

SAMPLE
OUTPUT
/
LEVEL
2

INSPECT THE REPORT BEFORE BUYING IT.

A full SurveyChoice Level 2 sample: fourteen elements, each with a condition rating, what the surveyor saw, and the action attached to it. Illustrative, anonymised content — not a report on a real property.

[See every element a Level 2 covers →](#)

SURVEYCHOICE / HOME SURVEY

02

CONDITION + ADVICE

Sample property
1930s semi-detached house
West Yorkshire

ILLUSTRATIVE EXTRACT / 2026

ELEMENT REGISTER / 14 ELEMENTS · 4 × 1 · 9 × 2 · 1 × 3

D1	Chimney stacks	2
D2	Roof coverings	1

D3	Rainwater pipes and gutters				2
D4	Main walls				2
D5	Windows				2
D6	Outside doors				1
E1	Roof structure				1
E2	Ceilings				1
E3	Walls and partitions				2
E4	Floors				2
F1	Electricity				3
F4	Heating				2
F6	Drainage				2
G1	Garage and grounds				2

D1

Chimney stacks

2

OBSERVATION

The shared stack to the party wall shows open joints and eroded flaunching to the eastern pot. No leaning or fracturing was visible from ground level.

ACTION

Repoint the stack and renew the flaunching within the next twelve months. Confirm the shared-repair position with your conveyancer.

D2

Roof coverings

1

OBSERVATION

Concrete interlocking tiles are generally serviceable for their age, with no slipped or displaced units seen and no evidence of water entry at inspection.

ACTION

Routine maintenance. Review moss growth and slipped tiles annually.

D3

Rainwater pipes and gutters

2

OBSERVATION

Staining to the rear elevation below the gutter joint indicates intermittent overflow. Gutters were not tested under running-water conditions.

ACTION

Clear and realign the rear gutter run, then re-inspect after heavy rain.

D4

Main walls

2

OBSERVATION

Solid brickwork with localised open pointing below the rear window. The pattern is consistent with weathering rather than structural movement. Fine stepped cracking above the bay is historic in appearance and has been previously repointed.

ACTION

Allow for localised repointing in a compatible mortar. Monitor the bay cracking; no further investigation indicated at present.

D5

Windows

2

OBSERVATION

Replacement uPVC units throughout. Two ground-floor sealed units show misting, indicating failed seals. Operation was spot-checked and satisfactory elsewhere.

ACTION

Obtain a quotation for replacement sealed units. Ask your conveyancer for FENSA or equivalent certification.

D6

Outside doors

1

OBSERVATION

Both external doors were operable and reasonably weathertight, with no significant decay or distortion seen.

ACTION

No action currently required.

E1

Roof structure

1

OBSERVATION

Traditional cut timber roof inspected from the loft hatch. Rafters and purlins appeared sound, with no active leaks, and insulation of approximately 200mm laid between and over the joists.

ACTION

No action currently required.

E2

Ceilings

1

OBSERVATION

Original lath-and-plaster ceilings survive to the first floor with minor hairline cracking typical of the age and construction.

ACTION

Redecoration only. Filling and repainting as part of normal maintenance.

E3

Walls and partitions

2

OBSERVATION

Elevated moisture readings were recorded at the utility-room external wall. The distribution — highest at 600mm above floor level rather than at skirting — suggests a bridged cavity or external defect, not rising damp.

ACTION

Inspect the cavity and external ground detail before specifying any treatment. Do not accept a chemical damp-proof course quotation without a diagnosis first.

E4

Floors

2

OBSERVATION

Suspended timber ground floor with some springiness at the hall-to-lounge threshold. Sub-floor ventilation is restricted by a partly blocked airbrick to the front elevation.

ACTION

Clear the obstructed airbrick. Lift a board to inspect the joist ends if the movement worsens.

F1

Electricity

3

OBSERVATION

The consumer unit appears dated and no current test certificate was available. Some accessible wiring appeared to be of an older type. Safety and adequacy cannot be confirmed by visual inspection.

ACTION

Obtain an Electrical Installation Condition Report from a registered electrician before exchange, and budget for remedial work.

F4

Heating

2

OBSERVATION

Gas-fired combination boiler in the kitchen, apparently around twelve years old. No service record was available and the system was not tested.

ACTION

Ask the seller for the service history. Commission a Gas Safe inspection and budget for replacement within the medium term.

F6

Drainage

2

OBSERVATION

The rear inspection chamber was lifted. Benching is sound but standing water was present in the channel, which can indicate a partial obstruction downstream.

ACTION

Arrange a CCTV drainage survey before exchange, given the mature trees to the rear boundary.

G1

Garage and grounds

2

OBSERVATION

Detached single garage with an asbestos-cement profiled sheet roof, in fair but weathered condition. External ground levels to the rear are within 100mm of the damp-proof course.

ACTION

Do not disturb the roof sheeting; specialist removal applies if replaced. Reduce the rear ground level to at least 150mm below the damp-proof course.

CONDITION RATINGS

Urgency, visible immediately.

1

No repair currently needed

2

Repair or maintenance needed

3

Serious, urgent or further investigation

SCOPE / THE SAME LIMITS AS A REAL REPORT

What this sample does not do.

The inspection behind a report like this is visual and non-invasive. No floorboards are lifted, no furniture is moved and no part of the structure is opened up. Services are observed rather than tested, so the electrical and heating entries above recommend specialists rather than certify anything. There is no valuation. Anything the surveyor could not reach on the day is recorded as a limitation rather than left out. The full element checklist →