

Valuations - choosing What's Right For You

INSPECTIONS	Valuation	Homebuyers Report	Building Survey
External			
Detailed inspection	✗	✓	✓
Evidence of structural movement	✓	✓	✓
Evidence of major problems	✓	✓	✓
Roof coverings	From ground level only	Binoculars and use of 3m ladder to look at flat roofs	Close visual inspection of flat roofs up to 3m high. Visual inspection of roofs over 3m high with the use of binoculars
Drain inspection/test	✗	Drain covers lifted	Drain covers lifted and flow inspected
Foundations and underground soils	✗	✗	✗
Inspection of concealed parts - e.g. by using endoscope or removal of bricks	✗	✗	✗

INSPECTIONS	Valuation	Homebuyers Report	Building Survey
Internal			
General inspection	✓	✓	✓
Detailed inspections	✗	✓	✓
Damp tests	✓ In accessible areas	✓ In accessible areas	✓ In accessible areas
Carpets moved	✗	Carpets not lifted, edges may be turned back	Edges turned back, loose coverings moved without causing damage
Furniture moved	✗	Heavy furniture not moved	Heavy furniture not moved
Roof void inspected	Head and shoulders only where reasonable access	✓ where reasonable access	✓ where reasonable access
Doors and windows open and close	✗	✓ if unlocked, keys available	✓ if unlocked, keys available
Sub-floor voids inspected	✗	Visual inspection to extent extent visible from proper access hatch	Inspection where there is sufficient space and access hatches are provided
Visual inspection services	✓	✓	✓
Testing of services	✗	✗	✗
Operate services	✗	Taps will be operated individually, WCs flushed	Light switches turned on, check for power to sockets, taps turned on, central heating turned on
Destructive or disruptive investigations report	✗	✗	✗
Identify main construction	✓	✓	✓
Detailed analysis of construction	✗	✗	✓
Local issues e.g. mining	✓	✓	✓
Matters for your conveyancer	✓	✓	✓
Advice on urgency of repairs	✗	✓	✓
Cost banding of repairs	✗	✗	✓
Advice on how to repair	✗	✗	✓
Valuation advice	✓	✓	✓
Insurance valuation (where required)	✓	✓	✓
<p>* All references to a visual inspection refer to an inspection from within the property and from ground level within the site and adjoining public areas without the need to move any obstructions. The inspection will be carried out without causing damage to the building, its contents, endangering the occupiers or surveyor and with permission.</p>			