



Which Survey do I need?

The Royal Institution of Chartered Surveyors (RICS) surveys help you to compare at a glance those matters that need early attention with those that do not currently need repair by giving Condition Ratings 1, 2 and 3 in a “traffic light format” as follows:

No repair is currently needed. The property must be maintained in the normal way.

- 1 Defects that need repairing or replacing but are not considered to be serious or urgent. The property must be maintained in the normal way. Examples of this might include rot on a window sill or a leaking gutter.

- 2 Defects which are serious and/or need to be repaired, replaced or investigated urgently. This might include rising damp or structural movement.

Which you choose depends on the age, type and condition of the property, and what you want to get from the survey in terms of level of detail, range of technical advice and so on.

The RICS LEVEL 1 Survey Report

Choose this report if you are buying or selling a standard property built using common materials and which is in apparently reasonable condition. It focuses on the condition of the property in a concise, matter of fact way, by setting out the following:

- the condition of different parts of the building, services, garage and outbuildings, identifying problems that require varying degrees of attention.
- a summary of the risks to the condition of the building
- matters for your legal advisor to check such as planning, building control and guarantees.

It does not include a market valuation or insurance rebuilding sum.

The RICS LEVEL 2 Survey and Valuation Report

The most widely used report. Choose this if you require more extensive information. It costs more than the Level 1 Report and includes:

- all of the features in the Level 1 Report
- the surveyor’s professional opinion of market value and an insurance rebuilding sum
- advice on repairs and ongoing maintenance
- issues that need to be investigated to prevent serious damage occurring
- information about the location and environment
- The Level 2 Survey only report does not contain valuation advice.

► RICS LEVEL 3 SURVEY REPORT

Our most comprehensive report. Previously called a “structural survey”. Choose this if you are dealing with an older, possibly run-down property, a building that is unusual or has been altered, or if you are planning major works. It covers all matters in the Level 2 Survey (apart from market valuation and insurance advice which can be provided as a separate service) and costs more because it gives detailed information about the structure and fabric of the property including:

- a thorough inspection and a detailed report on a wide range of issues
- a description of visible defects and potential problems caused by hidden flaws
- an outline of repairs and the likely consequences of taking no action
- advice about ongoing maintenance in the future
- Illustrative photographs

► Specific Defect Reports

If a property is suffering from a specific problem or defect which you need help with, we will be happy to carry out an inspection and give you advice.

We will examine the relevant part of the property, carry out investigations to diagnose the defect and provide you with a concise report highlighting the probable cause and what further investigations or works are considered necessary.

► Valuations

Not a survey but a market valuation for purposes including: establishing if the purchase price is correct, clarifying the value of an already owned property or properties for taxation, portfolio or matrimonial reasons amongst others.



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