

The headings contained in this framework for a report are based directly upon the list of mandatory required content set out in VPS 3 para 2.1, page 55 and the commentary which follows on pages 56 to 67 of RICS Valuation – Global Standards 2017. The report contains much of the material agreed in the terms of engagement which affords the opportunity to copy and paste this material thus eliminating repetition, ambiguity, contradiction and omission.

## Assumptions and extent of investigations

### VALUATION REPORT

Name of the firm

#### Identification and status of the valuer

Client

#### Purpose of Valuation

#### Property to be valued

Address of the property:

Interest to be valued:

Tenancies:

Type and use of property:

Location:

Description:

Accommodation:

Floor areas:

Site area:

#### Basis of Value

Valuation date

**Special Assumptions**

*As far as possible you should copy and paste what was agreed in the agreed terms of engagement so that there is no ambiguity or contradiction between the two documents. Having repeated what you said you should then state what was actually done and what your findings were. You should then either re-state your assumption if appropriate or re-define your assumption in the light of your findings.*

**Title:****Condition of buildings:****Services:****Planning:****Highways****Contamination and hazardous or deleterious materials:****Environmental matters:- Mining:****Flooding:****Radon gas:****Sustainability:****Source of information**

*State the actual sources of information used and whether or not you have checked them and the extent to which you have relied on them.*

**Restrictions on publication****Third party liability****RICS Valuation Standards (and departures from those standards)**

The Valuation and Report have been prepared in accordance with the RICS Valuation – Global Standards 2017.

OR:

In accordance with your instructions in preparing our valuation report we will depart from the mandatory requirements of Red Book in the following regards:

