

Single Survey

AUDIT
COPY
NOT
FOR
ISSUE

survey report on:

Property address	WAYSIDE DOLL BRORA KW9 6NJ
Customer	Mr Gary Miller
Customer address	C/O Georgesons Estate Agents 22 Bridge Street Wick KW1 4NG
Prepared by	DM Hall LLP
Date of inspection	26th April 2018



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 Property¹.

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 contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in the 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.

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

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.

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. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

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. The Transcript Mortgage Valuation Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

² Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

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 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 a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein 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; and
- 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.
- 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.

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.

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.
2. Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
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 re-instatement cost, as defined below.

"Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had 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 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 costs 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.

"Re-instatement 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 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 etc. will not be inspected or reported on.

Description	The subjects comprise a detached cottage which has been extended to the rear.
Accommodation	Entrance porch, living room, kitchen diner, bathroom, master bedroom with en-suite shower room and three further bedrooms.
Gross internal floor area (m²)	115 square metres.
Neighbourhood and location	<p>The subjects are situated on the outskirts of the village of Brora with access directly off the A9. Surrounding properties are of a similar residential style and nature or in agricultural use. The main north south railway line lies to the rear of the property.</p> <p>The property is conveniently located for all normal local residential amenities available in Brora.</p>
Age	Built around 1900 and subsequently extended.
Weather	Overcast with rain showers following a very mixed spell.
Chimney stacks	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Chimney stacks are of solid stone construction externally roughcast and incorporate cement flashings.</p>
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>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.</p>

	<p>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.</p> <p>The main roof is of pitched design clad in tiles with tiled ridges and metal clad valleys.</p> <p>There was no access to the roof void area as the access cut out within the kitchen ceiling is screwed shut.</p> <p>There are flat roof decks over the garage and rear extension which are clad in felt.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Gutters and downpipes are of round and half round design and formed in uPVC.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls of the original building are of 600mm solid stonework externally roughcast.</p> <p>The rear extensions appear to be of concrete blockwork construction externally roughcast.</p> <p>Given the age of the property it is unlikely that conventional damp proof course exists to the original building but may do to the more recent extensions.</p>
<p>Windows, external doors and joinery</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> <p>Doors and windows were not forced open.</p> <p>Windows are of uPVC and timber casement design equipped with sealed unit double glazing.</p> <p>The front door is formed in timber with a timber stained finish and the rear door is formed in timber with a glazed insert.</p> <p>Fascias and soffits are formed in timber with a painted finish.</p>

