

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

Surveyor Reference	ME065852
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Customer	Ms. F & L Rennie
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Selling address	3 Boarstone View Armadale, Bathgate EH48 3ED
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Date of Inspection	25/08/2022
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Prepared by	Robert A Smith, BSc MRICS Bathgate - Allied Surveyors Scotland Plc
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1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the Surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the Surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the Surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	This is an extended two storey detached house.
Accommodation	GROUND FLOOR - Hallway, living room, kitchen/dining room, bedroom, utility room, toilet. FIRST FLOOR - Landing, four bedrooms, bathroom (with WC), shower room/WC (en-suite to master bedroom).
Gross internal floor area (m2)	This is estimated at 124m2
Neighbourhood and location	The property is situated within an expanding modern residential area on the western periphery of the town of Armadale. All the usual facilities and amenities are available locally and there is a regular public transport service to neighbouring communities and to the nearby cities of Edinburgh and Glasgow.
Age	This is estimated at 3 years.
Weather	At the time of inspection, it was dry and calm but overcast.
Chimney stacks	There are no chimney stacks.
Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a

	<p>3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</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. 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 roof is pitched with a tile covering over timber roof trusses.</p> <p>Access to the roof void is by means of a hatch located within the first floor landing ceiling. Fibre wool insulative material was present within the roof void area.</p> <p>The projections at the front and rear of the property are platform roofs with membrane or felt coverings.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where required.</p> <p>These are of PVC construction with guttering connected to downpipes.</p>
Main walls	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>These are of cavity construction having a timber framed inner leaf and a rendered brick or block external leaf.</p>
Windows, external doors and joinery	<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>The windows are of a PVC frame pivot, casement or tilt and turn character with double glazed sealed units installed.</p> <p>The external doors are PVC or composite framed and double glazed.</p>
External decorations	<p>Visually inspected.</p> <p>Decorative finishes are in paint.</p>

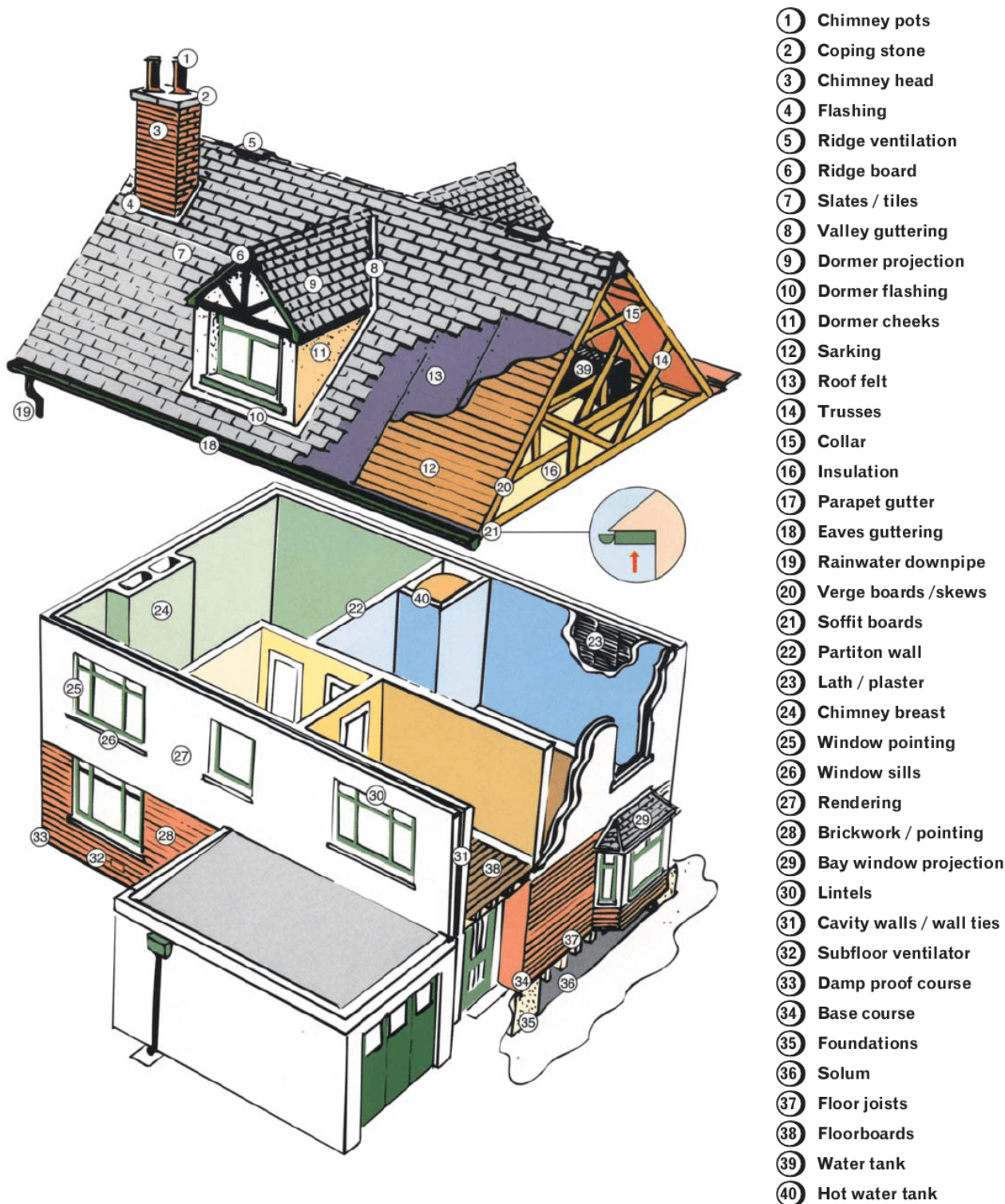
Conservatories / porches	There are no conservatories and there are no porches.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	There is no garage and there are no significant permanent outbuildings. The original garage has been converted to provide living accommodation. Off-street parking remains.
Outside areas and boundaries	<p>Visually inspected.</p> <p>Garden areas exist to the front and rear of the property with access pathways to the side.</p> <p>Boundaries, where present, are formed in timber fences or brick walls.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>These are of a plasterboard nature.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>These are of a plasterboard character.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>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.</p> <p>These are of a solid concrete or suspended timber nature.</p> <p>Floor coverings were fitted and no sub-floor inspection has been made.</p>
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved.

