, condition, and can include estimated costs and timings for repairs.
- Involves hands-on checks (attic, floorboards, etc.).

Choose the survey based on the property's age, condition, and your future plans (e.g., renovations).

We're here to support you every step of the way. Just get in touch and we'll take care of the rest!