

At-a-glance survey comparisons

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 they inspect the property.

Service features	Survey Level 2 RICS Homebuyer Report	Survey Level 3 RICS Building Survey
Describes the construction and condition of the property on the date of the inspection.	✓	✓
Aims to identify any 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.	✓	✓
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.	✓	✓
Provides a reinstatement cost to help you avoid under or over-insurance.		
Provides a 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.		✓
Where practical and agreed, provides an estimate of costs for identified repairs.		✓
Provides specific comments on energy efficiency.		✓