

Types of Survey

We generally recommend two types of survey, the HomeBuyer Report and the Building Survey.

The survey type that will be most appropriate for you will depend on a number of factors, such as the age, construction type and structural condition of the property. We have created a table detailing both the HomeBuyer Report and the Building Survey. Your Chartered Surveyor will also be able to advise you on which survey would best suit you and your property.

HomeBuyer Report
<ul style="list-style-type: none">• This replaced the Homebuyer Survey and Valuation (HSV) in March 2010 and it is often still referred to as a Homebuyers Survey.
<ul style="list-style-type: none">• Suitable for modern, conventional properties in reasonable condition. Can be suitable for older properties but only if in reasonable state or repair.
<ul style="list-style-type: none">• Written in a standard format set out by the RICS, providing condition ratings of each element of the property
<ul style="list-style-type: none">• Gives an opinion about energy efficiency using an easy-to-read traffic light system.
<ul style="list-style-type: none">• Rates the condition of all permanent structures in the property, e.g. garages etc.
<ul style="list-style-type: none">• Highlights important problems that could affect the property's value
<ul style="list-style-type: none">• Includes a valuation and insurance rebuild costs
<ul style="list-style-type: none">• Will give on-going maintenance advice for the property
<ul style="list-style-type: none">• Provides an overview of the condition of the services based on visual inspection - they will not test the services

Building Survey
<ul style="list-style-type: none">• Also formerly known as a Full Structural Survey
<ul style="list-style-type: none">• Provides a thoroughly detailed report and analysis the property's construction and condition
<ul style="list-style-type: none">• Goes into further detail than the HomeBuyer Report and can be adapted to suit your requirements
<ul style="list-style-type: none">• There is no standard format; each surveyor has their own way of presenting their report
<ul style="list-style-type: none">• Can be applied to any age of property but is particularly helpful for old, large properties built with unconventional material
<ul style="list-style-type: none">• The Building Survey is beneficial for dilapidated properties and those that have been extensively altered.
<ul style="list-style-type: none">• Useful if you plan to renovate or convert the property
<ul style="list-style-type: none">• Advises on defects and repairs, including estimated prices for the repairs
<ul style="list-style-type: none">• Includes advice for future maintenance
<ul style="list-style-type: none">• Does not include a valuation unless you specifically request one from the surveyor