

# KEMPSTON-PARKES

CHARTERED SURVEYORS

SURVEY COMPARISON GUIDE			
	VALUATION	RICS LEVEL 2 HOMEBUYERS SURVEY	RICS LEVEL 3 BUILDING SURVEY
<b>Suitable for:</b>			
Modern properties of traditional construction that appear to be in a satisfactory condition	✓	✓	✓
Unique or historic buildings in any condition	✓	X	✓
Properties that have been significantly extended or altered	✓	X	✓
Properties that appear to be neglected	✓	X	✓
Owners wanting to know the value of their property before marketing it	✓	✓	X
Purchasers wishing to understand the potential cost of repair or restoration work	✓	X	✓
Owners wishing to understand the property condition before undertaking refurbishments, extension or developments	X	X	✓
Owners wanting to understand the condition of their property before marketing it	X	✓	✓
<b>The report includes:</b>			
A visual inspection of the property by a RICS accredited surveyor	✓	✓	✓
A market valuation	✓	✓	X (not as standard, but can be included if requested at point of instruction)
A reinstatement valuation	✓	✓	X (not as standard, but can be included if requested at point of instruction)
Identifying any defects that need further investigation	X	✓	✓
Opinion upon the probable cause of any defects and any recommendations for remedial work	X	✓ (lesser detail)	✓ (greater detail)
General advice on any remedial work that may be required and guidance should repairs not be carried out	X	X	✓
An estimation of the likely cost of any repair work advised	X	X	X (can be included if requested at point of instruction)
A statement to the EPC rating (where available)	X	✓	✓
Recommendations to the priority and timescales for remedial works	X	X	✓
Testing of services (e.g. plumbing, electrics, heating)	X	X	X (*)
Advising of any relevant legal issues such as, property being a listed building, in a conservation area, planning permission, tree preservation etc	✓	✓	✓
Inspection of roof spaces, cellars, basements and any other concealed areas, providing it is safe for our surveyors to access	X	✓	✓
A telephone call with our RICS accredited surveyor following the survey	X	✓	✓

\* can be arranged as part of a bespoke package if required