



C H A R T E R E D S U R V E Y O R S

Member Firm of
FIRST SURVEYORS SCOTLAND
National Valuation & Property Consultancy Service

SINGLE SURVEY REPORT

PROPERTY ADDRESS	4/1 Millar Place Edinburgh EH10 5HJ
CLIENT	Hussain
CLIENT ADDRESS	c/o Avenue Road Estate Agents
DATE OF INSPECTION	14 July 2021
PREPARED BY	DHKK Ltd Chartered Surveyors 54 Corstorphine Road Edinburgh EH12 6JQ Tel: 0131 313 0444 Fax: 0131 313 0555 Email: survey@dhkk.co.uk

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.

Description

The subjects comprise a ground floor front flat contained within a purpose built four storey end terrace tenement block which is all in residential use.

Accommodation

Entrance Hall, Living Room with Box Room off, Bedroom, internal Kitchen and Bathroom.

Gross internal floor area (m²)

38 m² approximately.

Neighbourhood and location

The property is situated in a well-established mixed residential/commercial area of Edinburgh to the south of the city centre in the popular Morningside district. Surrounding properties are generally of a similar age, type and character and all amenities and facilities are available within easy reach.

Age

120 years approximately.

Weather

It was dry and sunny at the time of inspection.

Chimney stacks

Visually inspected with the aid of binoculars where appropriate.

There are several chimney stacks positioned around the roof structure which are of masonry construction with some being cement rendered externally.

Roofing including roof space

Sloping roofs were visually inspected with the aid of binoculars where appropriate.

Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.

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.

The roof is mostly of platform design and assumed to be covered with bituminous felt and having a steeply pitched slate covered mansard section to the front.

No access was available into any roof space.

Rainwater fittings

Visually inspected with the aid of binoculars where appropriate.

The rainwater fittings are mostly of cast iron manufacture with some PVC sections.

Main walls

Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.

The main walls are of traditional solid stone construction.

Windows, external doors and joinery

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.

The window frames are of original timber casement double hung single glazed design. The entrance door is of timber construction.

External decorations

Visually inspected.

The rainwater fittings, window frames and doors have a paint finish.

Conservatories / porches

Visually inspected.

Not applicable.

Communal areas

Circulation areas visually inspected.

A common stair gives access to the flats within the building with the door being controlled by an entryphone system.

Garages and permanent outbuildings

Visually inspected.

No garage or space for one. No outbuildings.

Outside areas and boundaries

Visually inspected.

There is a narrow strip of garden ground to the front of the flat which is bounded by meal post and wire mesh fencing.

There is an area of common garden ground to the rear of the property with the side boundary being defined by a brick wall.

Ceilings

Visually inspected from floor level.

The ceilings are of lath and plaster construction.

Internal walls

Visually inspected from floor level.

Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

The internal walls are of solid construction and plastered on the hard.

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.

The floors are of suspended timber construction.

Internal joinery and kitchen fittings

Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.

The internal joinery in terms of doors, facings, skirtings etc is generally in keeping with the style and character of the property.

The kitchen is fitted with a range of dated wall and base units and work surfaces.

Chimney breasts and fireplaces

Visually inspected. No testing of the flues or fittings was carried out.

The fireplace in the living room has been removed and a fireplace remains intact in the bedroom.

Internal decorations

Visually inspected.

The walls and ceilings have emulsion painted finishes. The woodwork has a paint finish.

Cellars

Visually inspected where there was safe and purpose-built access.

There is no cellarage.

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 electricity is connected to the property.

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 gas is connected to the property.

Water, plumbing and 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 water is connected to the property.

There is still an old lead cold water tank remaining in-situ and there may be sections of lead pipework.

The bathroom is fitted with dated coloured sanitaryware.

Heating and 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.*

There is a gas fired central heating system with a Glow Worm boiler housed in the living room cupboard serving panel radiators.

Hot water is supplied instantaneously by the combi boiler.

Drainage

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

Drainage is to the main public sewer – not inspected or tested.

Fire, smoke and burglar alarms

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

There is no burglar alarm system. Smoke detectors have been fitted to ceilings.

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.

