

# **Survey Report**

**On**

**20 Broughton Road  
Edinburgh  
EH7 4EB**

**Client: Mr Alan Fraser**

**Client address: c/o Messrs Investment Property Agency**

**Date of inspection: 3 June 2014**

**Prepared by: McNEILL MAGUIRE & McCREATH**

## TERMS & CONDITIONS

### PART 1 – GENERAL

#### 1.1 The Surveyors

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.



The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

#### 1.2 The Report

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contract, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

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<sup>1</sup> Which shall be in accordance with the current RICS Appraisal and Valuation Standards (The Red Book) and RICS Rules of Conduct.

## TERMS & CONDITIONS

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

### 1.3 Liability

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

### 1.4 Generic Mortgage Valuation Report

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. <sup>2</sup>It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

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<sup>2</sup> Which shall be in accordance with the current RICS Appraisals and Valuation Standards (The Red Book) and RICS Rules of Conduct.

### 1.5 Transcript Mortgage Valuation for Lending Purposes

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. <sup>2</sup>The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.

### 1.6 Intellectual Property

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

### 1.7 Payment

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

### 1.8 Cancellation

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the Surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably

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incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an Invoice equivalent to 80% of the agreed fee.

## 1.9 Precedence

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

## 1.10 Definitions

- the “Lender” is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the “Transcript Mortgage Valuation report for Lending Purposes” means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a Surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the “Generic Mortgage Valuation Report” means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor’s own format;
- The “Market Value” is the estimated amount for which the Property should exchange, on the date of valuation, between a willing seller and a willing buyer in an arm’s length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion;
- the “Property” is the property which forms the subject of the Report;
- the “Purchaser” is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a “prospective Purchaser” is anyone considering buying the Property;
- the “Report” is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in Part 1 of Schedule 1 of the Housing

(Scotland) Act 2006 (Prescribed Documents) Regulations 2008;

- the “Seller” is/are the proprietor(s) of the Property;
- the “Surveyor” is the author of the Report on the Property;
- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report; and
- the “Energy Report” is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## PART 2 – DESCRIPTION OF THE REPORT

### 2.1 The Service

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

### 2.2 The Inspection

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The inspection is carried out with the Seller’s permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the Report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

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The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

### 2.3 The Report

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey Report with the comments being general and unbiased. The Report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

2.3.1 Category 3: 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 replacements are needed now.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 Category 1: No immediate action or repair is needed.

**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 when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

### 2.4 Services

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

### 2.5 Accessibility

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

### 2.6 Energy Report

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

### 2.7 Valuation and Conveyancer Issues

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the reinstatement cost, as defined below.

*"Market Value" is the estimated amount for which a property should exchange on the date of valuation with a willing buyer and willing seller in an arms-length transaction after proper marketing wherein the parties have each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of

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curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the cost of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply is reported.

*“Reinstatement cost” is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).*

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the property.

## 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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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 etc. were not inspected or reported on.

<b>Description</b>	First floor east flat in purpose built four storey mid terraced tenement block of nine stair and two main door flats.
<b>Accommodation</b>	<u>Hallway</u> with coat cupboard <u>Living Room</u> to front <u>Kitchen</u> to mid <u>Master Bedroom</u> with walk in store and utility store off <u>Bedroom 2</u> to rear <u>Bathroom</u> to rear
<b>Gross internal floor area (m<sup>2</sup>)</b>	61 m <sup>2</sup> approx.
<b>Neighbourhood &amp; location</b>	Popular established mixed residential and commercial neighbourhood on the north east fringe of the city centre. There is a single storey Costa/Tesco unit across the street. The subject flat looks over the roof of this building. The parent building is positioned on the south side of the street some 50m or so east of the junction with Rodney Street.
<b>Age</b>	The building dates from around 1890.
<b>Weather</b>	It was cloudy with occasional showers around the time of visit.
<b>Chimney stacks</b>	Visually inspected with the aid of binoculars where appropriate.  The chimneys are mostly cement rendered with concrete copes plus mixed pots and terminals.
<b>Roofing including Roof space</b>	<i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i>  <i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i>

