

# Which Survey?



| Feature  | Basic Valuation | Homebuyer Report/ Level 2 * | Building Survey/Level 3* |
|--|-----------------|-----------------------------|--------------------------|
| Suitable for a conventional house, flat or bungalow, built from common building materials and in reasonable condition.                                   | ✓               | ✓                           | ✓                        |
| Suitable for listed buildings.   | ✓               |                             | ✓                        |
| Suitable for older properties or extensively modified buildings or one in need of modernisation.   | ✓               | ✓                           | ✓                        |
| Provides a market valuation.   | ✓               |                             | *                        |
| Provides reinstatement cost for insurance purposes.  | ✓               | ✓                           | *                        |
| Describes the construction and general condition of the property on the date of inspection.  | ✓               | ✓                           | ✓                        |
| Aims to identify any problems that need urgent attention or are serious.   |                 | ✓                           | ✓                        |
| Aims to identify things that need to be investigated further to prevent serious damage.  |                 | ✓                           | ✓                        |
| Aims to inform about problems that may be dangerous.   |                 | ✓                           | ✓                        |
| Aims to show up potential issues and defects, before any transaction takes place.  |                 | ✓                           | ✓                        |
| Aims to help with planning for expenditure for any repairs.  |                 | ✓                           | ✓                        |
| Aims to identify legal issues that should be addressed before purchase.  |                 | ✓                           | ✓                        |
| Aims to help decide whether additional advice is required before committing to purchase.   |                 | ✓                           | ✓                        |
| Aims to advise on the amount of ongoing maintenance that may be required in the future.  |                 | ✓                           | ✓                        |
| Gives advice on the steps needed to investigate/repair/resolve any defects identified.   |                 | ✓                           | ✓                        |
| Aims to outline the repair options, repair timeline, and explain the consequences of not acting.   |                 |                             | ✓                        |
| Establishes how the property is built, what materials are used and how these will perform in the future.   |                 |                             | ✓                        |
| Provides specific comments on energy efficiency.   |                 |                             | ✓                        |
| The most detailed visual inspection of a wider range of issues, including the most thorough consideration of the roof space, ground floors and services. |                 |                             | ✓                        |

\*Building Surveys (Level 3) and Homebuyers Reports (Level 2) do not include a Market Valuation or Rebuilding Cost Estimate as standard, but these are optional and separate reports can be included for an additional fee if required.