

Survey comparison guide

	Level 2 Home Survey	Level 3 Home Survey
Detail level	Intermediate, at an economic price	Most comprehensive home survey
Property elements	Windows, floors, walls, roof space, chimneys, grounds, outbuildings	Same as Level 2
Inspection depth	Visual inspection of readily accessible areas	More thorough visual inspection, lightweight items may be repositioned with occupier's permission
Services (gas, electrics, plumbing, drains)	Visual inspection only, no testing	Observed in use (e.g. lights/taps on), still no specialist testing
Property defects	Highlights visible defects such as damp, subsidence, timber decay, and structural movement*	Detailed description of visible and hidden defects, plus probable causes*
Condition ratings	Simple traffic-light indicators or equivalent	Detailed narrative with optional ratings to supplement
Repair advice	Concise recommendations	Detailed guidance with priorities, timelines, and consequences
Maintenance advice	Concise advice on potential upkeep	More tailored and in-depth advice
Legal matters	Flags potential issues for further investigation by your legal adviser	Flags and explains legal implications in more detail
Risks to occupants	Listed with brief explanations	Listed with suggested resolutions
Construction description	General overview of construction method and building materials	Detailed description of construction method and building materials
Rebuild Cost	Optional add-on	Not included in our pricing
Valuation	Optional add-on	Not included in our pricing

*For a thorough assessment of the property's structural integrity, load-bearing components, and foundations, a Structural Engineer's report is required.



Additional features included with SURVO

Digitally interactive report. Repairs and issues grouped by priority on one overview webpage, enabling you to click through easily to specific property areas.	✓
Mailable as a weblink – or saveable as a PDF for printing at home – making it simple to send your report onto family members, tradespeople for repair quotes, or your conveyancer for legal issues	✓
Ability to enlarge photographs to view defects and issues in detail.	✓
Complimentary access to energy efficiency advice app, powered by Retrogreen. Cost-up and plan home energy upgrades.	✓