

Sitenotes

Address:	1 ARNHILL ROAD, GRETTON, CORBY, NN17 3DN
Customer:	Test Name
Assesment Date:	30/11/2018
Surveyor:	unotest unotest
Company:	Bansal Surveyors Ltd
Forms Version:	VidaReleaseUnique

480 - Vida General Details

5401 - Circumstance

658342 - Amended EV/PP is %%q(61016). Please provide explanation. EV/PP amended because...	Test
61001 - Is address correct? %%adr(61001)	Yes
61004 - Time of Arrival	14:46
61005 - Time of Departure	14:46
61006 - Person Present/Access:	Agent
61013 - Mortgage Purpose:	Not Known
61009 - Is the EV/PP provided on the instruction correct? £%%i(EstimatedPrice)	No
61016 - Record amendments:	£150000
61003 - Date of inspection	30/11/2018
61007 - Occupancy Status:	Vacant
658086 - Do you want to answer the owner occupier questions?	No
61010 - Weather	Dry
61011 - Furnishings:	Unfurnished
61012 - Floor coverings:	Uncarpeted
677384 - Property Location:	England
704119 - Are there any significant limitations to inspection over and above normal occupation?	No

5402 - Property Type and Style

61020 - Property Type	House
678810 - Is the property a listed building?	No
61021 - Property Style	Detached
61022 - Build Format	Converted
61023 - Is the property of public sector origins?	No
685475 - Is the property adjacent to commercial premises?	No

5403 - Location

61040 - Area predominantly	Residential
61041 - Location Type	City
61024 - Property/Location details:	Private
61042 - Level of Local Amenities	None
61043 - In a Conservation Area?	No

61044 - Are there any Adverse Locational Factors?	No
658274 - Is there pedestrian access only?	No
61047 - Status of Roads and Pavements abutting the property	Private / Unadopted
61048 - Condition of Roads and Pavements abutting the property	Unmade

5404 - Tenure and Legal

61050 - Record Tenure	Freehold
61075 - Source of Tenure Information	Owner
61057 - Is there any evidence of commercial or agricultural use?	No
61061 - Are you aware of, or suspect there to be any occupancy restrictions?	No
61064 - Are you aware of any low cost home ownership schemes?	No
61067 - Are there any other legal matters needing further investigation?	No

5410 - Risk Matters

61120 - Site topography is:	Level
61121 - Any trees within influencing distance of the property?	No
61127 - Is there evidence of structural movement, landslip or heave to the property?	No
61132 - Is there any reason to believe the property may be at risk of flooding?	No
677555 - Coastal erosion. Are you aware of any significant risk within influencing distance of the property?	No
61140 - Any adverse site/risk factors?	None

5412 - Property Age

61160 - Original year of construction:	1995
61161 - The property has been converted from an existing building, which originally comprised of ...	a single dwelling (e.g. house)
61162 - Approximate year of conversion:	2005
61163 - Is the property awaiting first occupation in its current form (e.g. new build/conversion)	No
61173 - Is original year of construction/conversion less than 10 years?	No
61174 - Signs of significant alterations/extensions to the property over and above the conversion works?	No