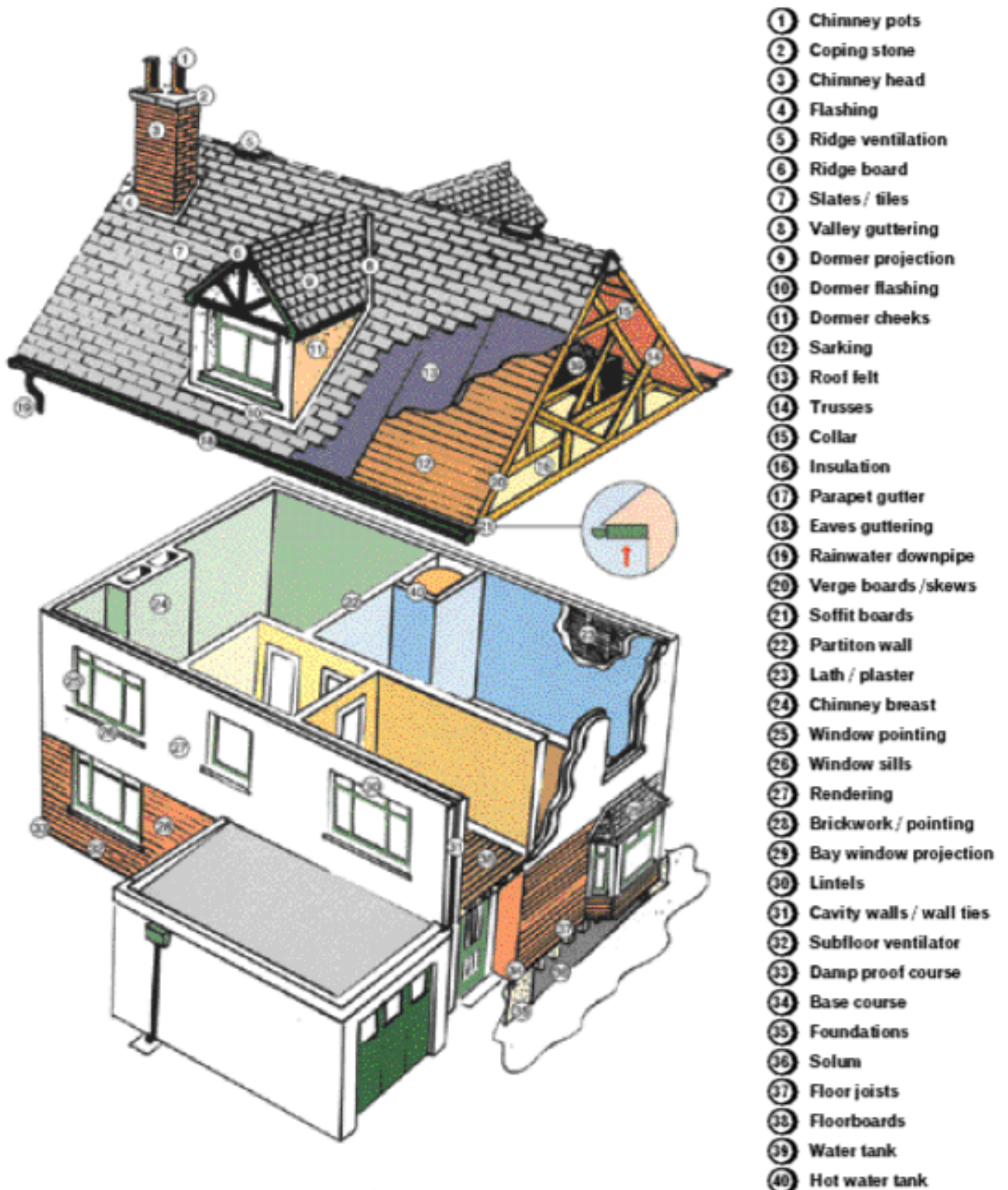
An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the 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.

The valuation assumes that no deleterious nor hazardous materials nor techniques have been used in the construction, and that the land is not contaminated.

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.

The roof and other external areas were viewed from ground floor level only.

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 terms.


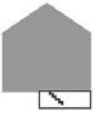



2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of three categories.

 Structural movement	
Repair category	2
Notes:	<p>The building has been affected by significant structural movement in the past. This movement is evidenced by cracked, distorted and off level masonry to both the front and rear elevations and with several of the window lintels being supported by metal retaining bars.</p> <p>We understand that the advice of a structural engineer has been sought in relation to this movement and the report has determined that it is not progressive at this time but that above average and an ongoing liability for fabric repair will be incurred by the owners within the building. The risk of future structural movement can be ruled out and a degree of stigma relating to the movement will be attached to flats within the building. We confirm that our valuation advice is reflective of these issues.</p>
 Dampness, rot and infestation	
Repair category	3
Notes:	<p>The walls were tested for dampness and high dampness readings were obtained in several areas. In the circumstances it is recommended that a specialist report is commissioned to provide an estimate for remedial works. Timbers in contact with damp walls may be affected by rot.</p>
 Chimney stacks	
Repair category:	2
Notes:	<p>The chimney stacks, as viewed from ground level, appear to be in fair order although signs of cracked render were noted which will require repair works.</p>
 Roofing including roof space	
Repair category:	2
Notes:	<p>The roof coverings, from the limited view available, from ground level appear to be in reasonable order but nevertheless it should be anticipated that a high level of ongoing maintenance will be necessary. The flat roof section was not visible from ground level and therefore we cannot comment on its condition, however, it should be borne in mind that the feltwork will require above average attention, and eventual renewal, since these types of covering only tend to have a limited lifespan.</p>

