

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

Customer	Mrs. Terry McIntyre
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Selling address	11 Crown Drive Inverness IV2 3NN
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Date of Inspection	30/07/2020
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Prepared by	Keith Campbell, Assoc.RICS Inverness - Allied Surveyors Scotland Plc
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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 detached 2 storey dwelling house having the benefit of a single storey rear extension, surrounding garden grounds and off street parking leading to a garage.
Accommodation	The accommodation may be summarised as follows: Ground floor - porch, hall, living room, dining room, kitchen/family room, bathroom, bedroom cloakroom WC.. First floor - landing, bedroom with en-suite bathroom, bedroom with en-suite shower room and bedroom with en-suite shower room.
Gross internal floor area (m2)	Approximately 184 sq m.
Neighbourhood and location	The property forms part of an established residential area within the Crown District of Inverness where surrounding properties are of a similar age and character. All local amenities can be found nearby. The property is located in a conservation area
Age	Originally thought to have been built in 1905, extended 4 years ago.
Weather	Weather conditions were dry and bright at the time of inspection.
Chimney stacks	Chimney stacks are stone built.

	<p>Visually inspected with the aid of binoculars where required.</p>
<p>Roofing including roof space</p>	<p>The roof structure is of a traditional pitched design, clad externally with slates over timber trusses and timber sarking material. A limited "head and shoulders" inspection was available of the roof space via a small ceiling hatch in one of the shower rooms and this found the area to be insulated with a mixture of approximately 200mm or 300mm thick glass wool quilting.</p> <p>The extension has a flat deck roof section which is clad with bonded rubber, together with some sloping slates over timber trusses.</p> <p>There is a small area of flat lead roof detail above the bay window.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p>
<p>Rainwater fittings</p>	<p>The rainwater goods comprise cast iron gutters and downpipes with some PVC sections.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>Main walls</p>	<p>The main outer walls are of solid masonry construction, pointed or sneck harled externally with lath and plaster or plasterboard lined internally.</p> <p>The extension is of a modern timber frame construction, timber clad externally and plasterboard lined internally.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<p>Windows, external doors and joinery</p>	<p>Windows are of a mixed design, some are timber framed with double glazed units, but the majority are of a traditional timber, sash and casement design with single glazing or secondary double glazing.</p> <p>The entrance doors are constructed in timber with a paint finish.</p> <p>External fascia boards are formed in painted softwood.</p> <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p>

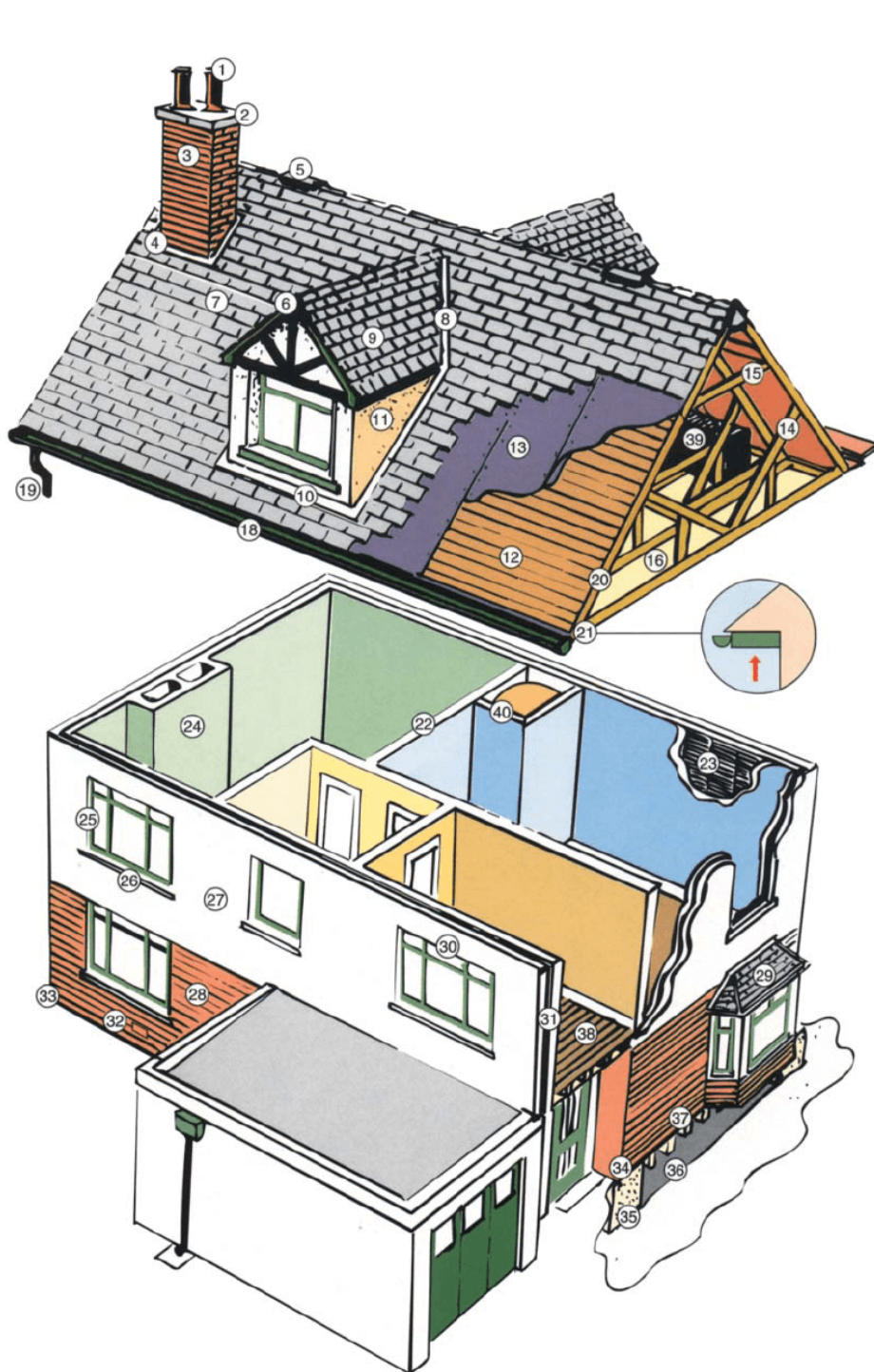
	Doors and windows were not forced open.
External decorations	As above, walls are of stone construction with some timber cladding to the extension and all timbers are paint finished. Visually inspected.
Conservatories / porches	The front porch is constructed in single skin timber frame, timber clad with a slated roof. Visually inspected.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	There is a single car detached garage which is constructed in timber. Within the grounds, there are further outbuildings which include an attached potting shed which is timber framed under a slate roof and two separate timber garden sheds. Visually inspected.
Outside areas and boundaries	The property benefits from garden grounds to the front, sides and rear which are mainly laid to a combination of grass, gravel, paving, shrubs, trees and patio. Boundaries are formed in stone walls or timber post and panel fencing. Visually inspected.
Ceilings	Ceilings are lath and plaster or plasterboard lined. Visually inspected from floor level.
Internal walls	Internal walls and partitions are lath and plaster or plasterboard lined. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	Flooring throughout is of a traditional suspended timber joist design, overlaid with tongued and grooved floorboards. At the time of inspection, the property was occupied, furnished and all floors had fitted coverings. We were therefore unable to gain access to any sub floor/solum areas. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.

