RESIDENTIAL PROPERTY APPRAISAL

Volume 2 - Inspections, Defects and Reports



PHIL PARNHAM AND LARRY RUSSEN



Residential Property Appraisal

Society of Residential Appraisers

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Residential Property Appraisal Phil Parnham, Larry Russen, 2022-11-30 Residential Property Appraisal Volumes 1 and 2 are handbooks not only for students studying residential surveying but also for those involved in the appraisal of residential property Volume 1 has been updated and covers the valuation process as it relates to residential properties particularly when valuation is undertaken for secured lending purposes It addresses the basic skills required the risks posed in a valuation the key drivers of value emerging issues that impact valuation and the key legal and RICS regulatory considerations that a valuer needs to understand Volume 2 of the series goes on to consider the practical aspects of the survey and inspection of residential properties in more detail Not only does this include updated sections on the most common defects for example building movement moisture problems wood rot and wood boring insects it also covers emerging challenges including assessing personal safety hazards modern construction technologies and materials and invasive plants The volume also takes account of the Home Survey Standard recently published by the RICS and the changes resulting from climate change the energy crisis and concerns about fire safety Building services in domestic residential properties is another area of rapid change especially with the development of low carbon and renewable technologies. To ensure that this aspect is covered in sufficient detail the content is to be included in Volume 3 Assessing Building Services An essential book for students studying to enter the residential survey and valuation profession and for existing practitioners who wish to improve their knowledge of Residential Property Appraisal Chris Rispin, Fiona Haggett, Carrie de Silva, Phil Parnham, Larry current practices Russen, 2021-12-29 Residential Property Appraisal Volumes 1 and 2 are essential handbooks not only for students studying surveying but also for surveyors and others involved in the appraisal of residential property Volume 1 has been updated and covers the valuation process as it relates to residential properties particularly when valuation is undertaken for secured lending purposes It addresses the basic skills required the risks posed in a valuation the key drivers of value emerging issues that impact valuation and the key legal and RICS Regulatory considerations that a valuer needs to understand Volume 2 of the book goes on to address the inspection and survey of residential properties covering new technology modern methods of construction problem plants and pests damp in new builds and modern building services. New challenges for the surveyor to consider include the health and well being of building occupants the Party Wall etc Act 1996 and schedules of condition energy and building performance and owner occupied and tenanted properties An essential book for students studying to enter the residential survey and valuation profession and for existing practitioners who wish to improve their knowledge of industry practices **Residential Property Appraisal**, 1993 **Valuation by Comparison** Mark Rattermann, 2007

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