

## Easy Reference Chart

	Lender's valuation	HSV Report	Building Survey
<b>Type of property</b>	All – A valuation is needed By most mortgage lenders (NB The property may not Be visited)	Conventional properties in reasonable condition built within the last 150 years.	Suitable for all properties particularly suitable for: * Listed buildings * Older property * Unusual construction * Renovated buildings or one you are planning to alter/renovate.
<b>Type of service</b>	Limited assessment 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.
<b>Reason for service</b>	To work out the property's Value and is not intended to identify defects unless they severely affect value. The property may not even be visited.	* To help 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 ad actions taken before contracts are exchanged.	* To provide a report detailing the condition and construction of the property. * To highlight faults and advise on the repairs needed. * To help answer your questions on intentions to alter, renovate or extend a property.
<b>Other features of service</b>	None	Focuses on urgent and major problems.	Details the property's Construction, materials used major and minor faults.
<b>Valuation included</b>	Yes	Yes	No- but can be provided as an optional extra.
<b>Building insurance reinstatement valuation</b>	Yes	Yes	No – but can be provided a an optional extra.
<b>Report format</b>	Lenders may release their own standard forms where a valuation inspection has been carried out.	Standard format as defined by the RICS.	Detailed report in surveyor's own format.