<p>Internal joinery and kitchen fittings</p>	<p>Internal joinery, notably that of skirtings and door surrounds, are formed in varnished moulded skirtings and facings.</p> <p>Internal doors are of a traditional timber panel design or timber and glazed.</p> <p>The kitchen has been refitted in the past with wall and base units together with associated quartz worktops, sink and gas fired AGA.</p> <p>There is a timber staircase leading to the upper floor accommodation.</p> <p>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p>
<p>Chimney breasts and fireplaces</p>	<p>There are open fireplaces in the living room and dining room. Otherwise, the original fireplaces elsewhere appear to be blocked up.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
<p>Internal decorations</p>	<p>Internally, walls and ceiling linings are generally painted, wallpapered, wet-wall cladding, timber clad or tile clad.</p> <p>Visually inspected.</p>
<p>Cellars</p>	<p>There are no cellars.</p>
<p>Electricity</p>	<p>The property is connected to the mains electricity supply.</p> <p>Where visible, distribution wiring is formed in PVC sheathed cabling with the power points being of the square pinned 13 amp type. The circuitry is protected by a consumer board.</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>
<p>Gas</p>	<p>The property is connected to the mains gas 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</p>

	<p>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>
<p>Water, plumbing and bathroom fittings</p>	<p>The property is connected to the mains water supply.</p> <p>Where visible, distribution pipework is formed in copper and soil/waste pipes are formed in PVC.</p> <p>The ground floor cloakroom WC is fitted with a WC and wash hand basin.</p> <p>The ground floor bathroom is fitted with a 4 piece white suite which includes WC, wash hand basin, bath and shower with mixer fitting.</p> <p>The first floor en-suite bathroom is fitted with a 3 piece white suite which includes WC, wash hand basin and bath with mixer shower fitting.</p> <p>The two first floor shower rooms are fitted with WC, wash hand basin and shower with mixer fitting.</p> <p>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.</p>
<p>Heating and hot water</p>	<p>Space heating is provided via the gas fired Greenstar 30Ri boiler located in the kitchen cupboard which serves thermostatically controlled radiators throughout the main living accommodation. The heating is backed up by the open fires in the living room and dining room. In addition to the open fires, there is a gas fired AGA located in the kitchen.</p> <p>Domestic hot water is via the central heating boiler and supplemented by an electric immersion heater fitted to the Megaflo hot water cylinder in the boiler cupboard.</p> <p>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.</p>
<p>Drainage</p>	<p>Drainage is connected to the mains public sewer.</p> <p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p>

<p>Fire, smoke and burglar alarms</p>	<p>There are heat detectors fitted in the kitchen.</p> <p>Smoke detectors are fitted in the hall and landing.</p> <p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p>
<p>Any additional limits to inspection</p>	<p>An inspection for Japanese Knotweed was not carried out. This 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. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. 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>At the time of inspection, the property was furnished and all floors had fitted floor coverings. It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor</p>

Sectional Diagram showing elements of a typical house




- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank


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 following 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:	
Notes:	No evidence of structural movement affecting the property.

