

Property Surveys

Money

The levels of survey, and what each will and will not find.

Names differ by country; the levels are comparable.

Level	Covers	Cost
Valuation	Is it worth the loan?	£150–400
Level 1 / condition	Visible condition, traffic-light	£300–500
Level 2 / homebuyer	Condition plus advice	£400–900
Level 3 / building	Detailed, invasive-adjacent	£600–1,500
Specialist	Damp, timber, structural	Varies

For anything old, altered or unusual, a Level 3 survey is worth the extra. Its findings are also negotiating evidence.