

# A Residential Valuation Instruction & Site Note Checklist



Name of Valuer:

## Valuation Instruction

Date and Time of Instruction:	Purchase Price:
Instruction received from:	Type of Inspection:
Client Name & Postal Address:	Restricted <input type="checkbox"/>
	Full inspection <input type="checkbox"/>
Address of inspection:	Lender:
Eircode:	Applicant / Borrower:
Folio number:	
GPS:	
Viewing arrangements/estate agent:	
Clients Special Requirements:	
Conflicts of Interest check <input type="checkbox"/> Comments:	
Fee agreed:	Method of Payment:
Purpose of valuation: Secured lending <input type="checkbox"/> Probate <input type="checkbox"/> Portfolio <input type="checkbox"/> Other	

## Site Notes

Date of inspection:	Time of Arrival:	Time of Departure:	Weather: Dry <input type="checkbox"/> Wet <input type="checkbox"/> Overcast <input type="checkbox"/> Fog <input type="checkbox"/> Snow <input type="checkbox"/>
Information Provided by:	Vendor <input type="checkbox"/> Agent <input type="checkbox"/> Applicant <input type="checkbox"/> Tenant <input type="checkbox"/> None <input type="checkbox"/>		
Inspection Limitations:	None <input type="checkbox"/>		
Occupancy:	Occupied <input type="checkbox"/> Vacant <input type="checkbox"/>	Furnished <input type="checkbox"/> Unfurnished <input type="checkbox"/>	Occupier:
Location:	Est. Res. Area <input type="checkbox"/> Local Authority <input type="checkbox"/> Conservation area <input type="checkbox"/> Rural <input type="checkbox"/> New estate <input type="checkbox"/> Other:		

Property Address:

## Valuation Instruction and Site Notes

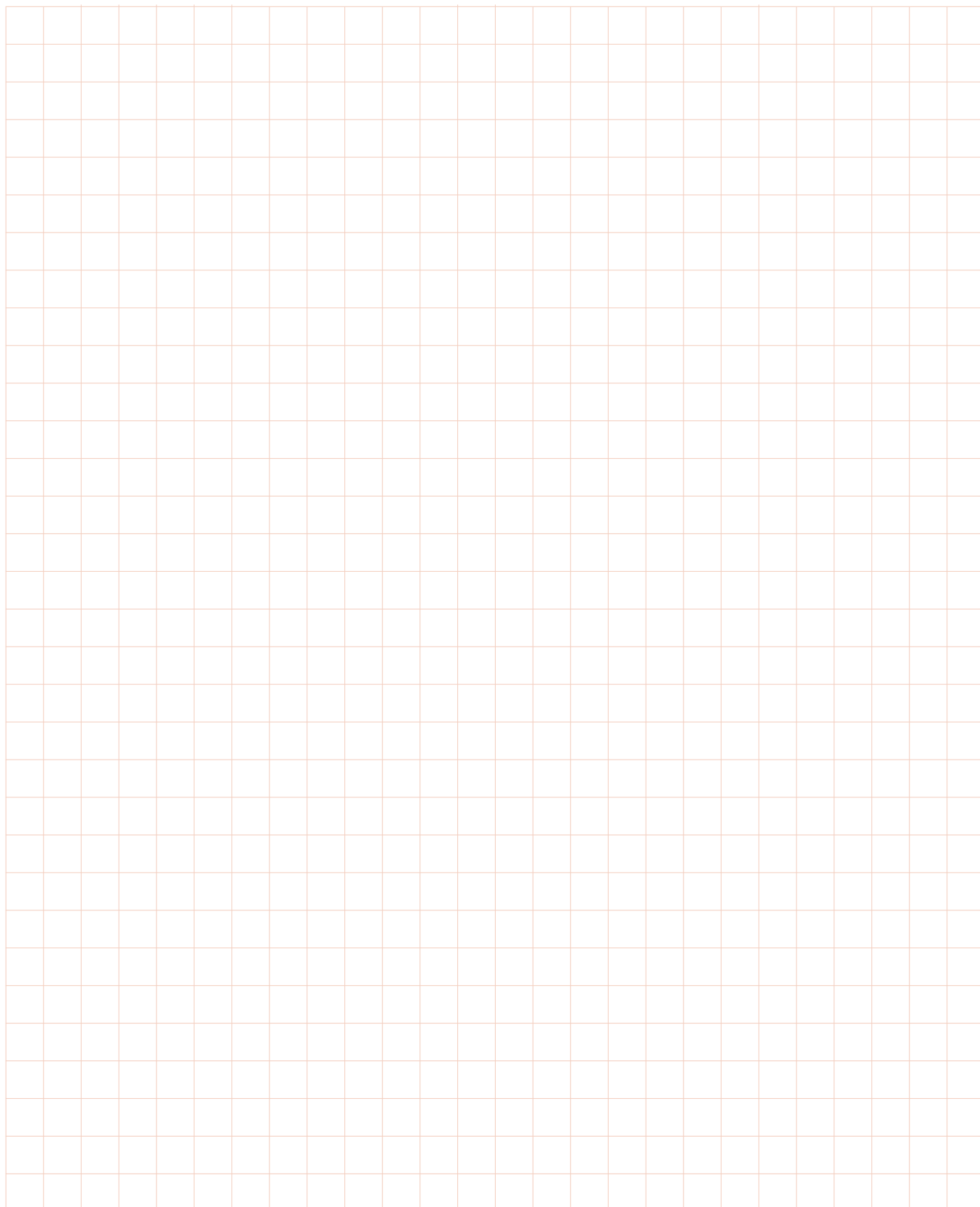
**Type:** House  Bungalow  Chalet  Flat  Maisonette  Shop  Detached   
 Semi  Detached  Terraced  End Terrace  Purpose Built  Converted