Dampness, rot and infestation	
Repair category:	
Notes:	There is evidence of woodworm infestation, found in the timber flooring. If this has not been treated to guarantee standards in the past, then the relevant treatments should be undertaken by a reputable contractor.

Chimney stacks	
Repair category:	
Notes:	Weathering noted to stone work and pointing, consistent with age and type. Maintenance should be anticipated.

Roofing including roof space	
Repair category:	
	The roof is of a traditional design and will require regular and

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.

Notes:	ongoing maintenance. At the time of inspection, there were a number of broken slates. There is a bonded rubber roof over the extension. There was no evidence of defect identified, but flat roof coverings do have a limited life and require regular and ongoing maintenance.
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Rainwater fittings	
Repair category:	2
Notes:	The rainwater fittings were generally found to be in a satisfactory condition, although some corrosion was noted. It should be emphasised that the property was inspected during dry weather conditions. The cast iron finishes will require to be regularly checked and maintained.

Main walls	
Repair category:	2
Notes:	The masonry walls are showing signs of weathering to sandstone, pointing and sneck harling which is fairly normal for age and type. Future maintenance should be anticipated. Vegetation growth close to the external walls should be monitored and maintained.

Windows, external doors and joinery	
Repair category:	2
Notes:	Weathering was noted to external timber fascias. Maintenance should be undertaken. Softness was noted around windows of the potting shed.

Category 3	Category 2	Category 1
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External decorations	
Repair category:	2
Notes:	As above, some of the external fabric is showing signs of weathering and deterioration.

Conservatories / porches	
Repair category:	2
Notes:	General maintenance required.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	2
Notes:	Some outbuilding roof sections may contain asbestos. The informed opinion is that these materials offer no hazard to health whilst they remain intact and undisturbed. Specialist advice and appropriate precautions should be taken prior to disturbing any material which could potentially contain asbestos fibres which may be hazardous to health if released into the atmosphere. Woodworm was noted to garage and shed timbers. There is decay to some garage timbers and uneven flooring. It should be noted that the garage was full of stored items at the time of inspection.

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.

Outside areas and boundaries	
Repair category:	1
Notes:	Garden grounds were found to be well tended at the time of inspection.

Ceilings	
Repair category:	1
Notes:	Generally in satisfactory condition, although some plaster cracking was noted in areas.

Internal walls	
Repair category:	1
Notes:	No reportable defects.

Floors including sub-floors	
Repair category:	2
Notes:	As mentioned above, woodworm was noted to some older timber flooring.

Internal joinery and kitchen fittings	
Repair category:	1

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.

Notes:	Internal joinery and finishes are in satisfactory condition, consistent with age and type.
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Chimney breasts and fireplaces	
Repair category:	1
Notes:	None of the open fires were in operation at the time of inspection. Chimney flues should be checked/swept prior to re-use.

Internal decorations	
Repair category:	1
Notes:	Internally, the property was found to be in a generally good decorative order.

Cellars	
Repair category:	
Notes:	There are no cellars.

Electricity	
Repair category:	2
Notes:	It is recommended that electrical testing is carried out at least every 10 years. In the absence of a recent testing certificate, it would be prudent to have a registered contractor carry out an inspection.

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.

Gas	
Repair category:	1
Notes:	Although not specifically tested, no visual defects were identified.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	Although not specifically tested, no visual defects were identified.

Heating and hot water	
Repair category:	1
Notes:	There was no evidence of recent testing of the central heating system. In the absence of a recent testing certificate, a heating contractor should be engaged to check/service the central heating boiler to ensure its safe and efficient operation.

Drainage	
Repair category:	1
Notes:	There was no surface indication of any defect 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.

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories / porches	2
Communal areas	
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	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 and first.
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 type="checkbox"/> YES <input checked="" 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	
<p>We have assumed that the property possesses a good and valid title, and that the tenure is Standard or Absolute Ownership.</p> <p>The property is located in a conservation area.</p> <p>The property has been subject to alteration and extension and we therefore assume that the changes were completed in accordance with Local Authority consents.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>545,000 FIVE HUNDRED AND FORTY FIVE THOUSAND POUNDS</p>	
Valuation (£) and market comments	
<p>440,000 After full and careful consideration, we are of the opinion that the current open market value of the heritable subjects as described and with the benefit of full, vacant possession can be fairly stated at a figure of FOUR HUNDRED AND FORTY THOUSAND POUNDS.</p> <p>Property market activity has been impacted due to the current response to Covid-19. This has resulted in an unprecedented set of circumstances on which to make a valuation judgement. The advice is therefore reported on the basis of “material valuation uncertainty” as per the RICS Red Book Global definition. Consequently, less certainty can be attached to the valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.</p>	
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Signed:	
Date of report:	04/08/2020