# 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.