

Please inspect the under mentioned property, and complete and return this form as soon as possible, together with **photographs** of the front and rear elevation of the property, the kitchen and the bathroom.
In accordance with our fee arrangements we enclose our cheque for £

PARTICULARS

Property to be Surveyed	
Name of Applicant	
Access to the property may be arranged by <input type="checkbox"/> Home Telephone	<input type="checkbox"/> Business Telephone
Additional information / instruction	

ITEM	COMPARABLE No. 1	COMPARABLE No. 2	COMPARABLE No. 3	COMPARABLE No. 4
Address				
Proximity of Subject				
Sales Price				
Gross Living Area				
Date of Sale				
Location				
Comments				

VALUATION

Valuation for mortgage purposes (with the benefit of vacant possession in its existing condition) £	Defined Market Value (DMV) (time allowing 3 months for completion of sale via estate agent or auction with the benefit of vacant possession in its existing condition) £	Existing Use Value (EUV) if applicable £
Investment Value (If property is to be used for investment purposes or is tenanted) £	Estimated Valuation on the completion of essential repairs £	Cash Valuation (if the property is not mortgageable through conventional sources) £
If the property is currently or has recently been for sale provide the selling agents name, address & contact details: For sale price £		We recommend that the property should be covered for an Insurance Value of £
Are the above valuations based on a title plan or an Ordinance Survey plan? <input type="checkbox"/> No <input type="checkbox"/> Yes- Please attach plan		

Indicate as Excellent, Good, Fair or Poor	Locality <input type="text"/>	Demand <input type="text"/>
Condition: General <input type="text"/>	Structure <input type="text"/>	External Decoration <input type="text"/>
		Internal Decoration <input type="text"/>
		Gardens <input type="text"/>
Date of Purchase	Purchase Price £	Unexpired Lease Yrs
		Ground/Chief Rent £ p.a.
		Tenure

SURVEYOR'S SIGNATURE

Signature of Firm	Date
Address of Firm	Signature of Surveyor
Telephone No.	Qualifications

PROPERTY

Address				
Type of Property		Approx. Year built	Details of any Tenancies	
Who resides at the Property?				
Is there any evidence to suggest there are any other occupants other than the applicants?				
Is more than 40% of the property owner or immediate family occupied as a residential dwelling?				
In the case of a new house:				
Is the builder registered with the NHBC ?			<input type="checkbox"/> Yes <input type="checkbox"/> No	Certificate No.
Has the appropriate NHBC Certificate been issued ?			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the property ex Local Authority ?			<input type="checkbox"/> Yes <input type="checkbox"/> No	
If under construction, state stage reached:				
If there is any Trade or Profession conducted from the premises please state:				
Construction: Walls		Roof	Property Size in Square Metres	
Storeys / Floors	Reception Rooms	Bedrooms	Internal WC's	Outbuildings
Attics / Basements	Kitchens	Bathrooms	Garage / Space	Gardens

REMARKS ON VALUATION (including any factors that may affect the property as security)

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SERVICES

Electricity	Gas	Mains Drains	Mains Water	Alternative Services
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Is the property mortgageable by a Building Society in its present condition?

NEIGHBOURHOOD

Is there a risk of flooding ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the property in a Redevelopment Area ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Detail any likely adverse Town Planning proposals		

ROADS

Have the roads and footpaths been made up to the specification of Local Authority	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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Details of recommended repairs including woodworm or dry rot defects etc.

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Photographs of property address :

Postcode

Date of pictures:

Please provide pictures of the **Front Elevation, Rear Elevation, Kitchen, Bathroom & Street Scene**