5413 - Construction Classification

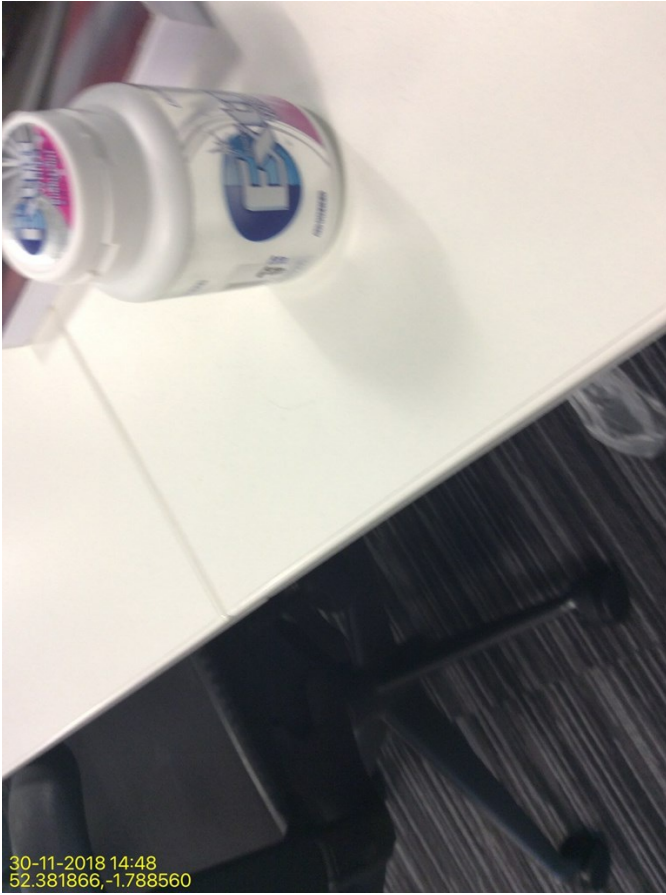
61180 - Please select the appropriate construction type for the property's main walls	Solid Brick
61181 - Are there any significant areas of single skin brickwork, blockwork or insubstantial material?	No
61214 - Is the roof of standard construction?	No
677040 - Is any part thatched?	No
61909 - Please give details of roof construction:	Test
685484 - Please provide approximate percentage of flat roof (Approx. % over habitable areas excluding garages and outbuildings):	25 %
677043 - Does the roof appear to be of acceptable type and condition for mortgage purposes?	Yes

39550 - Lender Specific

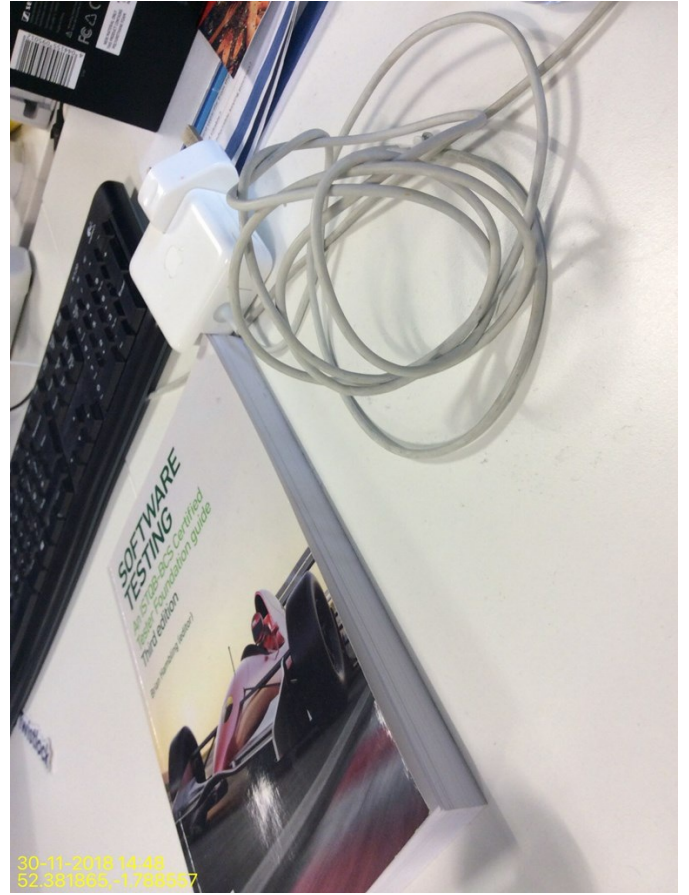
704428 - Please state the gross external floor area (GEA):	1500 m ²
677463 - Are there solar panels at the property?	No
677467 - Will the property be affected by HS2?	No
677469 - Are there any further comments you would like to report in the General Remarks section of the report?	General condition satisfactory and consistent with age
677472 - Have you taken the required photos? (Front, Rear, Bathroom, Kitchen, Street)	Yes
704018 - Do any of the following circumstances apply	N/A
677465 - Are you aware of any energy efficient measures that have been added to the property?	No
677507 - Is an electrical report required?	No
677478 - Are there any further comments you would like to report in the Further Matters Considered Essential section of the report?	No
677480 - Other than drainage, are you aware of any other shared services?	No
677581 - Please select the most appropriate statement that the property falls into.	The value of this property is likely to rise and fall in line with general market conditions.
685468 - Is a reinspection required?	No

