

Whether the house you’re looking to buy is brand new or hundreds of years old, it is always a good idea to have a professional surveyor carry out an inspection to save you from discovering expensive defects after the contracts are signed and you’ve moved in. At Sodbury Home Surveys, we offer two products for people looking for a condition survey on a property they are looking to buy.

Here’s an overview of the different survey products we offer, and where they would be most appropriate.

Definition of Survey Levels:

- Level 2 House Survey:** This service is delivered in accordance with the *Home Survey Standard (1st Edition) RICS Professional Statement* and is equivalent to **Level 2**. The service is based around a **detailed inspection** of the property and provides you with a **concise, easy to understand report** concentrating on the main issues.
- Level 3 House Survey:** This service is delivered in accordance with the *Home Survey Standard (1st Edition) RICS Professional Statement* and is equivalent to **Level 3**. The service is based around the same **comprehensive inspection**, but provides a more detailed report format which **describes each building element** in detail, gives **helpful common-sense advice on defects and actions you need to take**, provides longer term **ongoing maintenance and component replacement advice**, and looks in depth at **energy efficiency matters** including the EPC and wider sustainability issues.

Which survey do I need?

Property Type	Level 2 House Survey	Level 3 House Survey
Newer, traditionally constructed properties built after 1945 with no major alterations or extensions (excluding conservatories or porches).	✓	
Older properties built before 1945 or conversions of older properties (such as barn conversions).		✓
Properties of non-standard construction types, such as timber, metal or concrete frame, or panellised type constructions.		✓
Properties which have undergone a loft conversion or have extensions constructed since their original construction date.		✓

What’s included with each type?

Features	Level 2 House Survey	Level 3 House Survey
Building Condition		
Full and comprehensive inspection of the building, grounds, garage(s), outbuildings, boundaries and services installations.	✓	✓
Description of each building element, including identification of materials and construction techniques.	✓	✓
Description of all the building services installations, their general condition and a review of any compliance / testing documentation available.	✓	✓
Identifies all visible defects inside and outside the property.	✓	✓

Features	Level 2 House Survey	Level 3 House Survey
Clear traffic light defect rating system to help you understand the importance and impact of defects identified.	✓	✓
Clear rating system indicating urgency of carrying out recommended works.	✓	✓
Comprehensive summary at the beginning of the report highlighting main issues and giving context to the main report.	✓	✓
Identifies risks to the building, grounds and occupants.	✓	✓
Aims to identify potential hidden defects and further investigations which may be required to identify / diagnose hidden defects.	✓	✓
Advice around short, medium and long-term maintenance requirements of building elements.		✓
Specialist advice around the care and repair of older buildings and traditional construction elements such as solid stone walls, stone/slate roofs, old timber sash windows etc.		✓
An overview of the EPC certificate and commentary on the practicality of the recommendations made in the report **	✓	✓
A comprehensive review of energy efficiency measures and potential upgrades including insulation, heating, lighting and ventilation.		✓
Legal Matters		
Identifies issues for further investigation / clarification by your legal advisors.	✓	✓
Advice around statutory issues such as planning permissions, Building Regulations compliance, Party Walls etc.	✓	✓
More detailed advice around statutory issues associated with extensions, loft conversions, alterations etc.		✓
Costs & Valuation		
A formal estimate of costs for maintenance and repair works identified.	By separate agreement	By separate agreement
Building Reinstatement Valuation for insurance purposes.	By separate agreement	By separate agreement
Market valuation.	✗	✗

**We do not carry out any EPC calculations or calculate an EPC score. Our review will be to assess the assumptions made in the EPC certificate and the recommendations made therein.