Accommodation	Obvious Defects

	Type	Condition/Comments
<b>Ceilings:</b>	Good <input type="checkbox"/> Avg. <input type="checkbox"/> Poor <input type="checkbox"/>	
<b>Walls:</b> <b>Evidence of:</b>	Good <input type="checkbox"/> Avg. <input type="checkbox"/> Poor <input type="checkbox"/> Failure <input type="checkbox"/> Cracks <input type="checkbox"/> Displacement <input type="checkbox"/>	
<b>Floors:</b>	Ground: Solid Floor <input type="checkbox"/> Suspended timber <input type="checkbox"/> Upper: Solid Floor <input type="checkbox"/> Suspended timber <input type="checkbox"/>	
<b>Fittings:</b>	Kitchen: Good <input type="checkbox"/> Avg. <input type="checkbox"/> Poor <input type="checkbox"/> Bathroom: Good <input type="checkbox"/> Avg. <input type="checkbox"/> Poor <input type="checkbox"/> Decoration: Good <input type="checkbox"/> Avg. <input type="checkbox"/> Poor <input type="checkbox"/>	
<b>BER Rating:</b>	BER Number	
<b>Joinery:</b>	Good <input type="checkbox"/> Avg. <input type="checkbox"/> Poor <input type="checkbox"/>	
<b>Walls Main:</b>	Mass Masonry <input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> T Frame <input type="checkbox"/> Other	
<b>Ventilation:</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Windows:</b>	Soft wood <input type="checkbox"/> Hard wood <input type="checkbox"/> Metal <input type="checkbox"/> Alum <input type="checkbox"/> PVC <input type="checkbox"/> Single Glaze <input type="checkbox"/> Double Glaze/Triple <input type="checkbox"/>	

Property Address:

Floor layout plan



Method of measurement:

GIA

IPMS

Property Address:

Estimation of Proposed Works		
Year Built	Proposed Works	Comments (e.g. obvious planning or building regulation concerns)
<b>Roofs</b>		
<b>Main:</b>	Pitched <input type="checkbox"/> Flat <input type="checkbox"/> Tiled <input type="checkbox"/> Slate <input type="checkbox"/> Other Material <input type="checkbox"/>	
<b>Roof additions:</b>	Pitched <input type="checkbox"/> Hipped <input type="checkbox"/>	
<b>Flat Areas:</b>	Yes <input type="checkbox"/> No <input type="checkbox"/> Conc. <input type="checkbox"/> Clay <input type="checkbox"/> Slate <input type="checkbox"/> Asb. <input type="checkbox"/> Asphalt <input type="checkbox"/> B'felt <input type="checkbox"/>	
<b>Gutters/Downpipes:</b>	PVC <input type="checkbox"/> Metal <input type="checkbox"/> ASB <input type="checkbox"/> Timber <input type="checkbox"/> Conc <input type="checkbox"/>	
<b>Eaves/Fascias:</b>	Good <input type="checkbox"/> Avg. <input type="checkbox"/> Poor <input type="checkbox"/>	
<b>Soffits:</b>	Good <input type="checkbox"/> Avg. <input type="checkbox"/> Poor <input type="checkbox"/>	
<b>Site &amp; Environment</b>		
<b>Garage:</b>	Double <input type="checkbox"/> or Single <input type="checkbox"/> or none <input type="checkbox"/> Attached <input type="checkbox"/> or Integral <input type="checkbox"/> or detached <input type="checkbox"/> or n/a <input type="checkbox"/>	
<b>Parking:</b>	Within curtilage <input type="checkbox"/> none <input type="checkbox"/> or parking space <input type="checkbox"/>	
<b>Out Buildings:</b>	None <input type="checkbox"/> List <input type="checkbox"/> Comment Box:	
<b>Boundaries/ Retaining walls/ Gates:</b>		
<b>Plot Size:</b>		
<b>Clearly defined?</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Boundary Type:</b>	Hedge <input type="checkbox"/> Block wall <input type="checkbox"/> Fence <input type="checkbox"/>	
<b>Garden/Yards:</b>	Communal <input type="checkbox"/> Front <input type="checkbox"/> Rear <input type="checkbox"/> Large <input type="checkbox"/> Avg. <input type="checkbox"/> Small <input type="checkbox"/> Landscaped <input type="checkbox"/> Tended <input type="checkbox"/> Neglected <input type="checkbox"/>	
<b>Roads:</b>	Adopted <input type="checkbox"/> Private <input type="checkbox"/>	
<b>Rear/Side Access:</b>	Vehicle <input type="checkbox"/> Pedestrian <input type="checkbox"/> None <input type="checkbox"/> Shared drive <input type="checkbox"/> None <input type="checkbox"/>	
<b>Services:</b>		
<b>Environmental matters:</b>	Flooding <input type="checkbox"/> Contamination <input type="checkbox"/> Pylons <input type="checkbox"/>	

Property Address:

### Supportive Valuation Evidence (min 2)

Address:		Asking Price:	
		Sale Price:	
Agent:		Date of Sale:	
Notes:	Size	Condition	Location
	Smaller <input type="checkbox"/>	Worse <input type="checkbox"/>	Worse <input type="checkbox"/>
	Similar <input type="checkbox"/>	Similar <input type="checkbox"/>	Similar <input type="checkbox"/>
	Larger <input type="checkbox"/>	Better <input type="checkbox"/>	Better <input type="checkbox"/>
Source of information:			

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Source of information:			

Property Address:

## Valuation Justification

<p>Matters Affecting Value/ Retentions/ Etc.</p>  <p>Similar types of property in this area sell for prices between €            and €</p>	<p><b>Valuation Confidence</b></p> <p><b>Red</b> – No good comparable evidence or comparisons cannot be easily made <input type="checkbox"/></p> <p><b>Amber</b> – situations where there may be comparable, but they are dated, or where valuation may not be sustainable. <input type="checkbox"/></p> <p><b>Green</b> – Numerous comparable and a high level of confidence in the valuation. <input type="checkbox"/></p>												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Value in current condition</td> <td style="text-align: right;">€</td> </tr> <tr> <td>Retention</td> <td style="text-align: right;">€</td> </tr> <tr> <td>Value after completion</td> <td style="text-align: right;">€</td> </tr> <tr> <td>Approximate Reinstatement Cost</td> <td style="text-align: right;">€</td> </tr> <tr> <td>Opinion of market value</td> <td style="text-align: right;">€</td> </tr> <tr> <td>Re-instatement value calculation for residential, bank valuations</td> <td style="text-align: right;">€</td> </tr> </table>		Value in current condition	€	Retention	€	Value after completion	€	Approximate Reinstatement Cost	€	Opinion of market value	€	Re-instatement value calculation for residential, bank valuations	€
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Rental Comparisons				Photographs or other Comments
Address/Date	Rent	Type	Beds	
Address/Date	Rent	Type	Beds	
Address/Date	Rent	Type	Beds	
Rental Valuation	€			
Current passing rent	€			
Rent Pressure Zone <input type="checkbox"/>				
Notes:				

DISCLAIMER: This checklist is intended as guidance only and does not form approval of compliance with Red Book standards. This is a guide only to assist suitably qualified valuation practitioners to comply with the requirement under VPS 2 inspections investigations and records of RICS Valuation – Global Standards. SCSi / RICS makes no representation as to its suitability 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 its suitability to a given situation and will need to tailor it as they see fit in each case.

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