5443 - Photographs Required

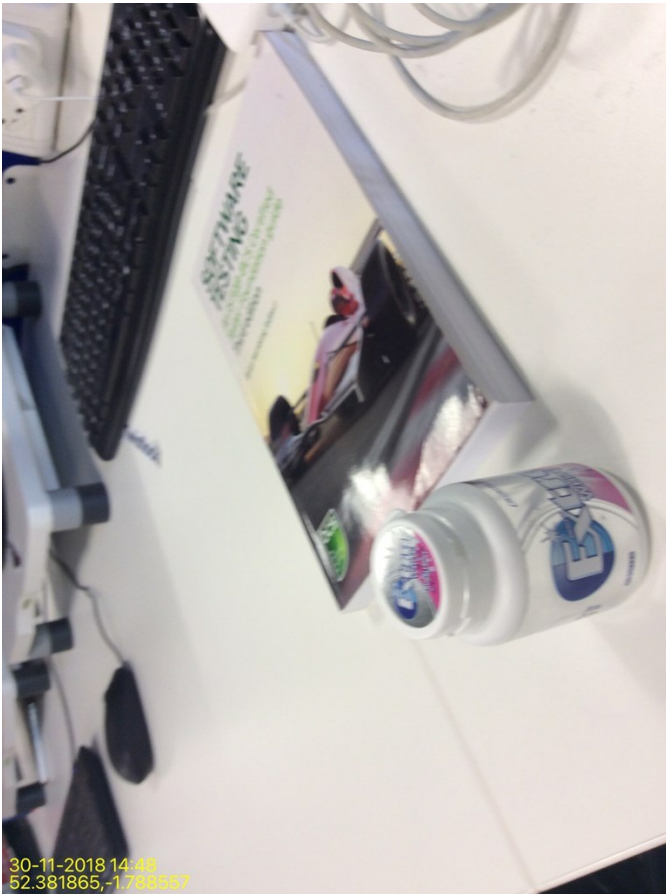
61810 - Photo of Front Elevation



61811 - Photo of Rear Elevation



61811 - Photo of Rear Elevation



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52.381865,-1.788557

5406 - Plot

61090 - Gardens:	Front
61091 - Does the plot exceed 1 acre?	No
677455 - Are you aware the applicant owns any land adjoining the subject property?	No

5407 - Garage

61100 - Garage:	Double Garage
61101 - Specify style of Garage:	Integral

5408 - Parking

61111 - Parking arrangements (instead of, or additional to, garage):	Private Driveway
61112 - Please state the number of parking spaces:	2

5409 - Outbuilding

61299 - Is Outbuildings none?	No
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163 - External Elements

5417 - Flat Roof

61330 - Existence	No
61331 - Visibility	Full
61332 - Covering	Not Known
61333 - Feature	Not Applicable

5419 - External Walls

61370 - Visibility	Full
61371 - Type	Solid
61372 - Thickness	mm350
61373 - Wall Finish	Brick
61431 - DPC Construction	Not Applicable
61450 - Adequacy of Sub Floor Ventilation	Adequate

5420 - Windows, Glazing & External Joinery

61390 - Windows (Framing)	PVCu
61391 - Windows (Glazing)	Double Glazed
61412 - External Joinery	Timber

164 - Internal Elements

5429 - Floors

690579 - Existence	No
61570 - Ground Floor Construction of Subject	Not Applicable
61571 - Upper Floor Construction of Subject	Not Applicable

5442 - Fittings & Fixtures

61790 - Kitchen	Average
61791 - Bathroom	Average
61792 - Other Fittings and Fixtures	Average

165 - Services

5435 - Water

61902 - Existence	No
61650 - Water Supply	Mains

5436 - Drainage

61903 - Existence	No
61670 - Drainage System	Mains

5437 - Heating

61904 - Existence	No
61691 - Extent	Full
61692 - Type	Gas
61693 - Outlet	Radiators

190 - Valuation and Comps

5432 - Valuation & Comps

61831 - Suitable as mortgage security	Yes
61832 - Present condition value	£250000
61833 - Retention	No
61834 - Retention amount	£0
61836 - Value after works complete	£300000
61830 - Instructed EV/PP	£150000
62106 - I can confirm that there is no conflict of interest and I have geographical competence in valuation location.	Yes
62107 - Any sign of suspicious circumstance/fraud?	No

Reinstatement Summary

1500 sqm	GEA	@ £350.00 /sqm	£525000.00
Total			£525000.00
Total Reinstatement cost:			£525000.00