

P A R T 1 .

# SINGLE SURVEY

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A report on the condition of the property, with categories being rated from 1 to 3.



## Survey report on:

<b>Customer</b>	Mr & Mrs. Alistair and Janine Smillie
<b>Selling address</b>	38 South View Road Elgin IV30 1NB
<b>Date of Inspection</b>	20/04/2022
<b>Prepared by</b>	Angus F Gunn BSc MRICS, BSc (Hons) MRICS Allied Surveyors Scotland Ltd

## 1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the Surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the Surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the Surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	The subjects comprise a purpose-built ground floor Flat in a two storey end-terraced block of six.
Accommodation	Ground Floor - Communal Entrance Hall leading to: Inner Hall, Lounge, Kitchen/Dining area, Bedroom 1 with En-suite Showerroom, Bedroom 2, Bathroom.
Gross internal floor area (m2)	71m2.
Neighbourhood and location	The property is situated within a development of similar styled flats in the West end of Elgin, across the road from the Moray Campus of the UHI and convenient for local amenities and the town centre.
Age	32 years.
Weather	Dry and bright. The report should be read within the context of these weather conditions.
Chimney stacks	None.
Roofing including roof space	Pitched, hipped design clad with concrete tiles. Roof valleys would appear to be formed in lead.  As this is a ground floor flat, there is no roof space pertaining to the subject property.  <b><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></b>
Rainwater fittings	PVC manufacture.  <b><i>Visually inspected with the aid of binoculars where required.</i></b>

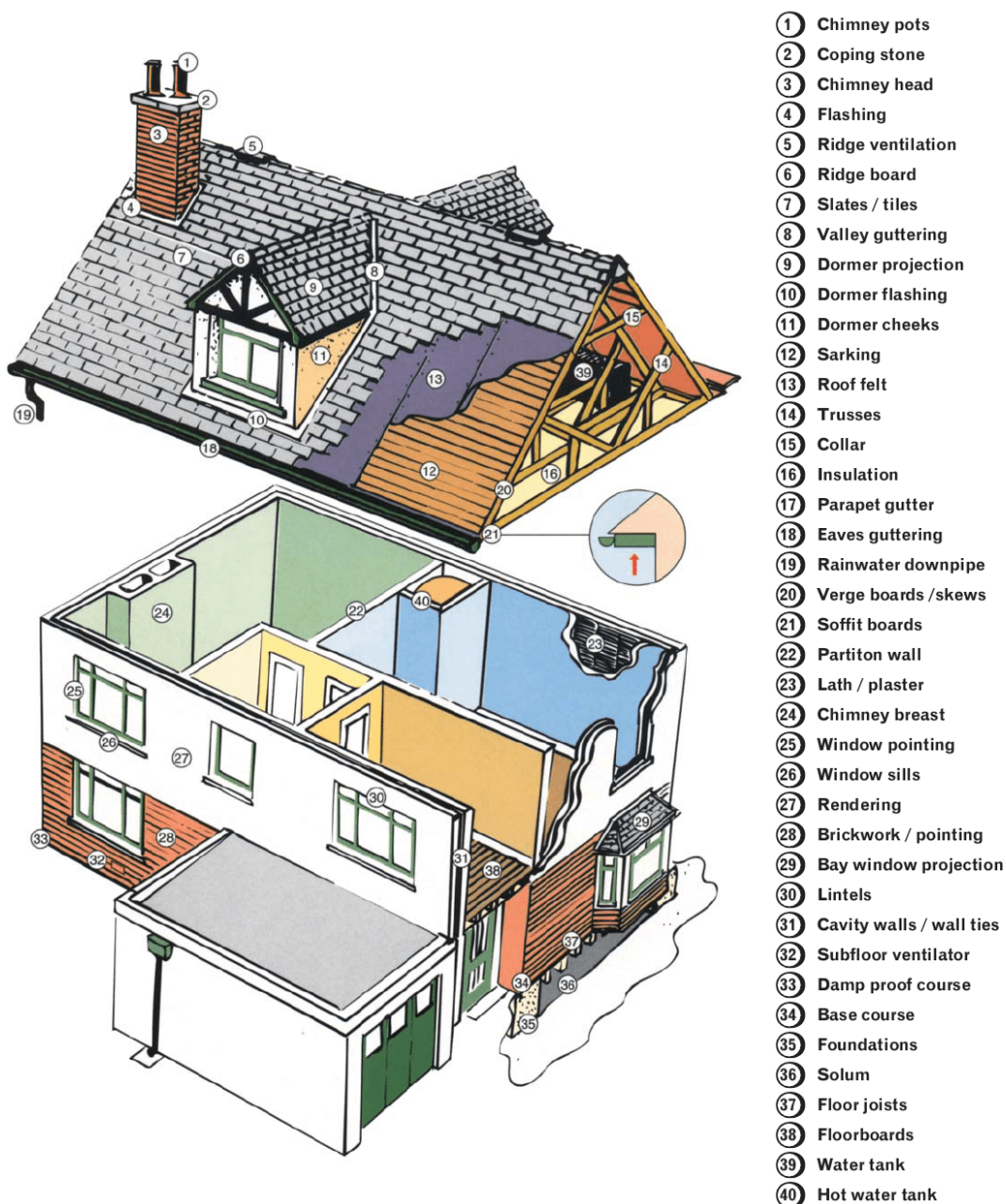
Main walls	Concrete block cavity walls, rendered externally and incorporating sub-floor ventilation.  <b><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></b>
Windows, external doors and joinery	Hardwood double glazed windows. Timber fire door to the communal hallway. Softwood fascias.  <b><i>Internal and external doors were opened and closed where keys were available.</i></b>  <b><i>Random windows were opened and closed where possible.</i></b>  <b><i>Doors and windows were not forced open.</i></b>
External decorations	External woodwork has been painted or stained.  <b><i>Visually inspected.</i></b>
Conservatories / porches	None.
Communal areas	Communal Hallway shared between six.  <b><i>Circulation areas visually inspected.</i></b>
Garages and permanent outbuildings	None.
Outside areas and boundaries	There are communal garden areas enclosed by stone walls. Off-street parking is available and there is understood to be an allocated parking space.  <b><i>Visually inspected.</i></b>
Ceilings	Plasterboard lined.  <b><i>Visually inspected from floor level.</i></b>
Internal walls	Plasterboard lined.  <b><i>Visually inspected from floor level.</i></b>  <b><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></b>
Floors including sub floors	Suspended timber design. My inspection of the flooring was restricted due to fitted floor coverings and there was no access possible to the sub-floor area.  <b><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></b>

