

Understanding property surveys

Easy reference chart

	Lender's valuation	HSV report	Building Survey
Type of property	All – a valuation is needed by most mortgage lenders	Conventional properties built within the last 150 years and in reasonable condition	Suitable for all properties but particularly for: <ul style="list-style-type: none">• Listed buildings• Older properties• Unusually constructed building• Renovated buildings or one you are planning to alter/renovate
Type of service	Limited inspection just for the lender	A mid price, mid range service using a standard form to focus on only urgent or major problems	A detailed and comprehensive report that can be tailored to suit your needs
Reason for service	To work out the property's value and to pinpoint major faults or factors that may affect your mortgage	<ul style="list-style-type: none">• To help you make an informed judgement on whether to buy the property• To work out if the property is a reasonable price• To be clear on the decision and actions taken before contracts are exchanged	<ul style="list-style-type: none">• To provide a report detailing the condition and construction of the property• To highlight faults and advise on the repairs needed
Other features of service	None	Focuses on urgent and major problems	Details the property's construction, materials used and major and minor faults
Valuation included	Yes	Yes	No, (but it's easily arranged as an optional extra)
Report format	Lenders will generally use their own standard forms	Standard format as defined by RICS	Detailed report in surveyor's own format or one that suits you