

What is included in the RICS Level 2 survey?

You should choose a RICS Level 2 Survey if you are thinking of buying a conventional house, flat or bungalow which was built after 1890 from common building materials, appears to be in reasonable condition and you would like information and advice on construction, condition and repairs.

The report will provide detail on the condition of the various elements of the property, which you'll find invaluable when assessing whether or not it's right for you.

Our RICS surveyor will have a broad knowledge of your chosen area, types of local property, and issues to look out for. You can trust their detailed assessment to give you confidence by being completely sure of what you're buying.

The surveyor will look at the following during a Level 2 Survey:

Internally:

- Roof structure
- Ceilings
- Walls and partitions (including testing for dampness)
- Floors (if not covered)
- Fireplaces, chimney breasts and flues
- Built-in fittings
- Woodwork (staircase and joinery)
- Bathroom fittings

Externally:

- Chimney stacks
- Roof coverings
- Rainwater pipes and gutters
- Main walls
- Windows
- Outside doors
- Conservatory and porches
- Other joinery and finishes
- Garages

The report is in a standard pdf format and uses an easy-to-follow Condition Rating system:

- Condition rating 3 - Defects that are serious and/or need to be repaired, replaced, or investigated urgently.
- Condition rating 2 - Defects that need repairing or replacing but are not considered to be either serious or urgent.
- Condition rating 1 - No repair is currently needed.

A very interesting statistic - The Royal Institute of Chartered Surveyors (RICS) carried out a study that reported 20% of buyers who did not commission a home survey on their property purchase later found faults that cost an average of **£5,750** to rectify after they had moved in.

Timescales

Once we have received your instruction to proceed, we will contact the estate agent and/or vendor to arrange our inspection quickly.

Once we have completed our detailed inspection of the property, we aim to complete your report within 24 hours. The report will be sent via email in a PDF format along with all of the photographs taken during the inspection. The number of photographs varies depending on the type and condition of the property but on average this is over 250 photographs.

Valuation (optional)

You can choose to add a RICS Valuation to your survey which means that we will undertake a qualified valuation of the property which will establish whether the agreed purchase price is reasonable in the current market. One of the factors involved is calculating the price per square metre compared with similar local properties which have sold and legally completed within the past 12 months.

JRV Surveys & Valuations

Here at JRV Surveys, we pride ourselves on providing efficient and excellent customer service. We respond to emails quickly and if you have questions following the survey, we are always happy to arrange a phone call.

If you have any questions at this point, please don't hesitate to contact us.

Telephone: 0161 711 1723

Email: enquiries@jrvsurveys.co.uk