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	<p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></p> <p>The roof is of timber, pitched and slated to front and to rear with a felt covered central platform.</p> <p>No access was gained into the communal roof space. There is no roof space immediately over the subject flat. There is a flat above.</p>
<b>Rainwater fittings</b>	<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>Ogee gutters to front, half round gutters to rear, rounded pipes, generally in cast iron or alloy.</p>
<b>Main walls</b>	<p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The main walls are of solid stone approximately 650mm thick, and have lath and plaster internal linings plus the odd section of modern plasterboard internal linings.</p>
<b>Windows, external doors &amp; joinery</b>	<p><i>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</i></p> <p>Traditional timber framed single glazed sash and case windows. The flat entrance door is a timber flush panel style unit with Georgian wired roughcast fanlight above.</p>
<b>External decorations</b>	<p><i>Visually inspected.</i></p> <p>External metal work and joiner work is painted where appropriate.</p>
<b>Conservatories/ Porches</b>	<p><i>Visually inspected.</i></p> <p>None.</p>
<b>Communal areas</b>	<p><i>Circulation areas visually inspected.</i></p> <p>Common stair with entry phone.</p>
<b>Garages &amp; permanent outbuildings</b>	<p><i>Visually inspected.</i></p> <p>None.</p>
<b>Outside areas &amp; boundaries</b>	<p><i>Visually inspected.</i></p> <p>The stair front door bounds directly onto the pavement. To the rear of the building there is a sloping common drying area bounded by cast iron railings.</p>



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<b>Ceilings</b>	<p><i>Visually inspected from floor level.</i></p> <p>Ceilings are partly original lath and plaster and partly modern suspended plasterboard. The living room ceiling has an ornate cornice.</p>
<b>Internal walls</b>	<p><i>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>Internal walls are mostly of original hard plastered brick, though there are a few modern plasterboard lined stud framed sections.</p>
<b>Floors including sub-floors</b>	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</i></p> <p><i>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</i></p> <p>Suspended timber. No access was gained to any sub floor space. There is a flat below.</p>
<b>Internal joinery &amp; kitchen fittings</b>	<p><i>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</i></p> <p>Internal doors are generally of traditional four panel style and have been stripped.</p> <p>There is the odd flush panel style door.</p> <p>The kitchen fittings comprise floor and wall mounted units including a stainless steel sink and a gas hob. The kitchen is ventilated by a ceiling mounted extractor fan. There is a fitted shelf in the utility store.</p>
<b>Chimney breasts &amp; fireplaces</b>	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>The living room fireplace has its original surround and a painted stone hearth, though the fireplace is blocked off. The fireplace in the original rear bedroom (now bedroom 2) has its original stone hearth, though the fireplace has been blocked off and the surround removed. The original range flue in what is now the master bedroom is blocked off.</p>
<b>Internal decorations</b>	<p><i>Visually inspected.</i></p> <p>Paper, paint and some tiling.</p>
<b>Cellars</b>	<p><i>Visually inspected where there was safe and purpose-built access.</i></p> <p>None.</p>

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### Electricity

*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.*

Mains.

The electricity meter is located at high level just inside the flat entrance door.

The installation includes a consumer unit with miniature circuit breakers and a residual current device.

Where visible, the installation is in PVC sheathed cabling and serves square pin 13 amp power outlets.

### Gas

*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.*

Mains.

The gas meter is located at high level just inside the flat entrance door.

### Water, plumbing & bathroom fittings

*Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.*

Mains.

Pipe work, where visible, is in copper, chrome, alkathene or PVC.

There is no cold water tank. Cold water is directly off the mains.

The bathroom fittings comprise a modern white three piece suite – bath tub with mixer shower over and protective side panel plus there is a WC and a wash hand basin.

### Heating & hot water

*Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.*

Space heating is provided by a gas fired wet central heating system.

In the utility store there is an Alpha Intec condensing combination boiler plus there are radiators in the hallway and all main apartments.

There is no hot water tank. Hot water is heated on demand through the central heating system.

### Drainage

*Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested.*

Mains.

### Fire, smoke & burglar alarms

*Visually inspected. No tests whatsoever were carried out to the system or appliances.*

There are smoke detectors in the hallway, kitchen and living room.

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### Any additional limits to inspection

Firmly fitted floor coverings were in place at the time of visit.  
No access was gained onto the roof or into any communal roof void.  
The building fabric was seen from ground level only.