 Rainwater fittings	
Repair category:	2
Notes:	The rainwater fittings, as viewed from ground level, appear to be in reasonable order with no signs of any water staining being noted to the external walls which would indicate that there are any current leaks. Nevertheless it should be anticipated that regular maintenance will be required – the gutters will require cleaning out in places. It should be noted that the drainage arrangement to the front elevation is rather complicated involving two lines of ogee gutters with connecting downpipes and therefore it should be anticipated that regular attention will be necessary.
 Main walls	
Repair category:	2
Notes:	It was noted that there are cracked sections of stonework, due to the effects of old settlement as noted above and also areas of weathered and spalling stonework. In the circumstances, it should be anticipated that repair works will be necessary. In addition, the creeper plants to walls should be kept under control.
 Windows, external doors and joinery	
Repair category:	2
Notes:	The window frames are in poor condition and will require a general overhaul.
 External decorations	
Repair category:	2
Notes:	The external paintwork to the window frames is in poor condition and repainting works will be necessary. In addition, the rainwater fittings are showing signs of corrosion and will also require repainting.
 Conservatories / porches	
Repair category:	Not applicable.
Notes:	Not applicable.
 Communal areas	
Repair category:	1
Notes:	No signs of any significant defects were noted, although a degree of upgrading work would improve the overall appearance.

 Garages and permanent outbuildings	
Repair category:	Not applicable.
Notes:	Not applicable.
 Outside areas and boundaries	
Repair category:	1
Notes:	The garden ground and boundaries have been fairly well maintained. It was noted, however, that the fencing at the front is damaged in places and will require repair works and the boundary wall would also benefit from similar repairs in the foreseeable future.
 Ceilings	
Repair category:	1
Notes:	The ceiling surfaces are in reasonable order although general cosmetic repairs will be required prior to any redecoration.
 Internal walls	
Repair category:	1
Notes:	The internal walls are in reasonable order although general cosmetic repairs may be required prior to commencement of any redecoration.
 Floors including sub-floors	
Repair category:	1
Notes:	No signs of any significant defects were noted, where visible.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	<p>The internal joinery is in fair order although general repair works in places will be necessary.</p> <p>The kitchen fittings are of a dated style and it is envisaged that consideration will be given to a complete refit of this area.</p>
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	No signs of any defects were noted.

 Internal decorations	
Repair category:	2
Notes:	It is anticipated that a full programme of general redecoration and refinishing works will be carried out.
 Cellars	
Repair category:	Not applicable.
Notes:	Not applicable.
 Electricity	
Repair category:	2
Notes:	The electrical wiring installation serves 13 amp sockets, although these are of a mixed style, and there is a circuit breaker system. It is likely, however, that upgrading works will be necessary to suit future requirements and, in any case, regulations with regard to electrical installations are constantly upgraded and it is always prudent to have an electrical system checked and tested on a periodic basis by an electrical contractor to ensure compliance with the latest regulations.
 Gas	
Repair category:	1
Notes:	The gas supply appears up-to-date.
 Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	<p>Removal of the older water tank and any leak pipework is recommended.</p> <p>The sanitary fittings are of a dated style and consideration will be given to a refit of this area. It should be ensured that the splash protection finishes are kept watertight otherwise any leaks/spillage could lead to future problems. It would be advisable to check the flooring under the bath to ensure that there are no rot problems.</p>



Heating and hot water

Repair category:

2

Notes:

The central heating system appears to be in serviceable condition with no obvious signs of any defects being noted. It is recommended, however, that the system is checked and tested as a matter of routine by a Gas Safe registered engineer to ensure safe operation and compliance with the latest regulations.



Drainage

Repair category:

1

Notes:

The foul and surface water drainage appears to be satisfactory. The system was not inspected although we noted no surface defects at the time of visit.

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	2
Dampness, rot and infestation	3
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	Not applicable.
Communal areas	1
Garages and permanent outbuildings	Not applicable.
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	Not applicable.
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	1

Repair Categories

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 floor
2. Are there three steps or fewer to a main entrance door of the property?	Yes
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 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

It is apparent that internal alteration works have been carried out to form the existing layout and accommodation, particularly in respect of the formation of the internal kitchen. It is likely, however, that this change is of an historic nature.

Estimated re-instatement cost for insurance purposes

£150,000 (ONE HUNDRED AND FIFTY THOUSAND POUNDS).

Valuation and market comments

The market value of the heritable property, reflecting current market conditions, is reasonably stated at £160,000 (ONE HUNDRED AND SIXTY THOUSAND POUNDS).

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.

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Signed:



Date of report:

16th July 2021