

**MICHAEL KNIGHT  
CHARTERED BUILDING SURVEYORS  
SURVEY INFORMATION SHEET**

**Buying or selling? Survey your options**

### **The Main Elements Report**

This is a bespoke report tailored to your needs but where the inspected element is reported on in detail like a Building Survey. Building elements can be withdrawn, subject to our agreement, and where you take the risk on their condition. Cheaper than a Building Survey, this survey is most used, e.g. where you know the Building Services are poor with renewal needed, or you intend to shop fit – inside fabric not needed and therefore these elements are not inspected saving time and money.

### **The Major Defects Report**

Choose this report if you would like more extensive information whilst buying a house, flat or bungalow, built from common building materials and in reasonable condition. The report includes:

- This is a concise report on the building's condition.
- If required/requested, the Surveyor's professional opinion on the Market Value of the property.
- If required, an insurance reinstatement figure for the property.
- A list of issues that the Surveyor considers may affect the value of the property.
- Concise advice on structural issues or repairs and ongoing maintenance.
- Issues that must be investigated to prevent significant structure/fabric deterioration or dangerous conditions.
- Issues that need to be addressed by your solicitor before completing your conveyancing.
- Information on location, local environment and comments on thermal issues.
- Advice is provided by a structurally trained Surveyor.
- A fully electronic report issued if requested.

## The Building Survey

Formerly called a Structural Survey, if you are purchasing a run down building that is built with unusual materials/construction standards or has been extended or altered. Listed Building, Period Building, older or large property which is altered or if you're considering major repair or alteration/extension works. It costs more than the other reports because it gives detailed information about the structure and fabric of the property. It includes:

- A thorough inspection and detailed report on a wider range of issues.
- The report will include information specifically on each and every chimney stack, roof area, elevation etc.
- An insurance (fire rebuilding cost) valuation if requested during quotation.
- A description of visible defects and potential problems they can cause.
- An outline of repair options and the likely consequences of inactivity.
- Advice for your solicitors to consider pre-purchase details of serious risks and dangerous conditions.
- Information on location, local environment and comments on thermal issues.
- Photographs on a disc and maintenance information sheets.
- Under a lease, consideration of the effect of the lease on the repairs needed to the building.
- Partial electronic report can be issued if requested.

A Building Survey does not include a valuation, but your Surveyor may be able to provide this as a separate extra service, if requested at the time of quotation. A Building Survey does not include budget repair costs but budget repair costs on urgent repairs can be included if requested at the time of quotation.

## The Structural Report

This is an inspection of the property's structural elements or an element of the property. Whilst it is not a report on the condition of the fabric or services on the building, it is a comprehensive assessment of the condition of the building's structural elements. It is designed to confirm the seriousness of the movement to the property or one of its elements and aims to confirm causation. The report would include:

- Issues that must be investigated to prevent serious damage or dangerous conditions.

Advice provided by a structurally trained Surveyor.

## Survey Information Sheet – At a glance survey comparisons

This table will help you choose the most appropriate survey, but if you have any particular requirements, remember to discuss them with your Surveyor before the inspection of the property. The Surveyor may be able to provide you with extra services, under separate contracts.

✓ Included \* Subject to elements being reviewed

Service Features	Major Defects Service	Building Survey Service	Structural Report Service	Main Elements Service
Describes the construction and condition on the date of the inspection.	✓	✓	✓	*
Aims to identify any problems that need urgent attention or are serious.	✓	✓	✓	*
Aims to identify things that need to be investigated further to prevent serious damage.	✓	✓	✓	*
Aims to tell you about problems that may be hazardous.	✓	✓	✓	*
Aims to show up potential issues and defects before any transaction takes place.	✓	✓	✓	*
An assessment of the structural elements of the property with an opinion on whether movement is ongoing.	✓	✓	✓	*
Aims to establish how the property is built, what materials are used and how these will perform in the future.	✓	✓	✓	*
Aims to help you prepare a budget for any repairs or restoration.	✓	✓	✓	*
Aims to help you decide whether you need extra advice before committing to purchase.	✓	✓	✓	*
Prepares budget costs for urgent repairs, subject to request at time of quotation.		✓	✓	*
Includes the standard visual inspection during which <u>secured</u> panels, electrical fittings, inspection chamber covers and other similar features are not removed.	✓		*	
Includes the standard visual inspection during which secured panels, drain covers, hatch covers are removed for inspection where possible subject to accessibility, surveying safety standards and their ability to be unscrewed/fixed without damage.		✓	*	*
Includes the use of a long ladder, 2m camera poles, cherry picker for detailed inspection of non-accessible/visible butterfly roofs – subject to discussion and request prior to quotation being given.		✓		*
Aims to advise you on the extent of ongoing maintenance required in the future.		✓		*
Service that includes all the features of the standard inspection including an underground drainage inspection.	✓	✓		*
Provides a reinstatement cost to help you avoid under – or over – insurance, if requested at time of quotation.	✓	✓		
Provides a Market Valuation, if requested at time of quotation.	✓	✓		
Aims to describe visible defects, plus exposing potential problems posed by hidden defects.		✓		*
Aims to outline the repair options and give you a repair timeline, whilst explaining the consequences of not acting.		✓		*
A longer and more detailed visual inspection of a wider range of issues including a more thorough consideration of the roof space, grounds, floors and services.		✓		*
A detailed assessment of the structural elements of the property with analysis on movement.		✓	✓	*
Useful on buildings with commercial leases.		✓		*