

Johnsons Home Survey – RICS Level 2

This is our most popular survey and report for home buyers. It involves a detailed inspection of the property followed by a thorough word-processed report, with photographs, describing the construction and condition going through the separate internal and external building elements in an orderly manner.

It is our most popular choice of survey for the discerning purchaser of traditionally built houses in reasonable condition built less than a century or so ago.

Please note that Johnsons' Level 2 Home Survey is undertaken by a Chartered Surveyor with over 40 years' experience. It will also INCLUDE a valuation which reflects our findings on survey. Some other firms are now offering a survey which is NOT undertaken by an FRICS or MRICS Chartered Surveyor, but a surveyor with very limited experience, or it may NOT include a valuation. You should ask questions and double check when comparing value for money.

Constituent elements reported on include chimneys, roofs, rainwater goods, external walls, windows and doors, entrance porches and conservatories etc. Internally, it will report on the roof space/void, floors, walls and ceilings, kitchen and bathroom fittings, fireplaces and flues, internal woodwork such as doors, frames and skirtings.

Services such as gas, electricity and water (including drains) are also reported on, within agreed limitations. For a typical three bedroom semi detached house the inspection time alone would be just under two hours.

This service is broadly equivalent to RICS Level 2 , which is described at www.rics.org/homesurveys. The report will highlight any significant defects and urgent matters with any recommended action to be taken. Our survey normally includes a market valuation reflecting any significant findings and a buildings insurance assessment.

This type of survey is completely different to a Level 1 (less extensive inspection) but not as in depth as a Building Survey (Level 3 Report) which may extend to inspecting floor voids, service testing by specialist subcontractors and is therefore more common for older properties or those of non-traditional construction.

RICS or SAVA? Some surveyors these days are not full members of RICS but associate members via SAVA, and some may not have that much actual experience. What matters most is decades of experience, so if comparing surveys and fees don't be afraid to ask your surveyor how many years of experience he/she actually has doing the level of survey you require. Any survey fee quote of less than £300 should make you think and ask why.

For more information and advice please contact either Robert Johnson BSc FRICS or Paul Freeman FRICS at Johnsons, 24 Hallgate Doncaster DN1 3NG Tel: 01302 322121 email: surveys@johnsons-estate.co.uk