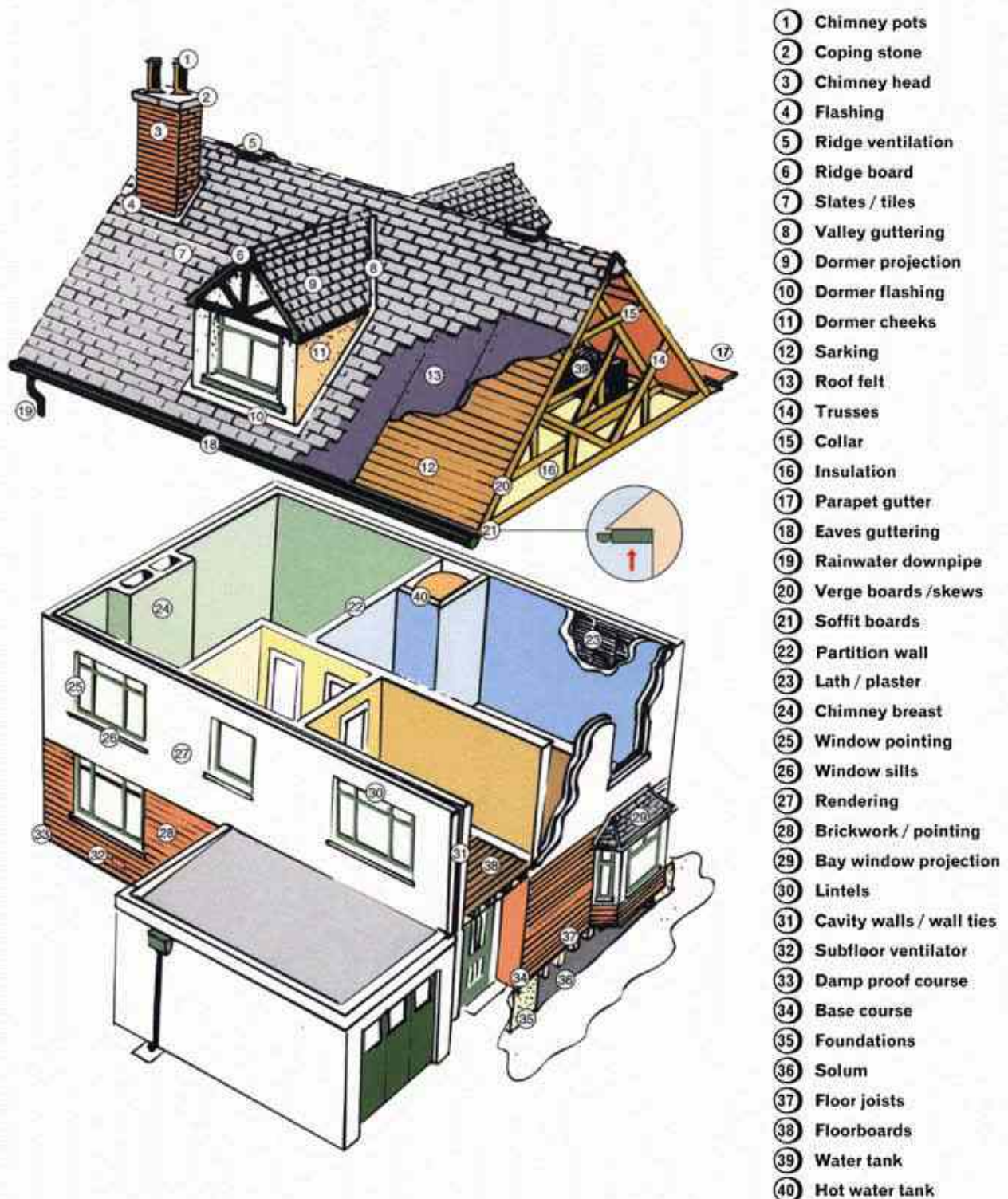
External decorations	Visually inspected. Traditional painted finishes.
Conservatories / porches	Visually inspected. The front entrance porch is of low level block and render construction externally roughcast under a pitched and tiled roof.
Communal areas	Not applicable.
Garages and permanent outbuildings	Visually inspected. There is an attached single car garage of concrete block construction under a flat felt clad roof.
Outside areas and boundaries	Visually inspected. The garden grounds are arranged on all sides and predominantly laid to grass with a hard core driveway and parking area. Boundaries are formed in timber post and rail fencing and block built walls.
Ceilings	Visually inspected from floor level. Ceilings are lined in plasterboard with a taped finish.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls are lined in plasterboard with a taped finish.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. 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. 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. Flooring throughout is of suspended timber joists overlaid with timber flooring. I was unable to gain access into any subfloor area.

<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>There is a composite sink unit together with a range of floor and wall mounted storage units within the kitchen.</p> <p>Skirtings and architraves are formed in timber with a painted finish.</p> <p>Internal doors are of timber panel and timber and glazed design.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There is an open fireplace within the living room.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>Painted and papered finishes throughout.</p>
<p>Cellars</p>	<p>Not applicable.</p>
<p>Electricity</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>Mains supply with two fuseboards, one within the rear hallway and the other within the kitchen where the meter is also housed. The electrical wiring, where seen, is formed in PVC coated cables supplying 13 amp socket outlets.</p>
<p>Gas</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> <p>LPG bottle supply for the kitchen hob.</p>
<p>Water, plumbing, bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Water is from a public supply. The pipework, where seen, is formed in PVC and copper materials.</p> <p>The bathroom is equipped with a three piece suite comprising of low level wc, wash hand basin and bath and a partially installed</p>

	<p>electric instant shower unit.</p> <p>The en-suite is fitted with a wc, wash hand basin and separate shower cubicle with instant shower fitting.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Heating and hot water is from an oil fired Camray quartet 60/80 boiler housed within the garage. This supplies steel panel radiators distributed throughout the property and domestic hot water.</p> <p>I was unable to locate the hot water cylinder which may be within the attic space.</p>
<p>Drainage</p>	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is assumed to be connected to a private septic tank. I did not visually inspect the tank or lift any hatches or view any chambers.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Smoke detectors have been installed within the property.</p>
<p>Any additional limits to inspection</p>	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</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>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.</p> <p>The property was unoccupied, fully furnished with fitted floor coverings throughout. My inspection was consequently restricted.</p> <p>There was no access into any roof void or subfloor area.</p> <p>I was unable to locate the hot water tank which is assumed to be within the attic space.</p>

	I have not carried out an inspection for Japanese Knotweed and, unless otherwise stated for the purpose of this report, I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties.
--	--

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 following 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	Evidence of previous movement was noted in the property, but within the limitations of our inspection, we found no evidence to suggest that the movement appears serious or that there were obvious signs of recent movement having occurred. It is our opinion that this evidence would not have an adverse effect on future saleability.

