

# 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.