

HOMEBUYERS SURVEYS

YOU CAN TRUST



Protect your property investment with
comprehensive Level 2 and Level 3 surveys
from RICS Chartered Surveyors

MBS Chartered Surveyors

Who We Are

MBS Chartered Surveyors is an established firm of RICS Chartered Building Surveyors based in Preston, serving homebuyers across the North West.

We provide independent, professional home surveys delivered with clarity, integrity and strong local knowledge. Our experience across traditional terraces, Victorian housing and modern developments means we understand the construction types and issues commonly found in the region.

As a RICS-regulated practice, we are committed to providing clear, practical advice that helps you understand the true condition of the property and make informed decisions before you buy.



WHY CHOOSE

MBS CHARTERED SURVEYORS



RICS Qualified Surveyors

All our surveyors are RICS chartered professionals.



Local Expertise

Extensive knowledge of your area for accurate assessments.



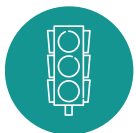
Fast Turnaround

Reports delivered efficiently within 5 working days.



Direct Surveyor Access

Speak directly with your surveyor before and after inspection.



Comprehensive Reports

Clear, easy-to-understand reports with traffic light ratings.



Award-Winning Service

Trusted by thousands of satisfied homebuyers.

OUR SURVEY SERVICES



RICS HOME SURVEY LEVEL 2

- Comprehensive visual inspection
- Traffic light condition ratings
- Advice on defects and repairs
- Roof space and drainage inspection
- Legal issues highlighted
- Optional valuation available.

BEST FOR

- Modern properties (built after 1850)
- Conventional construction
- Properties in reasonable condition
- Standard houses, flats or bungalows
- Minor alterations or extensions.

Starting from just £400

RICS HOME SURVEY LEVEL 3

- Most comprehensive survey available
- Detailed analysis of construction and materials
- Extensive inspection of all accessible areas
- Repair options with timelines
- Cost implications of defects

BEST FOR

- Older properties (pre-1850)
- Listed or unique buildings
- Properties with significant alterations
- Buildings in poor condition
- Planning major renovations
- Unconventional construction

Starting from £750



Not sure which survey you need?
Call us today for a free consultation:
0800 622 6642 or **info@mbssurveyors.com**

COMPARE OUR SURVEY SERVICES

NOT SURE WHICH SURVEY IS RIGHT FOR YOU? USE OUR
COMPARISON GUIDE.

Feature	Level 2 Home Survey	Level 3 Building Survey
Best for	Modern homes in reasonable condition	Older, altered, or unusual properties
Typical buyers	First-time buyers, standard purchases	Renovators, period homes, complex builds
Property age	Generally post-1850	Pre-1850 or heavily modified
Inspection depth	Thorough visual inspection	Full in-depth structural inspection
Defects identified	Clear & prioritised	Detailed analysis of causes & risks
Repair advice	Practical guidance	Repair options with consequences explained
Cost implications	Not included	Indicative repair costs provided
Roof space & drainage	Inspected (accessible areas)	Inspected in greater detail
Hidden / potential issues	Flagged where visible	Explained in detail, including risks
Traffic light ratings	Included	Not used (narrative format)
Market valuation	Optional add-on	Not typically included
Reinstatement value	Optional add-on	Not typically included
Report style	Clear, concise, easy to read	Detailed, technical, future-proof
Typical price range	£400 – £650	£750 – £1,500
Peace of mind level	★★★★★	★★★★★

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WHY DO I NEED A HOME SURVEY

Your mortgage valuation is NOT a survey. It only tells your lender if the property is adequate security for the loan – not whether it is a good investment for you.

A RICS Home Survey gives you the full picture of the property's condition, helping you to:

Avoid Costly Surprises

Identify hidden defects before you buy

Negotiate with Confidence

Use survey findings to renegotiate the price

Plan for the Future

Understand maintenance and repair costs

Make Informed Decisions

Know exactly what you're buying

Protect Your Investment

Your home is likely to be your biggest purchase

REAL WORLD IMPACT

£8,500

Average cost of hidden defects found

73%

of buyers who got a survey renegotiated their purchase price

1 in 4

properties have significant defects not visible to untrained eyes



mbs
Chartered Surveyors

WHAT'S INCLUDED IN

YOUR SURVEY REPORT

ALL REPORTS INCLUDE

- Digital interactive report (viewable on PC, tablet, mobile)
- PDF download option
- Visual inspection by RICS-accredited surveyor
- Traffic light condition ratings (Red/Amber/Green)
- Clear defect identification
- Recommendations for further investigations
- EPC rating statement and commentary
- Legal issues highlighted (conservation areas, listed status, etc.)
- Direct post-survey phone call consultation with your surveyor.

LEVEL 2 SPECIFIC

- Intermediate level inspection
- Advice on repairs and maintenance
- Suitable for standard properties

LEVEL 3 SPECIFIC

- Comprehensive detailed inspection
- Repair cost indications
- Consequences of non-repair explained
- Ideal for complex or older properties



GET YOUR **FREE QUOTE**

Find out how much your survey will cost – no obligation.

Our easy-to-use online contact form, puts you in touch with our team and helps you get an accurate price for your property survey by asking for a few key details:

Property Details

- Property postcode (with search)
- Estimated purchase price
- Property type
(House/Flat/Bungalow/
Other)
- Number of bedrooms

Survey Type

- Level 2 (Homebuyer Report)
- Level 3 (Building Survey)
- Not sure? We can help you choose



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QUOTE**

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