 Dampness, rot and infestation	
Repair category	2
Notes	Moderate damp readings are evident to the wall linings adjacent to the en-suite shower cubicle. Decay is evident to external timber window frames. A previous report noted woodworm infestation to attic timbers which should be treated to a guaranteed standard if not already done so. A timber/damp contractor can be instructed to inspect the property and advise on any necessary repairs.

 Chimney stacks	
Repair category	1
Notes	There is weathering and cracking to the stack.

 Roofing including roof space	
Repair category	3
Notes	There are damaged and missing ridge tiles. The roof appears to be clad in lightweight concrete asbestos tiles which show a degree of weathering. Replacement is not considered essential but the

	<p>applicants should be advised this material can be a health hazard if damaged and that replacement costs may be high. Specialist advice should be obtained before carrying out any work affecting these components.</p> <p>There is a broken tile to the rear extension.</p> <p>There is mossgrowth to the roof pitches which can retain moisture.</p> <p>The rear extension and garage have flat roof decks clad in felt which is a material which has a limited lifespan and can fail without notice. Regular inspections should be undertaken.</p> <p>There was no access into any roof void area. However, from a previous inspection woodworm infestation was noted to attic timbers.</p>
--	--



Rainwater fittings

Repair category	3
Notes	<p>There is a broken downpipe to the rear extension.</p> <p>There is vegetation growth, undulation and evidence of seepage at joints. There is open discharge to a downpipe at the front elevation.</p>



Main walls

Repair category	2
Notes	<p>There are areas of cracked and bossed render. There is cracked and missing render to the window reveals and to the lintel above the living room patio doors.</p>




Windows, external doors and joinery

Repair category	2
Notes	<p>There is heavy weathering and decay evident to external timber window frames.</p> <p>The living room patio doors do not close properly and require adjustment or replacement.</p> <p>The rear access door panel has been damaged and patched.</p> <p>There are a number of failed double glazed sealed units.</p>





External decorations


Repair category	2
Notes	<p>There are localised areas of decay and heavy weathering to external timber finishes.</p>


 Conservatories/porches	
Repair category	2
Notes	There is decay and weathering evident to external timber finishes. There is cracking to roughcast.


 Communal areas	
Repair category	-
Notes	Not applicable.


 Garages and permanent outbuildings	
Repair category	2
Notes	There is decay to the timber windows frames and repairs evident. There is damage and decay to the timber garage doors. The garage has a flat roof clad in a material which has a limited life span and can fail without notice. Regular inspections should be undertaken.


 Outside areas and boundaries	
Repair category	2
Notes	There is a missing gate to the rear. Boundary fences and walls are undefined in other areas. Clarification of the exact boundaries of the property should be made. The garden grounds are generally unkempt with cracking to blockbuilt walls.


 Ceilings	
Repair category	2
Notes	There is evidence of previous water ingress and damage to the ceiling within the rear hallway. This area was tested and is currently dry. Staining is evident to ceiling within the front bedroom which when tested is currently dry. There are unfinished areas of plasterboard linings within the kitchen diner. There is heavy shrinkage cracking and visible tape joints in other areas.


 Internal walls	
Repair category	2
Notes	<p>Moderate damp readings are evident to the wall linings adjacent to the en-suite shower room.</p> <p>There is unfinished plasterboard linings within the bathroom.</p> <p>Shrinkage cracking is evident.</p>


 Floors including sub-floors	
Repair category	3
Notes	<p>There are distinct dips and sloping to flooring throughout the property which may indicate decay to under lying areas. A timber/damp specialist can be instructed to inspect the entire property and advise on any necessary repairs or replacement of components.</p> <p>There are cracked floor tiles within the side entrance hallway.</p>


 Internal joinery and kitchen fittings	
Repair category	2
Notes	<p>There is damage and wear and tear to kitchen worktops and units.</p> <p>It is not clear whether safety glass has been installed to all internal glazed doors.</p> <p>There are loose areas of loose and missing skirting within the rear bedroom.</p>


 Chimney breasts and fireplaces	
Repair category	1
Notes	There is wear and tear to fire bricks and cracking to the fireplace surround.


 Internal decorations	
Repair category	1
Notes	There is wear and tear throughout the property with unfinished decoration in areas.


 Cellars	
Repair category	-
Notes	Not applicable.

 Electricity	
Repair category	3
Notes	<p>There is a partially installed electric shower unit within the bathroom which will require to be completed or removed.</p> <p>There are mixed age electrical components including older fuses.</p> <p>It is recommended that all electrical circuits and systems should be checked every five years to keep up to date with frequent changes in safety regulations. Further advice will be available from a qualified NICEIC registered contractor.</p>

 Gas	
Repair category	1
Notes	No reportable defects noted.

