



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



SINGLE SURVEY REPORT

PROPERTY ADDRESS	40 Brock Street North Queensferry Fife KY11 2JE
CLIENT	Thea Samuel
CLIENT ADDRESS	c/o Avenue Road Edinburgh
DATE OF INSPECTION	6 th September 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 mid-terraced villa.
Accommodation	Ground Floor: Entrance Hall, Living/Dining Room and Kitchen. First Floor: Landing, 3 Bedrooms and Bathroom.
Gross internal floor area (m²)	85 m ² approximately.
Neighbourhood and location	The property is situated in a well-established residential area where surrounding properties are of a similar age, type and character. All amenities and facilities are available within easy reach. The property forms part of a development which was originally built by the Local Authority for letting purposes, however, the incidence of owner occupation now appears to be high.
Age	The property is probably about 65 years old.
Weather	It was dry and bright at the time of inspection.

Chimney stacks

Visually inspected with the aid of binoculars where appropriate.

There is a single chimney stack of brick construction and rendered with roughcast 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 of pitched timber truss design and covered with tiles.

Access is available into the roof space by way of a sliding metal ladder to a hatch in the landing ceiling. This area is floored and was full of household effects.

Rainwater fittings

Visually inspected with the aid of binoculars where appropriate.

The rainwater fittings are of cast iron manufacture.

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 cavity brick construction and rendered with roughcast externally. It would appear that cavity wall insulation has been installed.

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 replacement uPVC double glazed design. The entrance doors are of similar construction.

External decorations

Visually inspected.

The areas of external woodwork have a paint finish.

Conservatories / porches	<p><i>Visually inspected.</i></p> <p>Not applicable.</p>
Communal areas	<p><i>Circulation areas visually inspected.</i></p> <p>Not applicable.</p>
Garages and permanent outbuildings	<p><i>Visually inspected.</i></p> <p>No garage or space for one. Shed in the rear garden.</p>
Outside areas and boundaries	<p><i>Visually inspected.</i></p> <p>There are areas of garden ground to the front and rear of the property with the boundaries being defined by a mixture of masonry walls and fencing.</p>
Ceilings	<p><i>Visually inspected from floor level.</i></p> <p>The ceilings are of plasterboard construction.</p>
Internal walls	<p><i>Visually inspected from floor level.</i></p> <p><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>The internal walls are of stud frame construction and lined with plasterboard.</p>
Floors including sub floors	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</i></p> <p><i>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</i></p> <p>The floors are a mixture of solid and suspended timber construction with fitted coverings.</p>

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 wall and base units and work surfaces.

Chimney breasts and fireplaces

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

There is a fireplace in the living/dining room which is fitted with a coal effect gas fire.

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 a modern plumbing system, where available for inspection.

The bathroom is fitted with white 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 wall mounted Baxi boiler housed in the kitchen serving panel radiators in all rooms which have individual thermostatic controls. 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. A smoke detector has been fitted.

Any additional limits to inspection:

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.

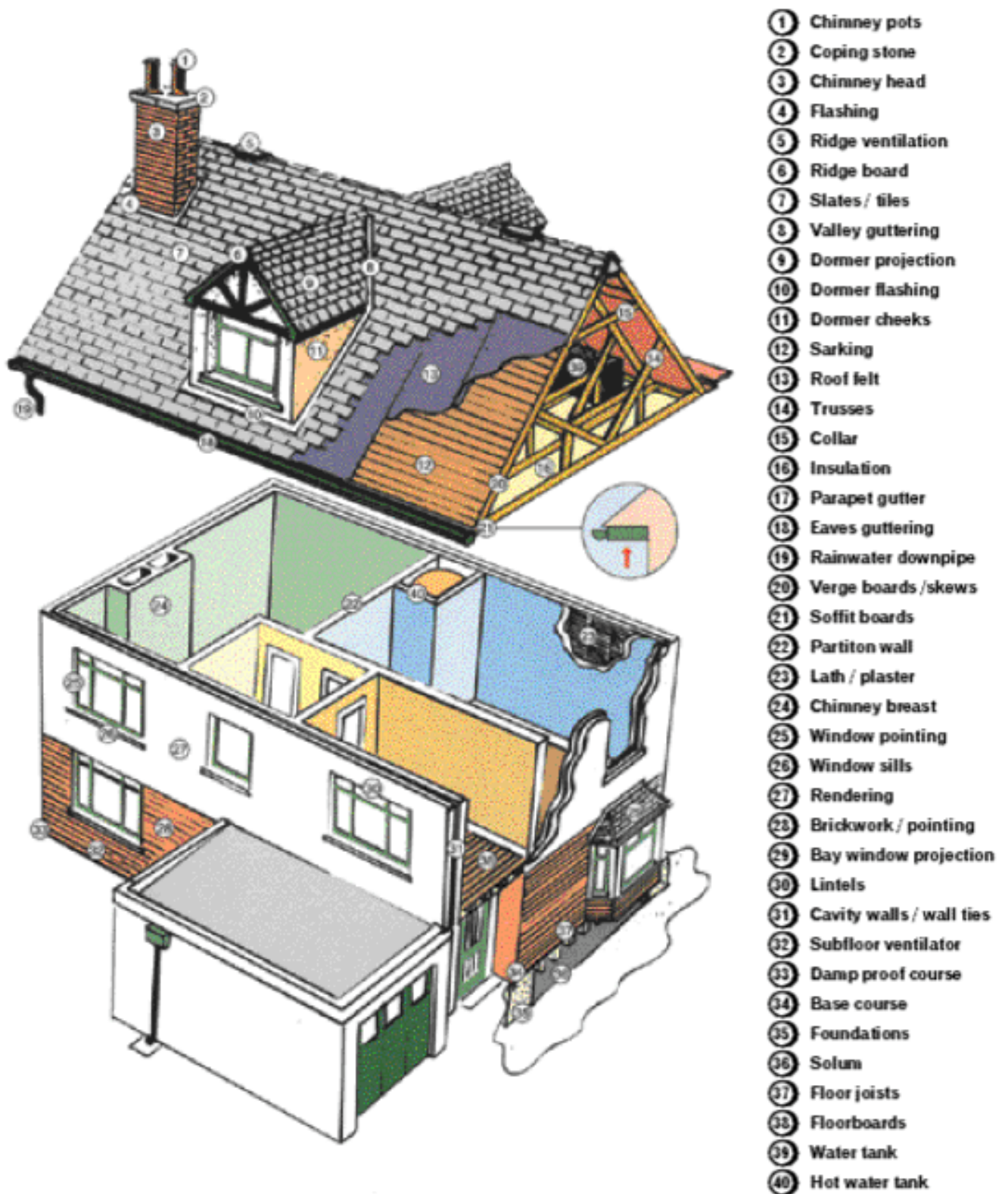
A structural survey was not instructed and we have not inspected the woodwork or other parts of the property which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

