



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



SINGLE SURVEY REPORT

PROPERTY ADDRESS	7 East Hermitage Place Edinburgh EH6 8AA
CLIENT	Mr J McCutcheon & Miss L Downie
CLIENT ADDRESS	7 East Hermitage Place Edinburgh EH6 8AA
DATE OF INSPECTION	4 th November 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 Victorian villa.
Accommodation	Ground Floor: Entrance Vestibule and Reception Hall, Sittingroom, Kitchen/Dining Room, Utility Room with Study/Office off and WC compartment. First Floor: Landing, 3 Bedrooms and Bathroom. Second Floor: 2 Bedrooms, Bathroom and Boxroom.
Gross internal floor area (m²)	200 m ² approximately.
Neighbourhood and location	The property is situated in a well-established predominantly residential area of Edinburgh to the north east of the City Centre in the Leith district. Surrounding properties are of a similar age, type and character and all amenities and facilities are available within easy reach. The property is positioned opposite Leith Links.
Age	The property is probably about 130 years old.
Weather	It was dry at the time of inspection.

Chimney stacks

Visually inspected with the aid of binoculars where appropriate.

There is a mutual chimney stack positioned on the west most party wall which is of masonry construction and 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 of pitched timber truss design and covered with slates incorporating dormer window projections to the front and rear.

Access is available into the roof space from a hatch in the landing ceiling. It was only possible to carry out a limited inspection of this area. No access was available into the eaves areas.

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 solid stone construction with the walls of the rear outshoot being of brick construction and rendered with roughcast.

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 traditional single glazed timber double hung sash and casement design. The entrance doors are of timber construction.

External decorations

Visually inspected.

The rainwater fittings, window frames, doors and other areas of external woodwork have a paint finish.

Conservatories / porches

Visually inspected.

Not applicable.

Communal areas

Circulation areas visually inspected.

Not applicable.

Garages and permanent outbuildings

Visually inspected.

No garage or space for one. External store which forms part of the rear outshoot.

Outside areas and boundaries

Visually inspected.

There is an area of garden ground to the front of the property which is bounded by a mixture of stone walls, railings, hedging and fencing. There is also a hard surfaced yard at the rear which is bounded by stone walls and has a roller shutter door and a wooden gate.

Ceilings

Visually inspected from floor level.

The ceilings are mostly 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 mostly 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 with solid flooring in the rear outshoot.

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 modern 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 sittingroom which is fitted with a log burning stove. There are also fireplaces in two of the first floor bedrooms.

Internal decorations

Visually inspected.

The walls are lined with either patterned paper or plain paper with emulsion painted finishes. The woodwork has either a natural or 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.

The plumbing system, where visible, is to modern standards.

The bathrooms are 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 Worcester Greenstar boiler housed in the rear outshoot serving column/panel radiators in all rooms. 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.

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.

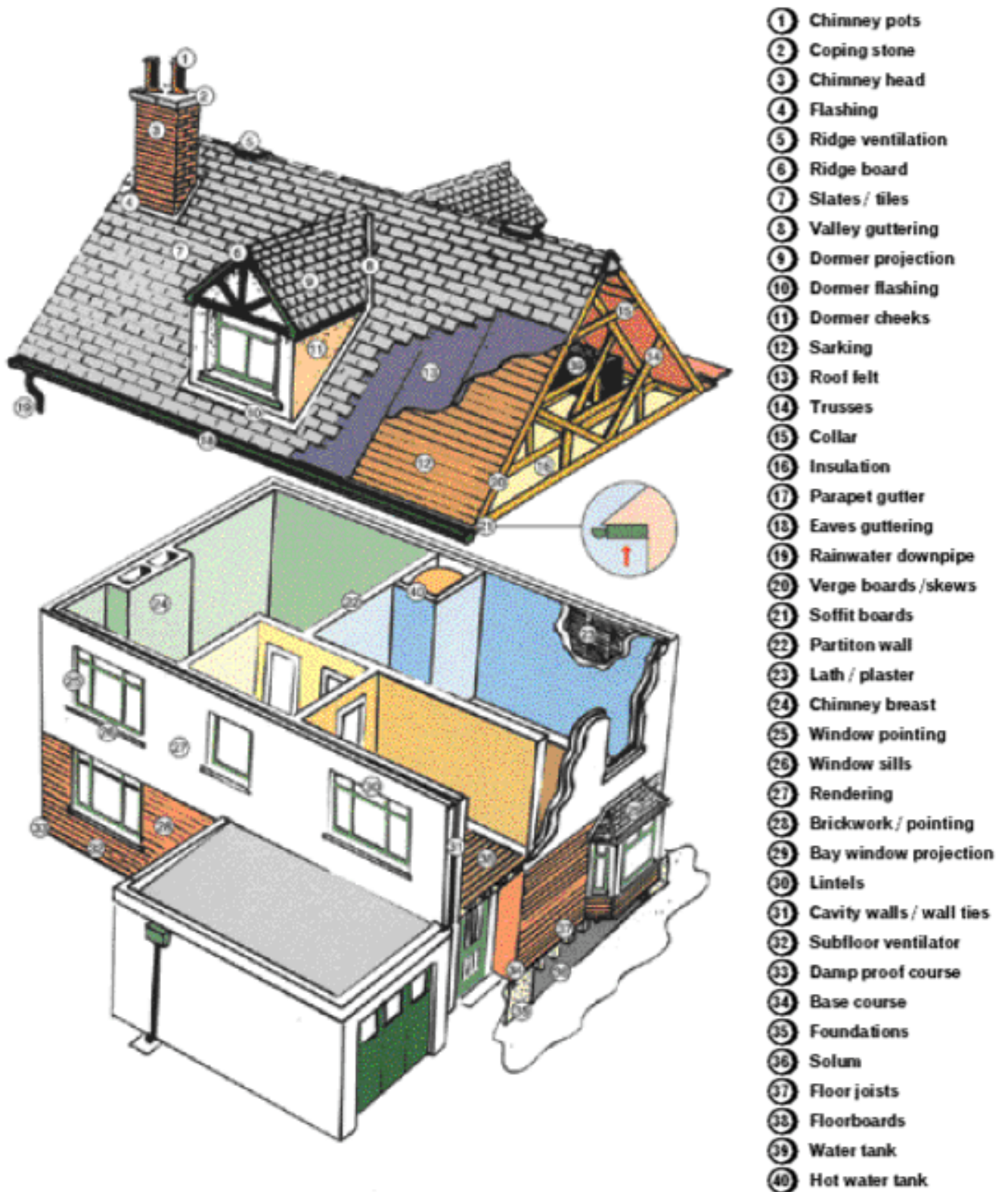
It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.

