

RICS Framework: Site Notes and Valuation Reasoning - residential

DISCLAIMER

This document is intended as a general framework only to assist suitably qualified valuation practitioners to comply with the various requirements of the current RICS Valuation – Global Standards. (“Red Book”). RICS makes no representation as to the suitability of this document to any particular situation or set of circumstances. The practitioner shall need to exercise their own skill and judgment to form a view as to this document’s suitability to a given situation and will need to tailor it as they see fit in each case. We recommend that the valuer thoroughly review the relevant parts of Red Book to ensure full compliance.

Site Notes and Valuation Reasoning - residential

| | | | | | |
|--|---------------------------|------------------------------|--|-------------|-----------|
| 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? | | |
| Previous repairs | | | Guarantees? | | |
| | | | Timber | D Glazing | Other |
| Extensions / alterations (past and proposed) | | | Planning issues? | | |
| | | | Access issues? | | |
| Freehold? | Leasehold? | | Service Charge £ per annum | | EPC |
| | Unexpired Term (years) | | | | |
| | Ground Rent (per annum) £ | | | | |
| | Management Co: | | | | |
| Location (including site and trees) | | | Construction Summary (details on overleaf) | | |
| | | | | | |

| | | | | | | |
|-------------------------------------|----------------|------------|-------------|--|-------|----------|
| Type House D SD MT ET | | | | Flat | | |
| No. of floors | | | | No. of floors | | |
| Bungalow D SD | | | | Which floor | | |
| | | | | No. of flats in block | | |
| 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 Rising / Penetrating / Condensation Y/N | | |
| | | | | Timber Dry Rot / Wet Rot Y/N Beetle Infestation Active/Inactive Y/N | | |
| | | | | 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: 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 Visible: Y/ N / Part</p> <p>Brick / Stone / Render / Recon Stone / Other:</p> <p>Lead / Mortar / Other</p> | | |
| <p>Rainwater Goods Plastic / Metal-old/mod / Conc / Asb Cem / Other</p> <p>Valley / Box / Parapet gutters? Y / N</p> | | |
| <p>Walls Solid / Cavity Thickness: mm</p> <p>Brick / Nat Stone / Recon Stone / Render / Concrete</p> <p>Timb frame:</p> <p>Modern/Period ½ brick / Other:</p> <p>Cladding: Tile / PVC / Timber /</p> <p>Other: [Ex PRC?]</p> | | |
| <p>Windows and Woodwork Timber / PVCu / Aluminium / Metal / Other:</p> <p>Single Glazed / Double Glazed</p> <p>Soffits / Fascias: Timber/Plastic/ Asb cem</p> | | |

