

Choosing the correct RICS Survey

According to RICS Home Survey Standard (2021) and professional best practice:

A Level 2 Home Survey is best for properties that are:

- **Built after 1990** – Modern, standard construction homes (e.g., brick and block with cavity walls, concrete tiles, UPVC windows).
- **Between 1950–1990** – Where the property appears in reasonable condition and has not been significantly altered or extended.
- **Any age** – If the property:
 - Is of conventional construction and in generally sound condition.
 - Has no major structural alterations or signs of movement.
 - Requires only routine maintenance or minor repairs.
 - Is not listed or of historic significance.

A Level 3 Building Survey is best for properties that are:

- **Built before 1900** – Traditional or period construction (e.g., solid walls, timber frames, lime mortar).
- **Between 1900–1950** – Especially if extended, altered, or showing signs of age or damp.
- **Between 1950–1980** – If non-standard materials or construction methods were used (e.g., concrete frames, PRC, timber systems).
- **Any age** – If the property:
 - Has been significantly extended or altered.
 - Appears in poor or uncertain condition.
 - Is of unusual design or construction.
 - Requires or is planned for major renovation work.
 - The EPC Energy Performance is below a D rating.