



GOLD CREST

Gold Crest Chartered Surveyors

Valuation Report

Sample

Property Address

Property Postcode

Client's Name

Date of Inspection

Reference Number

Important Notice For Reader

The purpose of the report is to provide a valuation that complies with the RICS Valuation Standard for a Residential Mortgage Valuation purpose. It is for the sole purpose of the client named above unless specifically agreed otherwise in writing.

The client has not commissioned a survey of the property, structural or otherwise. You must not assume that, if defects are not mentioned in the report, all parts of the structure are free from defect. Where your attention is drawn to some defects it does not mean that other defects may not exist. Moreover, services have not been tested. If you wish to be satisfied as to the condition of it, you must have a surveyor's detailed inspection and report. The surveyor will advise if further investigations are required.

This report is for the sole use of the client and written consent must be obtained before anyone else may rely upon it.

N.B. You are reminded that the report which follows has been prepared in accordance with the current version of the RICS Valuation Standards and entitles the Valuer to make assumptions which may on further investigation, for instance by your legal representative, prove to be inaccurate. Any exception is clearly stated below.

1.0 Summary - Valuation of Residential Property

1.1 Instructor/Client:	Sample
1.2 Reference:	Sample
1.3 Occupant:	Sample
1.4 Property:	Sample
1.5 Date of Instructions (By Letter/Fax/Email):	Sample
1.6 Date of Original Inspection:	Sample

1.0 Summary - Valuation of Residential Property

2.1 Freehold/Scottish Freehold - State 'No' If Leasehold	Freehold
2.2 Leasehold - Unexpired Term of Years	N/A
2.3 Amount of Rent: Ground/Chief/Feu/Fixed/Variable/etc.	£N/A
2.4 Maintenance Charge (Approximate)	£N/A
2.5 Other Comments	None

3.0 Tenancies (If Any) - Give Details & Rent(s)	N/A
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4.0 Location & Description of Property	The property is a (type of property) situated within a (location of property)
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5.0 Year of Construction (Approximate)	Sample
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6.0 Construction of Main Building (Walls & Roof)	The property is of (construction of wall) under a (construction of roof)
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7.0 Accommodation: Ground Floor/First Floor/Gardens	(List of accommodation within the inside and outside of the property)
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8.0 Garage(s)	Yes/No
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8.1 On Site Car Parking? State Number If 'Yes'	Yes: 0/No
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8.2 Other Permanent buildings	N/A
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9.0 (State Main Services Connected)	Mains Electricity	Mains Gas	Mains Drainage	Mains Water
	Yes/No	Yes/No	Yes/No	Yes/No
9.1 Central Heating	Yes/No – State Type			

10.0 Roads & footpaths (Including Flank and/or Rear)	Made/Partly – Made/Unmade
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11.0 General Condition of Property	The property was found to be in a (state of condition)
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11.1 Essential repairs that would be considered for mortgage at current date – please list numerically	Sample
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12.0 Matters That Might Affect Saleability – Current Date	
12.1 In cases of flats, is proper management apparent? If 'No' State:	Yes/No
12.2 Obvious evidence of issues locally that might affect the saleability of the property?	Sample
12.3 Other matters, likely materially, to affect the sale price/value?	Sample

13.0 Matters To Be Confirmed By Conveyancers (Mark X As Appropriate)	
13.1 Rights of Way/Easements/Wayleaves (Where Apparent On Inspection)	N/A
13.2 Road Agreements	N/A
13.3 In the case of flats, etc., a properly formed Management Company	N/A
13.4 Drains/Sewers Liability	N/A
13.5 Is the building listed as being of architectural or historic interest or located in a conservation area	N/A
13.6 Other (Any apparently recent significant alterations and extensions)	N/A

14.0 Market Value (Assuming Vacant Possession Unless Otherwise Stated)	
14.1 Valuation in present condition at current date of inspection	£Sample
14.2 Monthly rental valuation (where requested) at current date	£Sample

15.0 Details of Comparables	
15.1 Comparables in support of Current Market Value (14.1)	

Comparable 1	Sold At: £Sample
Address	Sample Sample Sample
Postcode	Sample
Date Sold	Sample
Comments	Sample

Comparable 2	Sold At: £Sample
Address	Sample Sample Sample
Postcode	Sample
Date Sold	Sample
Comments	Sample

Comparable 3	Sold At: £Sample
Address	Sample Sample Sample
Postcode	Sample
Date Sold	Sample
Comments	Sample

16.0 Any further comments that may be of significance to this instruction
Sample

Photograph

Photograph

Front Elevation

Rear Elevation

Photograph

Photograph

Kitchen

Bathroom

Photograph

Street Scene



Gold Crest Chartered Surveyors

Valuation Certificate

I certify that the property in this report has been inspected by me, that I valued the property and prepared this report, and that I am not disqualified from reporting on the property.

Report prepared by: (Name of Surveyor)

Professional Qualifications: (Qualifications of Surveyor)

Signature:

Date Signed:

Date this report was produced: Sample

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