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 external fabric of the building was viewed from ground floor level only.

No access was available to any sub floor areas.

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:	1
Notes:	No evidence of any significant structural movement was noted, on the basis of a single inspection.
 Dampness, rot and infestation	
Repair category:	1
Notes:	No evidence was found of any dampness, rot or timber infestation within the limitations of the inspection.
 Chimney stacks	
Repair category:	1
Notes:	The chimney stack, as viewed from ground level, appear to be in reasonable condition.
 Roofing including roof space	
Repair category:	2
Notes:	<p>The roof coverings, as viewed from ground level, appear to be original but in reasonable condition although slipped and cracked tiles were noted. In the circumstances, it should be anticipated that a high level of ongoing maintenance will always be necessary.</p> <p>No signs of any defects were noted within the roof space, on the basis of a limited inspection, although there are signs of old water staining to the fibre boarding on the undersides.</p>
 Rainwater fittings	
Repair category:	1
Notes:	The rainwater fittings, as viewed from ground level, appear to be in satisfactory 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 ongoing maintenance will always be necessary in terms of checking joints, cleaning out gutters etc.

 Main walls	
Repair category:	1
Notes:	No signs of any significant defects were noted.
 Windows, external doors and joinery	
Repair category:	1
Notes:	The window frames and doors appear to be in reasonable condition.
 External decorations	
Repair category:	1
Notes:	The external décor is in reasonable order.
 Conservatories / porches	
Repair category:	Not applicable.
Notes:	Not applicable.
 Communal areas	
Repair category:	Not applicable.
Notes:	Not applicable.
 Garages and permanent outbuildings	
Repair category:	1
Notes:	The garden shed is in a dilapidated condition.
 Outside areas and boundaries	
Repair category:	1
Notes:	The garden ground and boundaries are in reasonable order. The fencing will always require a regular coat of preservative.
 Ceilings	
Repair category:	1
Notes:	The ceiling surfaces are in reasonable condition.

 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 programme.
 Floors including sub-floors	
Repair category:	1
Notes:	No signs of any defects were noted, where visible.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	The internal joinery is in reasonable order. The kitchen fittings are in serviceable condition.
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	No signs of any significant defects were noted.
 Internal decorations	
Repair category:	1
Notes:	The internal décor is in reasonable condition.
 Cellars	
Repair category:	Not applicable.
Notes:	Not applicable.
 Electricity	
Repair category:	1
Notes:	The electrical wiring installation serves 13 amp sockets. The installation appears fairly up-to-date, however, 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:	1
Notes:	<p>The plumbing system, where visible, appears to run using modern materials. There was no evidence of any leakage from the pipework.</p> <p>The sanitary fittings are in serviceable condition. It should be ensured that the splash protection finishes are kept watertight otherwise any leaks/spillage could lead to future problems.</p>
 Heating and hot water	
Repair category:	1
Notes:	The central heating system appears to be in serviceable condition with no obvious signs of any defects being noted, although the boiler is of an older style. It is recommended 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. In addition, the coal effect gas fire should also be checked and tested.
 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	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	1
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	1
Cellars	N/A
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
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 & First
2. Are there three steps or fewer to a main entrance door of the property?	No
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	No
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?	No
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 alteration works have been carried out in terms of the formation of the French windows at the rear and also enlarging the doorway from the hall into the living/dining room. In this connection it is assumed that all appropriate permissions and consents have been obtained from the Council and are in order.

It was noted that replacement double glazed window frames have been installed.

Estimated re-instatement cost for insurance purposes

£205,000 (TWO HUNDRED AND FIVE THOUSAND POUNDS).

Valuation and market comments

The market value of the heritable property, reflecting current market conditions, is reasonably stated at £210,000 (TWO HUNDRED AND TEN 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.

Report author:

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Signed:



Date of report:

7th September 2021