



## Complimentary Level 2 to 3 Survey Upgrade for Modern Homes

At Weald and City Surveyors Ltd., we pride ourselves on offering the most comprehensive and insightful information regarding our clients' property investments. That's why we only provide our enhanced RICS Level 3 Home Surveys regardless of a property's age. We invite you to look at a selection of mini case studies that help to understand our reasoning.

**1. Thorough Assessment:** Our enhanced Level 3 Building Survey thoroughly examines all accessible/visible aspects of your property, both inside and out. From the roof to the floors, ceilings, windows, and beyond, to uncover potential issues or defects and to dig down and establish causes and possible solutions.

### *Case Example: 1990's Detached House with Stained Ceilings*

An RICS Level 2 or RPSA Homebuyer Report would point out visible stains to the ceiling and the surveyor may use a moisture meter to confirm they register as dry. However, whether they will remain dry and what caused them remains a mystery. Our client benefited from the Level 3 experience as we turned to thermal imaging and followed the trail of suspicion to the source of the intermittent problem, reducing uncertainty and revealing a reason to negotiate with the vendors. The overall cost savings exceeded the survey fee.



**2. Detailed Structural Analysis:** Unlike RICS Level 2 Home Surveys or RPSA Homebuyer Reports, a Level 3 Survey delves deeper into structural concerns, dampness, mould, cracks, and bulging walls, offering a comprehensive analysis of the property's condition and the likely actions required to resolve issues.

### Case Example: 1960's Chalet Bungalow

With an asking price just shy of 1 Million pounds, this 1960s property was built just before the introduction of the National Building Regulations - information that would not be provided in a Level 2 or Homebuyer Report. The degree of cracking would likely result in a Level 2 report advising the purchasers to instruct a structural engineer to commission further investigation. The surveyor would not have the time, scope or experience to give a reasoned opinion of the cause and potential risk. Luckily our client benefited from an assessment of the nearby Willow trees, historic building works, drainage repairs, site gradient and extensive damp meter testing of the floor. This enabled our surveyor to provide a reasoned opinion and an indication of the level of investment risk. Again, we followed the trail of suspicion.



**3. Accreditation and Standards:** Our RICS Level 3 Home Survey meets the rigorous standards set by the RICS. This accreditation ensures professionalism and a meticulous assessment of your property's condition, regardless of its age or size.

### Case Example: Brick Clad Bungalow (Assumed 1960's).

We are sticklers for standards and will support our clients all the way. Our survey of an apparently standard brick bungalow revealed a clad-over timber leisure building from the 1930's. Had this been a Level 2 instruction, we would have had to contact our client and agree to increase the survey level and our fee. Luckily for our

client, we were able to follow the best practices set out by the Building Research Institute, accessing floor voids, and agreed on a small extension of our services, excavating to check foundation construction (permission provided by the vendor) and even making some nice Wealden Clay worms to help consider ground plasticity. The real question is whether a surveyor undertaking a Level 2 or Homebuyer inspection would ever have lifted the carpet to look for a loose floorboard or pulled back the loft insulation to find the clues that this was not a normal bungalow? The vendor's surveyor had sadly not.



**4. Clear and Concise Reporting:** Our Level 3 Building Surveys are designed to be user-friendly and easy to understand. We've streamlined the reporting process, providing clear risk ratings, action points, and simple explanations of likely remedial works. Our surveys even contain video content and may include thermal imaging and hygrometer content where the surveyor believes this useful and temperature conditions are satisfactory.

#### *Case Example: 1960'S Semi-Detached House*

We have worked tirelessly to bring you what we believe to be the best residential survey reporting system on offer in the UK. Our content is unique and to the best of our knowledge we are the only firm to be using the master software in the UK. Time and time again we hear that our clients are 'blown away' and that's how we want to keep things.

★★★★★ 9 months ago

The most thorough, detailed survey you could get. Maps, photos, plans, suggestions on how improvements could be made. I was blown away by the contents of the survey and very appreciative of the extra information it contained. I also emailed Jonathan to ask advice regarding something to do with the property holding up my house purchase and he went out of his way to give me information. Can't recommend highly enough. Fantastic service.

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**5. Expert Guidance and Advice:** With our Level 3 Survey you gain access to personalized guidance and recommendations from our team of experienced RICS Regulated surveyors. We're here to address any concerns, provide ongoing support and offer recommendations for your property's maintenance and improvement.

#### *Case Example: 4 Bedroom Property in a Conservation Area*

Having undertaken a full Level 3 Survey, we will know your new home in depth. We are, therefore, perfectly placed to provide measured surveys, concept designs, party wall advice, and planning support alongside your Level 3 Survey. Our surveyors can hear your needs and see a property's potential. Here is just one example showing our rendering and design work.



**6. Enhanced Insights and Additional Information:** Besides standard RICS Level 3 report requirements, our surveys offer enhanced insights into various aspects of the property ensuring that you receive comprehensive data to inform your decision-making process.

#### Case Example: 1930's Semi-Detached House

We believe particular care should always be taken when purchasing a semi-detached property. Our RICS Level 3 Home Surveys are thoroughly considered by our experienced surveyors prior to issue. On this occasion, we identified two likely unsupported chimney breasts and stacks in a 1930's property. Having made further enquiries we established that no notices had been served for recent works on the party wall and that chimney breasts had been removed in the adjoining property. Inadequately supported chimney breasts and stacks and a lack of lateral support can be a significant issue that a purchaser should be aware of. Visit Local Authority Building Controls YouTube channel for an example of what can happen <https://www.youtube.com/watch?v=HF1pHzGkSC4>



**7. Peace of Mind and Confidence:** By choosing a Level 3 Building Survey, you're investing in peace of mind and confidence. You'll have a comprehensive understanding of your property's condition, enabling you to proceed with your purchase with clarity and assurance. You will also have a maintenance guide for future reference. Our Level 3 surveys are much more than a single-use pre-purchase document.

While RPSA Homebuyer Reports and RICS Level 2 Surveys are widely used, they may not provide the depth of insight and analysis needed to make informed decisions about your property investment, especially where a property has been extended or modified. A Level 3 Building Survey offers unparalleled insights and ensures no reasonable stone is left unturned in visually assessing its physical condition.

It's worth noting that at Weald and City Surveyors Ltd., we do not charge extra for a Level 3 Building Survey. This means that you can enjoy the comprehensive assessment and detailed insights without any additional cost.

Meet the Team by visiting <https://wealdandcitysurveyors.co.uk/meet-the-team>