

A home survey is the only way to obtain a clear picture of the condition of a property.
But which survey is right for you?

We offer six types of product - the comparison guide below explains the differences.



Product comparison guide	RICS Level 1 (formerly Condition Report)	RICS Level 2 (formerly Homebuyer Report)	RICS Level 3 (formerly Building Survey)	HomePlus Survey (Unique to e.surv)	HomePlus Survey with valuation (Unique to e.surv)	HomePlus independent valuation
Suitable for:						
Conventionally built, modern properties in a satisfactory condition	✓	✓	✓	✓	✓	✓
Buildings that have been significantly extended or altered	Not suitable	Not suitable	✓	Not suitable	Not suitable	✓
Unique or historic buildings	Not suitable	Not suitable	✓	Not suitable	Not suitable	✓
Properties in a neglected condition	Not suitable	Not suitable	✓	Not suitable	Not suitable	✓
Anyone wanting information about the condition of a property	✓	✓	✓	✓	✓	Not suitable
Home buyers who want to negotiate the purchase price and avoid unexpected repairs after completion and avoid unexpected repairs after completion	✓	✓	✓	✓	✓	Not suitable
Vendors wanting only to understand the condition of their property prior to sale	✓	Not suitable	Not suitable	Not suitable	Not suitable	Not suitable
Home owners wanting to understand the condition of their property prior to refurbishment, extension or development	Not suitable	✓	✓	✓	✓	Not suitable
The report includes:						
Digitally interactive, viewable on a PC, tablet, or mobile device	X	X	X	✓	✓	X
PDF report	✓	✓	✓	✓	✓	✓
A market valuation	X	✓	X	X	✓	✓
A reinstatement valuation	X	✓	X	X	✓	✓
A visual inspection of the property by a local RICS-accredited surveyor	✓ (Basic)	✓ (Intermediate)	✓ (Comprehensive)	✓ (Intermediate)	✓ (Intermediate)	✓
Defects / problems ranked in order of importance	✓ (Basic)	✓ (Intermediate)	✓ (Comprehensive)	✓ (Intermediate)	✓ (Intermediate)	X
A professional opinion and advice on the issues highlighted	X	✓ (Intermediate)	✓ (Comprehensive)	✓ (Intermediate)	✓ (Intermediate)	X
Advice on necessary repairs and ongoing maintenance	X	✓ (Intermediate)	✓ (Comprehensive)	✓ (Intermediate)	✓ (Intermediate)	X
Recommendations for further investigations (where necessary)	✓	✓	✓	✓	✓	X
Help in finding vetted tradespeople and specialist contractors	X	X	X	✓	✓	X
Home improvement costs and advice	X	X	X	✓	✓	X
A statement of the EPC rating (where available)	✓	✓	✓	✓	✓	X
A comment on the EPC assessment (where available) and noting any obvious discrepancies between the EPC and the property, and any implications	X	✓	✓	✓	✓	X
Testing of services (e.g., plumbing, electrics, heating)	X	X	✓ (if required)	X	X	X
Highlights relevant legal issues (e.g., conservation areas, listed buildings, planning permission, tree preservation)	✓	✓	✓	✓	✓	✓
An indication of the likely cost of repair work	X	X	✓ (if required)	✓ (via third party)	✓ (via third party)	X
Neighbourhood information, includes walking and driving distances to local schools and amenities, crime rates and broadband speeds	X	X	X	✓	✓	X
Ability to view the property on Google maps and Street View	X	X	X	✓	✓	X
A conversation with an experienced professional before and after the property inspection	✓	✓	✓	✓	✓	X