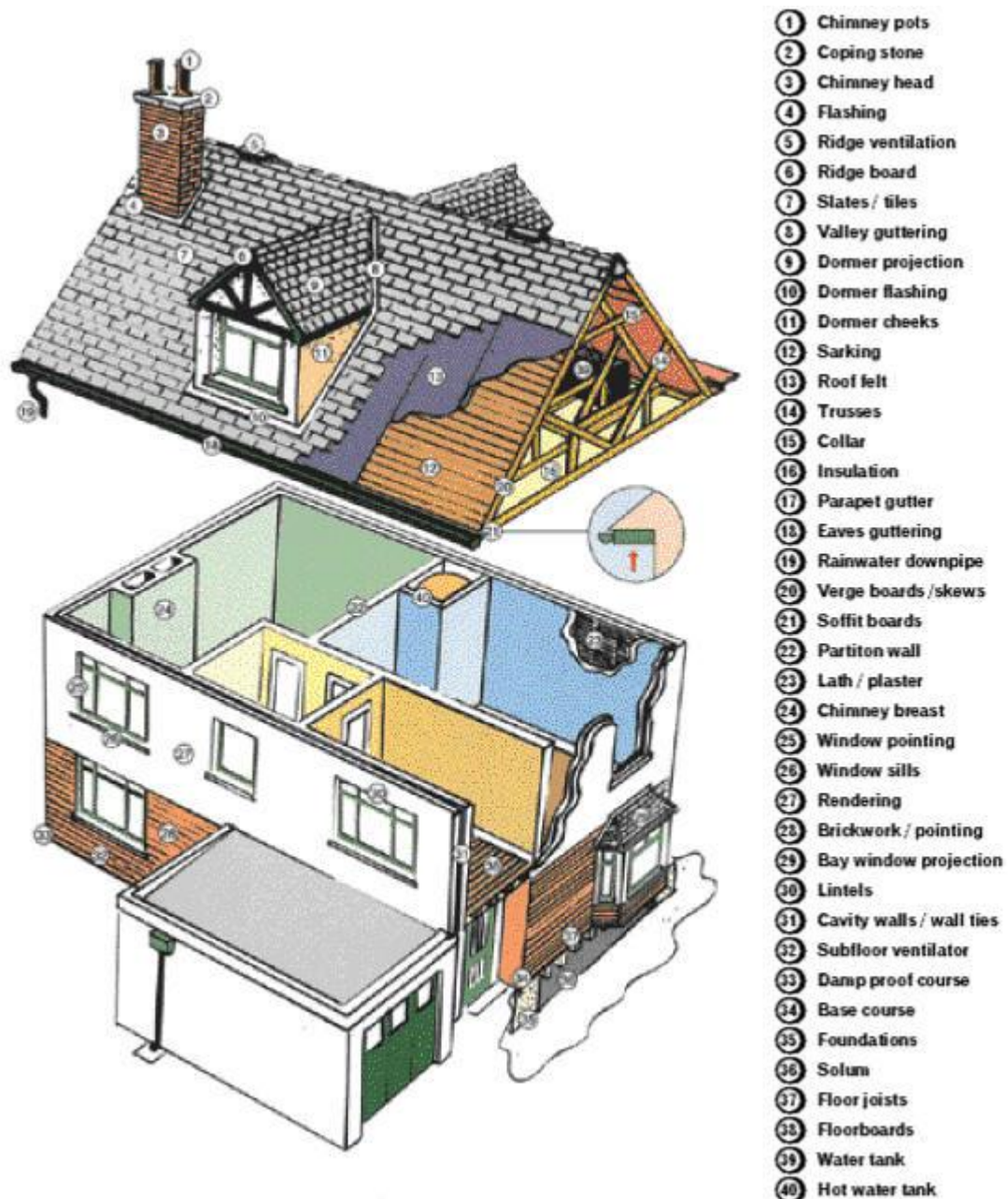
### ANY ADDITIONAL LIMITS TO INSPECTION:

Only the subject flat and internal communal areas giving access to the flat were inspected.

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.

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.

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 terms.

## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of three 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	No evidence of any significant or excessive structural movement was identified. Minor old settlement, typical for such a tenement, was noted.

DAMPNESS, ROT & INFESTATION	
Repair category	1
Notes	No evidence of such defects was noted in the readily accessible areas of the subject flat.

CHIMNEY STACKS	
Repair category	1
Notes	Some weathering was noted. Whilst not immediate, it is to be expected that the chimneys will require some attention in the foreseeable future.

ROOFING INCLUDING ROOF SPACE	
Repair category	1
Notes	The odd loose or damaged slate was noted and should receive prompt attention. Otherwise, no items of immediate concern were identified. Ongoing maintenance should be anticipated. No access was gained into the communal roof space.

RAINWATER FITTINGS	
Repair category	1
Notes	Slight wash was noted at gutter ends after one of the heavy showers during the time of visit. Some early wear was noted. The rones should be cleaned out and checked on an annual basis to ensure they function properly.

