

RICS HOME SURVEY - LEVEL 2



The **RICS Home Survey - Level 2 Report** is a detailed inspection of a property designed to provide the client with useful information in an easily understandable format at a reasonable cost.



The main objective is to assist the prospective purchaser in making a reasoned and informed judgement on whether or not to proceed with the purchase and to be clear about what decisions and actions should be taken before contracts are exchanged.

It is designed ideally for houses built since 1900, which are of conventional construction and in reasonable condition, although in some cases, it may be suitable for older properties.



The report is presented in an easy to read format with standard headings and the minimum of technical jargon so that clients can quickly find the details they need. It is a concise and cost-effective report and therefore less detailed than a Building Survey.

It includes a coloured 'traffic light' system to easily identify the condition of the various elements of the property and information regarding property maintenance.



We strongly recommend Building Surveys for all listed buildings



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What's included in RIC Home Survey - Level 2 Report?

- A full and close inspection, with binoculars where necessary, of all accessible external areas including roof surfaces, chimneys and rainwater fittings
- Superficial inspection from ground level of wall surfaces and joinery (including windows and doors)
- Inspection and comment on any signs of structural movement
- Identification where possible of the damp proof course and electronic tests internally for both rising and penetrating dampness
- Identification and advice on wood boring infestation
- Superficial comment on the visible parts of the service installations including the exposure of accessible drain runs/inspection chambers
- Inspection and advice on the condition of significant outbuildings including garages
- Comment on significant defects relating to the boundary lines, including walls and fences.



The RICS 'Traffic Light' identifying system



Defects which are serious and/or need to be repaired, replaced or investigated urgently.

Defects that need repairing or replacing but are not considered serious or urgent.

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

Call us
now on
01905 384 120