Internal joinery and kitchen fittings	<p>Skirtings/architraves are formed in soft or hardwood. Glazed or hollow core paneled internal doors.</p> <p>The Kitchen comprise a range of units.</p> <p><b><i>Built-in cupboards were looked into but no stored items were moved.</i></b></p> <p><b><i>Kitchen units were visually inspected excluding appliances.</i></b></p>
Chimney breasts and fireplaces	None.
Internal decorations	<p>Walls/ceilings have been painted or papered. Some of the ceilings have a textured finish. Joinery has been stained.</p> <p><b><i>Visually inspected.</i></b></p>
Cellars	None.
Electricity	<p>Mains supply.</p> <p>Distribution wiring, where seen, is formed in PVC sheathed cable with the power points being of the modern square pin 13 amp type.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p>
Gas	<p>Mains supply.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p>
Water, plumbing and bathroom fittings	<p>Mains supply.</p> <p>Distribution pipework, where seen, is formed in copper together with uPVC soil and waste pipes.</p> <p>Sanitary fittings would appear to be original. There is a Bath-Knight fitted in the Bathroom.</p> <p><b><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></b></p> <p><b><i>No tests whatsoever were carried out to the system or appliances.</i></b></p>

Heating and hot water	<p>The gas fired condensing combi-boiler in the Kitchen serves a series of radiators throughout and also heats the hot water. There is also an electric towel rail in the Bathroom.</p> <p><b><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></b></p> <p><b><i>No tests whatsoever were carried out to the system or appliances.</i></b></p>
Drainage	<p>Water borne to the public sewer.</p> <p><b><i>Drainage covers etc were not lifted.</i></b></p> <p><b><i>Neither drains nor drainage systems were tested.</i></b></p>
Fire, smoke and burglar alarms	<p>Smoke and heat detectors have been installed and would appear to comply with new legislation.</p> <p><b><i>Visually inspected.</i></b></p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p>

<p>Any additional limits to inspection</p>	<p>There were floor coverings throughout which restricted the inspection of the flooring.</p> <p>We have not inspected the woodwork or other parts of the structure which were covered, unexposed or inaccessible and are, therefore, unable to report that such parts of the property are free from rot, beetle or other such defects.</p> <p>No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns, then they should ask for a specialist to undertake appropriate tests. Asbestos is not harmful unless fibres are released into the air.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter to walls, ceilings and flooring where considered appropriate.</p> <p>The services, electrical circuits, plumbing installation, heating and drainage systems have not been specifically tested.</p> <p>We do not carry out an inspection for Japanese Knotweed, which is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. We have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists, removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p><b><i>Only the subject flat and internal communal areas giving access to the flat were inspected.</i></b></p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p><b><i>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the Surveyor is able to give an opinion on the general condition and standard of maintenance.</i></b></p>
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## Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.



## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Structural movement	
Repair category:	1
Notes:	There is no evidence of any significant structural movement affecting the property.

Dampness, rot and infestation	
Repair category:	1
Notes:	<p>Readings taken within the property, where appropriate, with an electronic protimeter, were found to be within tolerable standards and no evidence of any significant dampness was recorded.</p> <p>There was no evidence of any significant rot or infestation seen to be affecting the internal fabric of the building.</p>

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	1
Notes:	<p>Moss growth was evident to the roof coverings and will require to be removed from the roof valleys during the course of normal maintenance.</p> <p>Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectation around 50/60 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather.</p>

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Rainwater fittings	
Repair category:	1
Notes:	Seepage stains were noted and rainwater fittings will require to be cleared of debris during the course of normal maintenance.