	<p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal doors are timber framed. Timber facings and skirting boards are present and the staircase to the first floor level is of timber construction.</p> <p>There are modern fitted units in both the kitchen and utility areas.</p>
Chimney breasts and fireplaces	<p>There are no chimney breasts and there are no fixed fireplaces.</p>
Internal decorations	<p>Visually inspected.</p> <p>Decorative finishes are in paint. Tiling and boarding have also been used.</p>
Cellars	<p>There are no cellars with this property.</p>
Electricity	<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>There is a mains supply of electricity connected to the property.</p> <p>The distribution board, housing a circuit breaker unit, is located within the ground floor bedroom.</p> <p>Visible wiring was PVC coated.</p>
Gas	<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>There is a mains gas supply connected to the property.</p> <p>The gas meter is located within an external storage box.</p> <p>The gas supply serves the central heating boiler and other appliances within this house.</p>

<p>Water, plumbing and 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>There is a mains water supply connected to the property.</p> <p>Visible plumbing fittings are of a copper or PVC nature.</p> <p>The bathroom, toilet and shower room fittings, although not tested, appeared to be modern and serviceable.</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>There is a gas fired central heating system serving panel radiators.</p> <p>The boiler for this is a Potterton Promax Ultra Combi unit located within a first floor landing cupboard and vented externally by means of a metal flue.</p> <p>The central heating boiler also provides domestic hot water.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>This is understood to be connected to the main public sewer.</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>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this</p>

	<p>regard.</p> <p>Smoke alarms and heat detectors were noted on ceilings within the property.</p> <p>No comment is offered in respect of security systems.</p>
<p>Any additional limits to inspection</p>	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>The property was occupied, furnished and had fitted floor coverings.</p> <p>Cupboard areas contained stored personal items.</p> <p>No sub-floor inspection has been made and the roof void has been inspected on a head and shoulders basis only.</p>

Sectional Diagram showing elements of a typical house



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

Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Structural movement	
Repair category:	1
Notes:	There are no indications of significant structural movement.

Dampness, rot and infestation	
Repair category:	1
Notes:	There are no indications of significant defect in this respect.

