



**shire**  
FINANCIAL SERVICES LIMITED

# Which Survey?

Feature	Basic Valuation	Homebuyer Report	Building Survey*
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 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. The FCA does not regulate surveys and we act as introducers for it