

DISCLAIMER

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SITE NOTES AND VALUATION REASONING RESIDENTIAL 17022021

Case ref/Job No:		Valuer:		Date	
Address			Purpose of Valuation:		
			Time arrived:		Keys?
			Time departed:		Occupied?
			Weather:		
			Road: Public / Private?		
Confirmed sale price/ estimated value		Previous sale price and date		Age? Newbuild? CML incentives form?	
Previous repairs			Guarantees? Timber D Glazing Other		
Extensions / alterations (past and proposed)			Planning issues? Access issues?		
Freehold?	Leasehold? Unexpired Term years Ground Rent £ /year Management Co:		Service Charge £ /year	EPC	
Location (including site and trees)			Construction Summary (details on page 2)		
Type: House D SD MT ET			Flat: No. of floors		

Storeys				Which floor			No. of flats in block		
Bungalow: D SD									
Electricity	Elec test cert	Gas / Oil?	Boiler type	Boiler test cert	Water	Drainage			
Accommodation and room sizes				General Condition:					
				Movement Significant / Not significant / Recent / Historic Y/N					
				General repairs					
				Damp Y/N		Rising / Penetrating / Condensation			
				Timber Y/N		Dry Rot / Wet Rot			
				Y/N		Beetle Infestation		Active/Inactive	
				Decoration		Modern / Av / Dated / Require Replacement			
				Kitchen fittings		Modern / Av / Dated / Require Replacement			
				Bathroom fittings		Modern / Av / Dated / Require Replacement			
CONSTRUCTION (External)				G/A/P	COMMENTS				

<p>Roofs: Visible:</p> <p>Y / N / Part</p> <p>Pitched / Hipped / Flat / Other:</p> <p>Plain Tile / ConcTile / Nat Slate / Art Slate / Stone / Asb Cem /Thatch / Felt / Asphalt / Lead /Other:</p>		
<p>Chimneys & Flashings:</p> <p>Visible: Y/ N / Part</p> <p>Brick / Stone / Render / Recon Stone / Other:</p> <p>Lead / Mortar / Other</p>		
<p>Rainwater Goods:</p> <p>Plastic / Metal-old/mod / Conc / Asb Cem / Other</p> <p>Valley / Box / Parapet gutters?</p> <p>Y / N</p>		
<p>Walls: Solid / Cavity Thickness:</p> <p>mm</p> <p>Brick / Nat Stone / Recon Stone / Render / Concrete</p> <p>Timb frame: Modern/Period ½ brick / Other:</p> <p>Cladding: Tile / PVC / Timber / Other:</p> <p>[Ex PRC?]</p>		
<p>Windows and Woodwork:</p> <p>Timber / PVCu / Aluminium / Metal / Other:</p> <p>Single Glazed / Double Glazed</p> <p>Soffits / Fascias: Timber/Plastic/ ?Asb cem</p>		
<p>DPC, Ventilation and Ext. Levels: DPC</p> <p>Visible: Y / N</p>		

<p>Slate / Bitumen / Eng. Brick / Plastic / Injected / Other:</p> <p>Sub-floor Vents: Adequate / Inadequate / N/A</p> <p>Ground Levels: Above DPC / Below DPC/ High for GFL</p>		
<p>Decorations: All plastic</p> <p>Painted / Varnished / Stained / Masonry Paint / Other:</p>		
<p>Outbuildings:</p>		
<p>Garage: Att / Det / in Block Not identified / Locked</p> <p>Walls: Brick / Render/ Block/Timber / Conc.Sect. / Other:</p> <p>Roof: Tile / Slate / Felted / Asb Cem/ Other:</p> <p>Site: Walls etc.</p>		
<p>CONSTRUCTION (Internal)</p>	<p>G/A/P</p>	<p>COMMENTS</p>
<p>Roof Space:</p> <p>Rafter & Purlin / Trussed rafters / Other:</p> <p>Close Board. Felted? Y / N Firewalls complete? Y/ N/ NA</p> <p>Bracing adequate? Y / N / NA Vent. adequate? Y / N</p>		
<p>Ceilings:</p> <p>Plasterboard / Lath & Plaster / Asbestos / Fibreboard</p>		

Plastered Concrete / Polystyrene Tile / Timber Panelling Other:		
Floors: Ground Floor: Solid /Suspended Timber/Beam & block Upper Floor: Concrete / Timber Other:		
Internal Walls / Partitions / Chimneys: Solid / Studwork / Dry-Lined / Timb. fr./ Other: Chimney Breasts and Fireplaces: Open/Sealed/ Vented Removed: Support seen Y / N / NA		
Woodwork / Finishes / Decorations:		
Fixtures / Fittings: Bathroom: Modern/ Av/ Dated / Require Replacement Kitchen: Modern / Av / Dated / Require Replacement Other:		
SERVICES	G/A/P	COMMENTS
Electricity: Y / N Old / Mod Fuses – RCCB Unit – Rubber / Mod Wiring		

<p>Gas : Mains Y / N</p> <p>Non-mains details:</p>		
<p>Water: Mains Y / N</p> <p>Details if private:</p>		
<p>Drainage: Mains Y / N</p> <p>Private – Septic tank / Cesspit / Not determinable</p>		
<p>Central heating: Y / N</p> <p>Gas / Oil / Electric / Solid fuel / LPG / Warm air / Radiators</p> <p>Storage and panel rads / Under floor</p>		
<p>Hot water: Y / N</p> <p>CH Boiler / Gas / Electric / Pressurised / HWC / Immersion</p>		
<p>Hazardous materials</p> <p>Site conditions</p> <p>Landfill</p> <p>Environmental matters:</p> <p>Mining</p> <p>Flooding</p> <p>Radon</p> <p>Other</p>	<p>Garage, outbuildings and grounds</p>	

Site plan and floor plan:

Reinstatement calculation:

Reinstatement value £

COMPARABLES	Subject property	Comp1	Comp 2	Comp 3
Agent / Source				
Info confirmed?				
Address				
Type				
Bedrooms				
Bathrooms				
Living rooms				
Garage				
Conservatory				

Extensions				
Condition				
EPC Rating				
Other matters				
Date on market				
Date of sale				
Sale price				
Comparison <i>Better/Similar/ Worse:</i> Location Size Condition Overall				
VALUATION (please ensure you express the <i>reasoning and calculation</i> logically, transparently and compellingly):				

Market Value	£	Market Rental Value	£
Market Value restricted marketing	£	Projected Market value	£

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