Chimney stacks	
Repair category:	
Notes:	There are no chimney stacks.

Roofing including roof space	
Repair category:	1
Notes:	Roof coverings are original. There were no indications of significant defect. Roofs are prone to water penetration during adverse weather, but it

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.

	is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.
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Rainwater fittings	
Repair category:	1
Notes:	There were no indications of blockage, backup or leakage found at the time of inspection.

Main walls	
Repair category:	1
Notes:	There were no indications of defect requiring immediate action or repair. Some slight efflorescence was noted on facing brick finishes.

Windows, external doors and joinery	
Repair category:	1
Notes:	There were no evident defects at the time of inspection. The windows appear to be original.

External decorations	
Repair category:	1
Notes:	There were no significant defects evident in this respect.

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.

Conservatories / porches	
Repair category:	
Notes:	There are no conservatories and there are no porches.

Communal areas	
Repair category:	
Notes:	There are no communal areas.

Garages and permanent outbuildings	
Repair category:	1
Notes:	There were no indications of defect within the small garden shed.

Outside areas and boundaries	
Repair category:	1
Notes:	There were no evident defects noted at the time of inspection.

Ceilings	
Repair category:	1
	There were no apparent defects at the time of inspection. Limited

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Notes:	shrinkage cracking was noted in cupboard areas.
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Internal walls	
Repair category:	1
Notes:	Some unevenness was noted within plaster finishes.


Floors including sub-floors	
Repair category:	1
Notes:	There were no indications of distortion or deflection within flooring sections.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	There were no apparent defects at the time of inspection.


Chimney breasts and fireplaces	
Repair category:	
Notes:	There are no chimney breasts and there are no fixed fireplaces.


Internal decorations

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.

Repair category:	
Notes:	Limited marking was noted to decorative finishes.


Cellars	
Repair category:	
Notes:	There are no cellars with this property.


Electricity	
Repair category:	
Notes:	<p>There were no visible defects noted at the time of inspection.</p> <p>Confirmation the system complies with current regulation and is in a serviceable condition can only be given by a qualified electrician.</p> <p>The trade bodies governing electrical installations currently advise that these should be tested prior to a change of occupancy and, thereafter, at least once every five years, by a competent Electrician.</p>


Gas	
Repair category:	
Notes:	There were no indications of defect within those sections of the gas supply system that were visible.

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.

	Confirmation the system complies with current regulation and is in a serviceable condition can only be given by a Gas Safe registered engineer.
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Water, plumbing and bathroom fittings	
Repair category:	
Notes:	Care should be taken to ensure that adequate sealant is maintained around the bath and shower tray to prevent any possibility of water spillage with result in degradation of adjacent finishes and fittings.

Heating and hot water	
Repair category:	
Notes:	There were no defects noted within the heating or hot water system at the time of inspection. It has been assumed that the heating installation has been regularly serviced and that recent service history records will be made available.

Drainage	
Repair category:	
Notes:	There were no indications of significant blockage or backup found at the time of inspection.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

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	
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	
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	
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

1. Which floor(s) is the living accommodation on?	Ground floor & first floor
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

<p>Matters for a solicitor or licensed conveyancer</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p> <p>The property has been constructed and extended in the recent past. It is presumed that all appropriate certification will be in place for the works done.</p> <p>The property is also located in an area where mineral extraction has taken place. It would, therefore, be prudent to obtain a satisfactory Coal Authority Report.</p> <p>It is also presumed that the balance of any Builders' Guarantee will be transferred to a prospective purchaser.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a Category 1 rating is used this means that the building must continue to be maintained in the normal way.</p> <p>It is recommended that where repairs, defects or maintenance items have been identified within this report that interested parties make appropriate enquiries in order to satisfy themselves of potential costs or the extent of works required prior to submitting a legal offer to purchase.</p>
<p>Estimated re-instatement cost (£) for insurance purposes</p> <p>The estimated reinstatement cost for insurance purposes is £310,000 (Three Hundred & Ten Hundred Thousand Pounds Sterling) This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit and the Pandemic. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.</p>
<p>Valuation (£) and market comments</p> <p>The market value of the described property in the report is £320,000 (Three Hundred & Twenty Thousand Pounds Sterling)</p> <p>This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.</p>

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Date of report:	25/08/2022