Main walls	
Repair category:	1
Notes:	No significant defects were noted.

Windows, external doors and joinery	
Repair category:	2
Notes:	Several double glazing seals have failed with condensation evident in the vacuum between the panes.

External decorations	
Repair category:	1
Notes:	The external decorations are generally in good order. Regular repainting will be required if these areas are to be maintained in satisfactory condition.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	1
Notes:	No significant defects were noted.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Garages and permanent outbuildings	
Repair category:	
Notes:	Not applicable.

Outside areas and boundaries	
Repair category:	1
Notes:	There is evidence of some movement or impact damage to the stone boundary wall at the entrance to the car park.

Ceilings	
Repair category:	1
Notes:	No significant defects were noted.  Some decorative surfaces are finished with an Artex type product. Early forms of Artex may incorporate small amounts of asbestos based bonding materials and therefore specialist advice should be obtained prior to working on these areas to minimise the risk of releasing hazardous fibres.

Internal walls	
Repair category:	1
Notes:	No significant defects were noted.

Floors including sub-floors	
Repair category:	1
Notes:	The property had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

## Internal joinery and kitchen fittings

Repair category:	1
Notes:	No significant defects were noted.

## Chimney breasts and fireplaces

Repair category:	
Notes:	Not applicable.

## Internal decorations

Repair category:	1
Notes:	No significant defects were noted.

## Cellars

Repair category:	
Notes:	Not applicable.

## Electricity

Repair category:	1
Notes:	The electrical installation was tested in 25/10/21 and although not seen, it has been assumed that a satisfactory Certificate was obtained and this should be verified prior to concluding Missives. Electrical installations should be tested at least every 10 years, or upon a change of ownership.

## Gas

Repair category:	1
Notes:	No significant defects were noted. All gas appliances should be tested annually to ensure their safe and efficient operation.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

## Water, plumbing and bathroom fittings

Repair category:	1
Notes:	No significant defects were noted. Seals around the bath/shower areas are frequently troublesome and require regular maintenance. Failure to maintain seals can result in dampness and decay to adjoining and underlying areas. No inspection has been possible to the flooring or the timbers beneath, which are assumed to be in reasonable condition.

## Heating and hot water

Repair category:	1
Notes:	No significant defects were noted. It has been assumed that the boiler/heating system has been regularly serviced and is in a good working order. If there is no current service certificate, then a Heating Engineer should be instructed to check and test the system to ensure it is in good working order as a condition of any offer.

## Drainage

Repair category:	1
Notes:	No surface indication of any defect noted.

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information.

<b>Structural movement</b>	1
<b>Dampness, rot and infestation</b>	1
Chimney stacks	
<b>Roofing including roof space</b>	1
<b>Rainwater fittings</b>	1
<b>Main walls</b>	1
<b>Windows, external doors and joinery</b>	2
<b>External decorations</b>	1
Conservatories / porches	
<b>Communal areas</b>	1
Garages and permanent outbuildings	
<b>Outside areas and boundaries</b>	1
<b>Ceilings</b>	1
<b>Internal walls</b>	1
<b>Floors including sub-floors</b>	1
<b>Internal joinery and kitchen fittings</b>	1
Chimney breasts and fireplaces	
<b>Internal decorations</b>	1
Cellars	
<b>Electricity</b>	1
<b>Gas</b>	1
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	1
<b>Drainage</b>	1

## Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

## Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

**Three steps or fewer to a main entrance door of the property:** In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

**Unrestricted parking within 25 metres:** For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

1. Which floor(s) is the living accommodation on?	Ground.
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

## 4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

### Matters for a solicitor or licensed conveyancer

I have assumed that Scottish Ownership exists and that there are no onerous conditions or restrictive servitudes contained in the Title.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

It should be noted that the insurance figure quoted is for the subject property only and it has been assumed that there is a block policy in place.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

### Estimated re-instatement cost (£) for insurance purposes

£160,000 (One Hundred and Sixty Thousand Pounds).

The property should be insured for a sum of no less than One Hundred and Sixty Thousand Pounds. Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit and the Pandemic. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

### Valuation (£) and market comments

£135,000

The current Market Value of the heritable subjects, with the benefit of vacant possession would be fairly stated in a figure of One Hundred and Thirty Five Thousand Pounds.

Our valuation reflects current market conditions relating to this area. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

<b>Report author:</b>	Angus F Gunn BSc MRICS, BSc (Hons) MRICS
<b>Company name:</b>	Allied Surveyors Scotland Ltd
<b>Address:</b>	35 Moray Street Elgin IV30 1JH
<b>Signed:</b>	Electronically Signed: 204349-237819A1-A304



**Date of report:**

21/04/2022