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

No access was available to any sub floor areas.

The cupboards and other storage areas were fully stocked with household effects.

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.

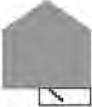




2. CONDITION


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:	There is some evidence of old settlement, however, this is considered to be of a longstanding nature rather than of recent origin and is not serious or progressive.
 Dampness, rot and infestation	
Repair category	1
Notes:	The walls were tested for dampness as far as possible given limited access, and no significantly high readings were obtained. No evidence was found of any rot or timber infestation.
 Chimney stacks	
Repair category:	1
Notes:	The chimney stack, as viewed from ground level, appears to be in reasonable condition, but nevertheless it should be anticipated that regular ongoing maintenance will always be necessary.
 Roofing including roof space	
Repair category:	2
Notes:	<p>The roof coverings, as viewed from ground level, appear to be in fair condition, although it is likely that the slaterwork is original. It was noted that the skews are showing some signs of deterioration. It should be ensured that the valley area between the rear outshoot roof and the rear elevation is kept in sound watertight condition. In the circumstances, it should be anticipated that a high level of ongoing maintenance will always be necessary. It should be ensured that the watergates at the sides of the dormer window projections are kept in good watertight condition.</p> <p>No signs of any defects were noted within the roof space, on the basis of a limited inspection.</p>

 Rainwater fittings	
Repair category:	2
Notes:	The rainwater fittings, as viewed from ground level, appear to be in reasonable condition 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 a high level of ongoing maintenance will be necessary, especially to the ogee gutter at the front, in terms of checking joints, cleaning out gutters etc.
 Main walls	
Repair category:	2
Notes:	It was noted that there are typical signs of weathering and spalling of the stonework, particularly to the front elevation and therefore it should be anticipated that repairs will become necessary in the foreseeable future.
 Windows, external doors and joinery	
Repair category:	1
Notes:	The window frames and doors are in reasonable condition although regular maintenance will be required to prevent weathering.
 External decorations	
Repair category:	1
Notes:	The external paintwork is in fair order although it is deteriorating in places, particularly to the dormer window projections.
 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:	No signs of any significant defects were noted.

 Outside areas and boundaries	
Repair category:	1
Notes:	The outside areas and boundaries are in reasonable order.
 Ceilings	
Repair category:	1
Notes:	The ceiling surfaces are in reasonable condition although cosmetic repairs may be required prior to commencement of any redecoration programme.
 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 significant defects were noted, where visible.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	The internal joinery is in satisfactory condition. The kitchen fittings are of a modern style.
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	No signs of any significant defects were noted, although the flues were not checked.
 Internal decorations	
Repair category:	1
Notes:	The décor is generally a matter of personal taste.

 Cellars	
Repair category:	Not applicable.
Notes:	Not applicable.
 Electricity	
Repair category:	1
Notes:	The electrical wiring installation serves 13 amp sockets and there is a modern circuit breaker system. 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 of a modern style. 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 signs of any significant 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. In addition, the log burning stove 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	2
Main walls	2
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 & Second
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?	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 internal alteration works have been carried out to form the existing layout of accommodation and in this connection it is assumed that all appropriate permissions and consents have been obtained from the Council and are in order.

Estimated re-instatement cost for insurance purposes

£730,000 (SEVEN HUNDRED AND THIRTY THOUSAND POUNDS).

Valuation and market comments

The market value of the heritable property, reflecting current market conditions, is reasonably stated at £675,000 (SIX HUNDRED AND SEVENTY FIVE 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:

JOHN B DIXON
Ref: 18640/JBD/SMD

Address:

DHKK Limited
54 Corstorphine Road, Edinburgh EH12 6JQ

Signed:



Date of report:

8th November 2021