

SURVEY COMPARISON TABLE

Survey Features	Level 1 Condition Report	Level 2 Homebuyer Survey	Level 3 Building Survey
Describes the construction and condition of the property	✓	✓	✓
Aims to identify any matters which need urgent attention or are serious	✓	✓	✓
Aims to identify matters which need further investigation in order to prevent serious damage	✓	✓	✓
Aims to show up potential issues and defects before committing to purchase	✓	✓	✓
Informs you of the presence of any movement, timber defect or dampness etc, within the limitations agreed.	✓	✓	✓
Inspection includes the roof space and lifting drain covers (not for septic tanks) where accessible /possible		✓	✓
Aims to help you decide whether you need further specialist advice before committing to purchase		✓	✓
Aims to enable budgeting for any repairs or restoration		✓	✓
Aims to advise you on the amount of ongoing maintenance required		✓	✓
Provides a reinstatement cost to help you avoid under or over-insurance		✓	optional
Provides a market valuation, reflecting any findings		✓	optional
A more extensive inspection which, if arranged through Johnsons, usually involves specialist sub-contractors for drainage and electrical installations.			✓
Aims to establish how the property is built, what materials are used and how these might perform in the future			✓
Aims to describe visible defects, and aims to expose potential problems posed by hidden defects			✓
Aims to outline the repair options and give you a repair timeline, whilst explaining the consequences of not acting			✓
Typical Cost	from £250 + vat (£300)	from £300 + vat (£360)	from £650 + vat (£780)