

SURVEY COMPARISON CHART

		RICS			RPSA		
		Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Inspection	Inspect the property in accordance with the level of service agreed	✓	✓	✓			
	Carry out a full and thorough visual inspection				✓	✓	✓
	Provide an accurate summary or overall opinion	✓	✓	✓	✓	✓	✓
	Conduct pre-inspection "desk study" research using free and publicly available environmental, legal, planning, and historical resources.	✓	✓	✓	✓	✓	✓
	Provide appropriate tools and equipment available that will enable inspection of all accessible parts of the property (depending on the nature of service).	✓	✓	✓			
	Provide appropriate tools and equipment available that will enable inspection of all accessible parts of the property				✓	✓	✓
	Open 1 window on each level	✓					
	Open 1 window on each level, and one of each different type of window		✓				
	Attempt to open all windows			✓	✓	✓	✓
	Roof space - head & shoulders inspection	✓					
	Roof space - enter and visually inspect		✓				
	Roof space - enter & visually inspect, lift corners of insulation, move a small number of lightweight possessions with permission			✓	✓	✓	✓
	Drains - do not lift inspection chamber covers	✓					
	Drains - Lift inspection chamber covers and visually inspect		✓				
	Drains - Lift inspection chambers and observe in everyday use			✓	✓	✓	✓
	Services - visually inspect a sample of the visible parts	✓					
Services - visually inspect all the visible parts		✓					
Services - visually inspect all the visible parts and observe in normal use			✓	✓	✓	✓	
Report	Provide a clear and concise expression of the RICS member's professional assessment of each part or element.	✓					
	The likely remedial work should be broadly outlined and what needs to be done by whom and by when should be identified. Concise explanations of the implications of not addressing the identified problems should be given		✓				
	Describe the property clearly and unambiguously in a "jargon-free" style, and use condition ratings to highlight the importance/severity of issues and defects identified				✓	✓	✓
	Obvious defects should be described and the identifiable risk of those that may be hidden should be stated. Remedial options should be outlined along with if considered to be serious, the likely consequences if the repairs are not done. A timescale for the necessary work should be proposed, including (where appropriate and necessary) recommendations for further investigation. Future maintenance of the property should be discussed, identifying those elements that may result in more frequent and/or more costly maintenance and repairs than would normally be expected. The nature of risks of the parts that have not been inspected should be identified and prioritisation of issues should be outlined.			✓			✓
	The requirement for a minimum number of photographs to be included in the report				✓	✓	✓
	The report should include an assessment of the likely lifespan of "life-limited" elements such as flat and tiled/slate roofs, windows, boilers etc.						✓
	Identify risks to occupants	✓					
	Identify risks to occupants and explain their nature		✓				
	Identify risks to occupants, explain their nature and how to resolve them or reduce the risk			✓		✓	✓
	Provide a detailed review of health & safety matters under 29 hazard profiles and identify their likely cause				✓		
	Obtain a copy of the EPC for the property	✓					
	Obtain a copy of the EPC for the property, check for discrepancies and explain the "implications"		✓				
	Obtain a copy of the EPC for the property, check for discrepancies and explain the "implications" and give advice about appropriate efficiency improvements.			✓	✓	✓	✓
Repair cost advice	Optional by prior agreement with the client						
Level 1 Surveys 1. RICS Condition 2. Most lenders Valuation 3. # RPSA New build Snagging Survey		Level 2 Surveys 1. RICS Homebuyers 2. RPSA Home Condition Survey 3. RPSA Buy to Let Survey		Level 3 Surveys 1. RICS Building Survey 2. RPSA Building Survey			

RPSA New build Snagging Survey is waiting for cross party agreed format.