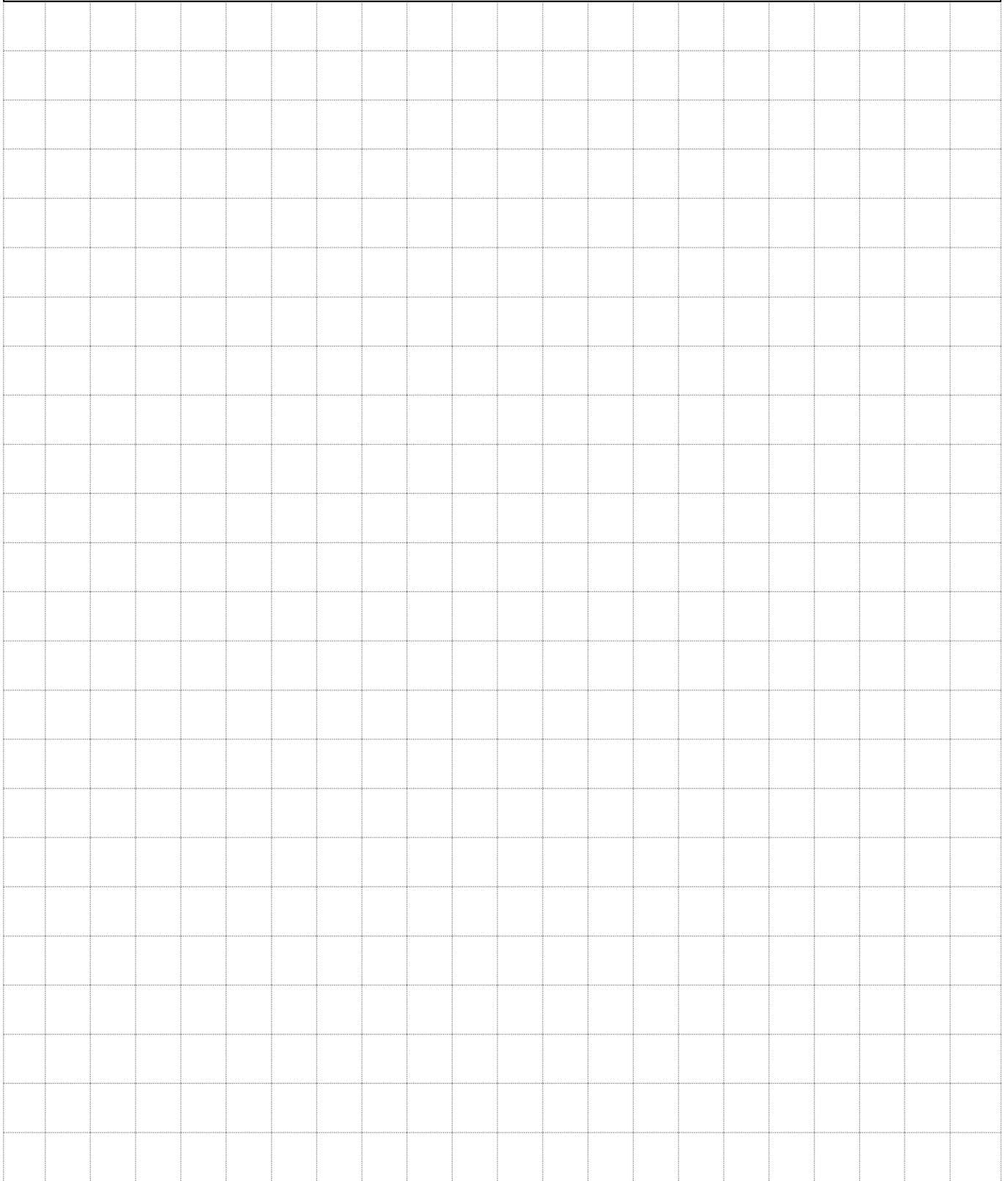
| | | |
|---|--------------|-----------------|
| <p>DPC, Ventilation and Ext. Levels DPC Visible: Y / N</p> <p>Slate / Bitumen / Eng. Brick / Plastic / Injected / Other:</p> <p>Sub-floor Vents: Adequate / Inadequate / N/A</p> <p>Ground Levels: Above DPC / Below DPC/ High for GFL</p> | | |
| <p>Decorations All plastic</p> <p>Painted / Varnished / Stained / Masonry</p> <p>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 Rafter & Purlin / Trussed rafters / Other:</p> <p>Close Board. Felted? Y / N</p> <p>Firewalls complete? Y/ N/ NA</p> <p>Bracing adequate? Y / N / NA</p> <p>Vent. adequate? Y / N</p> | | |

| | | |
|---|-------|----------|
| Ceilings Plasterboard / Lath & Plaster / Asbestos / Fibreboard 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 | | |
| Gas Mains Y / N Non-mains details: | | |

| | | |
|---|--|--|
| <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 Site conditions Landfill</p> <p>Mining</p> <p>Flooding Radon</p> <p>Other</p> | <p>Garage, outbuildings and grounds</p> | |
| <p>Limitations of inspection</p> | | |

| Sustainability and environmental, social and governance (ESG) matters (Points to consider) | | |
|--|--|--|
| Environmental | Social | Governance |
| <i>Regulatory energy rating schemes and required enhancements</i> | <i>Location characteristics (connectivity and infrastructure)</i> | <i>Safety compliance</i> |
| <i>Energy breakdown (heating, cooling, lighting) and benchmarks</i> | <i>Mobility (e.g., electric vehicle charging points, bicycle parking spaces)</i> | <i>Financial risk assessment</i> |
| <i>Energy sources used (e.g., electricity, oil, natural gas)</i> | <i>Building access for people with disabilities</i> | <i>Public and/or market perception impact on ESG</i> |
| <i>Onsite energy generation, including renewables</i> | <i>Indoor air quality (e.g., ventilation rate, filtration, CO2 level, temperature)</i> | <i>Diversity, equity, and inclusion (DEI) in building design</i> |
| <i>Certification status (e.g., BREEAM, LEED, WELL)</i> | <i>Community impact (e.g., zoning, recreational space, green space, interactivity with local businesses, pollution, traffic)</i> | <i>Sustainability clauses in contracts</i> |
| <i>Greenhouse gas emissions and pathway analysis</i> | <i>Adaptability of the building for different needs</i> | <i>Legal compliance in planning and zoning</i> |
| <i>Climate risk factor (e.g., flood, heat, drought, sea level)</i> | | |
| <i>Water assessment and conservation</i> | | |
| <i>Biodiversity impact evaluation and conservation actions</i> | | |
| <i>Construction and renovation materials</i> | | |

Site Plan and Floor Plan



Compute Insurance Reinstatement (BCIS)

Reinstatement value £

Comparables

| | Subject property | Comparable 1 | Comparable 2 | Comparable 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 Reasoning and Calculation | | | | |
| <i>Ensure you express the reasoning and calculation logically, transparently and compellingly</i> | | | | |
| Market Value | £ | Market Rental Value | £ | |
| Market Value restricted marketing | £ | Projected Market value | £ | |
| <i>State Period</i> | | | | |