

# Building Survey

(formerly called a structural survey)

## About the Building Survey

A Building Survey is suitable for all residential properties and provides a full picture of their construction and condition. It is likely to be needed if the property is, for example, of unusual construction, is dilapidated or has been extensively altered – or where a major conversion or renovation is planned. It is usually tailored to the client's individual requirements. The report includes extensive technical information on construction and materials, as well as details of the whole range of defects, major to minor.



## Comparison of Home Buyer Survey and Building Survey

	HOME BUYER SURVEY & VALUATION	BUILDING SURVEY
<b>Type of property</b>	Conventional houses, flats, bungalows etc in a reasonable condition	Any residential or other property, in any condition
<b>Type of service</b>	Economy package in standard form	Custom made to client's individual needs
<b>Objects of service</b>	To assist client to: (1) Make an informed judgement on whether or not to proceed, (2) decide whether or not the property is a reasonable purchase at the agreed price and (3) assess urgent and significant matters before exchanging contracts	To provide client with (1) assessment of the construction/condition of the property; and (2) technical advice on problems and on remedial works
<b>Special features</b>	Focus on urgent and significant matters	Details of construction/materials/defects
<b>Valuation</b>	Integral part of Home Buyer Service	Provided as an agreed extra
<b>Form of report</b>	Compact, fixed RICS format	Usually much longer, in surveyor's format