

Types of Survey



Basic Valuation – This is generally for the benefit of the lender to ensure the property is suitable security for the lending. The surveyor normally looks at property movement, damp, woodworm, condition of services such as gas, water and electricity and will notify the lender if further investigations are required. Quite often clients do not get a copy of this, but they will be notified if the surveyor states further investigations are required. These can range from around £150-£600 depending on the value of the property, but quite often the lenders will offer these for free as an incentive.

HomeBuyers Report (Survey & Valuation) – This report includes a basic valuation, but the surveyor is now acting for both you the client and the lender. The survey is slightly more in depth and clients will receive a full report on everything the surveyor finds, giving the client a much better overview on the condition of the property. These reports start at around £450.

Building Survey - Building surveys are more expensive but can be a worthwhile investment. The price of a building survey ranges from around £500 to about £2000 depending on the size of the home. They are extensive surveys and you will be given a detailed report at the end. The surveyor will get into the attic, check behind walls, and look between floors and above ceilings. It includes advice on repairs and provides estimated timings and costs and will tell you what will happen if you do not do the repairs. Unless specified, it probably will not include an insurance reinstatement value estimate, or a market valuation. Most lenders do not offer this and a client will need to find a private surveyor to do this.