

SDL Surveying 

Home Surveys

Choose the survey that's
right for you



About us



Google

Reviews

4.1 ★★★★★

A rich history of excellent customer service

Established in 1989, SDL Surveying have over 30 years of experience in residential surveying and valuation.

A community of almost 400 surveyors

We're able to conduct home surveys across the UK, with nearly 400 surveyors located nationwide.

Our Company

Established in 1989, SDL Surveying pioneered the panel management approach in surveying.

SDL completes a range of private home surveys directly on behalf of consumers. It offers three levels of buyer reports.

SDL was also an early innovator in technology. In 2010, it was the first to introduce iPad technology to drive productivity, manage risk and improve service delivery for lenders. This innovation continued with the launch of its local desktop valuation product, which removes the need for the surveyor to visit the property and allows a mortgage lending decision to be made within an hour. This significantly improves surveyor productivity, as well as providing a cost benefit for the lender.

SDL fulfils its survey requirements via a mixture of employed surveyors and an external nationwide network of local independent chartered surveying firms.

Moneyfacts Awards: Commended: Best Surveying Service (2022)

Financial Reporter Awards: Best Surveyor (2020, 2021)

Our Values

DO THE
right thing

We always give our customers the best advice and do the right thing by them.

We act with integrity towards our colleagues and do the right thing in difficult situations.

BACK
each other

We work in partnership with our network firms and back them to grow their businesses.

We share success with our people and back them to progress towards

CREATE A ★
better future

We create a better future for consumers by progressing mortgage transactions efficiently.

We create a better future for our planet by pioneering new technology.

Why do I need a home survey?

What's the difference between a mortgage valuation and a home survey?

Valuations for lenders

When you apply for a mortgage, your lender may ask for the expert advice of a RICS Valuer to help them decide whether the property you are buying is worth the money they are lending to you.

At SDL, we inspect properties on behalf of a range of national lending organisations for this purpose.

Surveys for buyers

A mortgage valuation is not detailed enough to inform you about the condition of the property you are purchasing.

We recommend that you should always commission your own independent home survey. A survey will help you to understand the property's state of repair and budget for any needed repair work.

Why pay for a property survey?

A mortgage valuation is not a survey and is for the lender's purposes only. A valuation report won't point out structural problems that you may have to pay to fix further down the line.

Home surveys go into detail about the condition of a property, lists its defects, and tells you how to fix them. The level of detail is dependent on the type of property survey that you choose.



80%

of homebuyers don't bother to purchase a home survey

20%

of those who don't bother later uncover faults

RICS HomeBuyer Report

Level 2 Survey

What is an RICS HomeBuyer Report?

An RICS HomeBuyer Report is a detailed visual inspection of the property. This survey provides an account of the property's condition and highlights significant problems with straightforward 'traffic light' ratings. It focuses on urgent or significant defects that may affect the value of the property. It is also referred to as a Level 2 Survey.

When should you choose an RICS Homebuyer Report?

This report is suitable for conventional houses, flats, or bungalows that are in reasonable condition and built from common building materials.

What's included in an RICS HomeBuyer Report?

- ✓ Clear 'traffic light' ratings of the condition of different parts of the building, services, garage and outbuildings, showing problems that require varying degrees of attention.
- ✓ Our surveyor's professional opinion on the 'Market Value' of the property
- ✓ A list of problems that the surveyor considers may affect the value of the property
- ✓ Issues that need to be investigated to prevent serious damage or dangerous conditions.
- ✓ A summary of the risks to the condition of the building; and other matters including guarantees, planning and building control issues for your legal advisers
- ✓ An insurance reinstatement figure for the property.
- ✓ Advice on repairs and ongoing maintenance
- ✓ Information on location, local environment and the recorded energy efficiency (where available)



RICS Building Survey

Level 3 Survey

What is an RICS Building Survey?

An RICS Building Survey is the most in-depth and comprehensive report available. It provides a detailed picture of the property's construction and condition. This includes the roof, chimney, wall, floor, ceiling, door, and window. A building survey also includes advice on how to deal with certain problems discovered at the property. This includes repair options and the consequences of leaving any potential issues untreated. It is also referred to as a Level 3 Survey.

When should you choose an RICS Building Survey?

You should choose an RICS Building Survey if you're dealing with a run-down, larger or older property, a building that is unusual or altered, or if you're planning major works.

What's included in an RICS Building Survey?

- ✓ A thorough inspection and detailed report on a wider range of issues
- ✓ An outline of repair options and the likely consequences of inactivity
- ✓ A description of visible defects and potential problems caused by hidden flaws
- ✓ A RICS Building Survey does not include a valuation, but our surveyor is able to provide this as a separate extra service. Estimated costs of repairs may also be included as an option



Product comparison guide

	RICS HomeBuyer Report	RICS Building Survey
	££	£££
Report completed by an RICS qualified surveyor	✓	✓
Describes the condition of the property on the date of the inspection	✓	✓
Aims to show up potential issues and defects, before any transaction takes place	✓	✓
Aims to identify any problems that need urgent attention	✓	✓
Aims to identify things that need to be investigated further to prevent serious damage	✓	✓
Includes the standard visual inspection during which secured panels, electrical fittings etc. are not removed	✓	✓
An enhanced service that includes a more extensive roof space inspection and comments on underground drainage	✓	✓
Aims to identify any repair or restoration work which can be factored into price negotiations	✓	✓
Provides a market valuation	Additional Fee	
Provides a reinstatement cost for insurance purposes	✓	
A comprehensive visual inspection which includes a more thorough consideration of the roof space, grounds, floors and services		✓
Aims to establish how the property is built, what materials are used and how these will perform in the future		✓
Aims to outline the repair options, whilst explaining the consequences of not acting		✓



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