 Water, plumbing and bathroom fittings	
Repair category	3
Notes	<p>As previously mentioned there is a partially installed electric shower unit within the bathroom.</p> <p>There is heavy wear and tear to sealant and grout within the en-suite shower cubicle along with associated mould growth.</p> <p>There is corrosion to the sole vent pipe externally at the rear.</p>

 Heating and hot water	
Repair category	1
Notes	There is wear and tear to a number of radiators.

 Drainage	
Repair category	1
Notes	The system has not been inspected and condition, legal and environmental issues have not been investigated. For the purposes of the valuation, all are assumed to be satisfactory.

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	1
Roofing including roof space	3
Rainwater fittings	3
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	2
Ceilings	2
Internal walls	2
Floors including sub-floors	3
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	3
Gas	1
Water, plumbing and bathroom fittings	3
Heating and hot water	1
Drainage	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 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 coin-operated 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?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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 reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

The property has been extended and internal alterations have been made and I have assumed that all necessary Local Authority and other consents have been obtained for these works including the appropriate documentation including building warrants and competition certificates issued. If any works did not require consent then we have assumed they meet the building standards required by the building regulations or are exempt.

The property is connected to a private septic tank which is assumed to be located within the boundaries of the property and registered with SEPA. Full details should be confirmed.

There are areas undefined boundaries of the property which should be confirmed also.

Estimated reinstatement cost for insurance purposes

£240,000 (TWO HUNDRED AND FORTY THOUSAND POUNDS)

Valuation and market comments

£90,000 (NINETY THOUSAND POUNDS)

Since the start of 2017, the market has been improved following a slightly difficult period. As a result, a number of properties which had remained on the market have now sold and those coming to the market are often selling within a relatively short period. There are, however, a number of properties which remain unsold.

Signed	Security Print Code [486658*DRAFT*] Electronically signed
Report author	Calum Riach
Company name	DM Hall LLP
Address	Ardross House, 3 Ardross Terrace, Inverness, Highland, IV3 5NQ
Date of report	2nd May 2018



Property Address

Address WAYSIDE DOLL, BRORA, KW9 6NJ
 Seller's Name Mr Gary Miller
 Date of Inspection 26th April 2018

Property Details

Property Type House Bungalow Purpose built maisonette Converted maisonette
 Purpose built flat Converted flat Tenement flat Flat over non-residential use
 Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
 No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
 Available on site? Yes No

Permanent outbuildings:

None.

Construction

Walls Brick Stone Concrete Timber frame Other (specify in General Remarks)
 Roof Tile Slate Asphalt Felt Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None
 Electricity Mains Private None
 Central Heating Yes Partial None
 Water Mains Private None
 Gas Mains Private None

Brief description of Central Heating:

Full oil fired central heating system.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
 Ill-defined boundaries Agricultural land included with property Other (specify in General Remarks)

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? Yes No

If Yes provide details in General Remarks.

Roads

Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

General Remarks

The property was found to be in a condition requiring a number of upgrades and repairs. The majority of which should be capable of remedy during normal routine maintenance.

Moderate damp readings are evident to the wall linings adjacent to the en-suite shower cubicle.

A previous report noted woodworm infestation to attic timbers which should be treated to a guaranteed standard if not already done so. A timber/damp contractor can be instructed to inspect the properties and advise on any necessary repairs.

There is heavy weathering and decay evident to external timber window frames.

The living room patio doors do not close properly and require adjustment or replacement.

The rear access door panel has been damaged and patched.

There are a number of failed double glazed sealed units.

Essential Repairs

There are distinct dips and sloping to flooring throughout the property which may indicate decay to under lying areas. A timber/damp specialist can be instructed to inspect the entire property and advise on any necessary repairs or replacement of components.

There is a partially installed electric shower unit within the bathroom which will require to be completed or removed.

It is recommended that all electrical circuits and systems should be checked every five years to keep up to date with frequent changes in safety regulations. Further advice will be available from a qualified NICEIC registered contractor.

Estimated cost of essential repairs £

Retention recommended? Yes No

Amount £

Comment on Mortgageability

The property provides adequate security for mortgage purposes.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [486658*DRAFT*]
Electronically signed by:-

Surveyor's name Calum Riach

Professional qualifications AssocRICS

Company name DM Hall LLP

Address Ardross House, 3 Ardross Terrace, Inverness, Highland, IV3 5NQ

Telephone 01463 241 077

Fax

Report date 2nd May 2018