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MAIN WALLS	
Repair category	1
Notes	No items of immediate concern identified. On the front elevation, there is some wash by a loose cable, which would be best properly fixed to the wall. On the rear elevation, near floor level of the subject flat there is a minor area of disturbed stonework, probably where a vent or similar has been removed, that would be best pointed up and, near ceiling level at the south east corner of the subject flat there is an old flue opening that should be properly capped.

WINDOWS, EXTERNAL DOORS & JOINERY	
Repair category	1
Notes	The windows have been recently re-painted. Some minor areas of crumbling mastic were noted.

EXTERNAL DECORATIONS	
Repair category	1
Notes	No items of immediate concern identified. The rones and external joiner work should be prepared and painted every few years as part of maintenance. .

CONSERVATORIES / PORCHES	
Repair category	-
Notes	N/A

COMMUNAL AREAS	
Repair category	1
Notes	The common stair seems reasonable. Some deterioration at upper levels was noted and, eventually, some redecoration and re-plastering will be needed. The stair front and rear doors are a bit weathered. Routine attention in due course will be required.

GARAGES & PERMANENT OUTBUILDINGS	
Repair category	-
Notes	N/A

OUTSIDE AREAS & BOUNDARIES	
Repair category	1
Notes	The common drying area to the rear is in average condition. It is on quite a steep slope. The railings are in average condition. Ongoing maintenance should be anticipated.

CEILINGS	
Repair category	1
Notes	No items of concern identified.

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INTERNAL WALLS	
Repair category	1
Notes	No items of immediate concern identified.

FLOORS INCLUDING SUB-FLOORS	
Repair category	1
Notes	No items of immediate concern identified. No access was gained to any sub floor space.

INTERNAL JOINERY & KITCHEN FITTINGS	
Repair category	1
Notes	No items of immediate concern identified. The kitchen has been recently re-fitted.

CHIMNEY BREASTS & FIREPLACES	
Repair category	1
Notes	Original fireplaces and flues are blocked off.

INTERNAL DECORATIONS	
Repair category	1
Notes	The property was well presented.

CELLARS	
Repair category	-
Notes	N/A

ELECTRICITY	
Repair category	1
Notes	No items of immediate concern identified. The property seems to have been recently re-wired. There may be a Certificate of Electrical Compliance available.

GAS	
Repair category	1
Notes	No items of concern identified. It is a standard recommendation that all gas appliances are tested/checked by a Gas Safe Engineer on entry on behalf of the buyer and subject to a service contract thereafter.

WATER, PLUMBING & BATHROOM FITTINGS	
Repair category	1
Notes	The plumbing installation, where visible, is in modern materials. There may be hidden sections of lead pipe still in use. The bathroom fittings are in white and of modern style.

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HEATING & HOT WATER	
Repair category	1
Notes	The central heating system has been recently installed and may be under guarantee.

DRAINAGE	
Repair category	1
Notes	At the time of our inspection, we did not lift any drainage inspection covers or carry out any drainage tests and we cannot therefore comment with any authority on the condition of the drainage system. We would add that there was no evidence on the surface to suggest any major problems in this connection, but if you wish further investigations undertaken, then a competent plumber will have to be instructed.



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

### **CATEGORY 3**

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.

### **CATEGORY 2**

Repairs or replacement requiring future attention, but estimates are still advised.

### **CATEGORY 1**

No immediate action or repair is needed.

### **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 repair. 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 coin-operated machines.

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

#### 4. VALUATION & 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 reinstatement cost for insurance purposes.

<b>Matters for a solicitor or licensed conveyance</b>
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Alterations have been carried out to form the present kitchen. Further enquiries on alterations to the property should be made. The valuation assumed all necessary authorisations are available.
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<b>Estimated reinstatement cost for insurance purposes</b>
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<b>TWO HUNDRED THOUSAND POUNDS (£200,000)</b> exclusive of Vat other than on fees.
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<b>Valuation &amp; market comments</b>
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<b>MARKET VALUE: ONE HUNDRED AND EIGHTY THOUSAND POUNDS (£180,000).</b>
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A reasonable rental for the property on a furnished short assured tenancy basis would be of the order of £700 to £750 per calendar month.
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The property comprises a very attractive flat in a popular location.
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<b>Report author</b>	<b>Peter N M Drennan, BSc MRICS</b>
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<b>Address</b>	<b>McNeill Maguire &amp; McCreath, 24 Walker Street, Edinburgh EH3 7HR</b>
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<b>Signed</b>	
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<b>Date of report</b>	<b>3 June 2014</b>
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