

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	AD/2672
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Customer	Ms. Lana O'Sullivan
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Customer address	8a Warly Place Dundonald, Kilmarnock KA2 9HW
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Date of Inspection	30/03/2016
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Prepared by	Kevin S Hay Ayr - 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	The subject property comprises a semi-detached bungalow, one storey in height.
Accommodation	Ground Floor: Entrance hallway, livingroom, bedroom, boxroom, kitchen, shower room with wc.
Gross internal floor area (m2)	50 sq m
Neighbourhood and location	The property is located in the Local Authority housing area within Dundonald. Surrounding properties are of a similar age and type and the property is conveniently located in relation to local facilities and amenities.
Age	56 yrs or thereby
Weather	Dry and sunny
Chimney stacks	<i>Visually inspected with the aid of binoculars where required.</i> The chimney head is of brick construction, rendered and protected at roof level by lead flashing.
Roofing including roof space	<i>Sloping roofs were visually inspected with the aid of binoculars where required.</i> <i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i> <i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a</i>

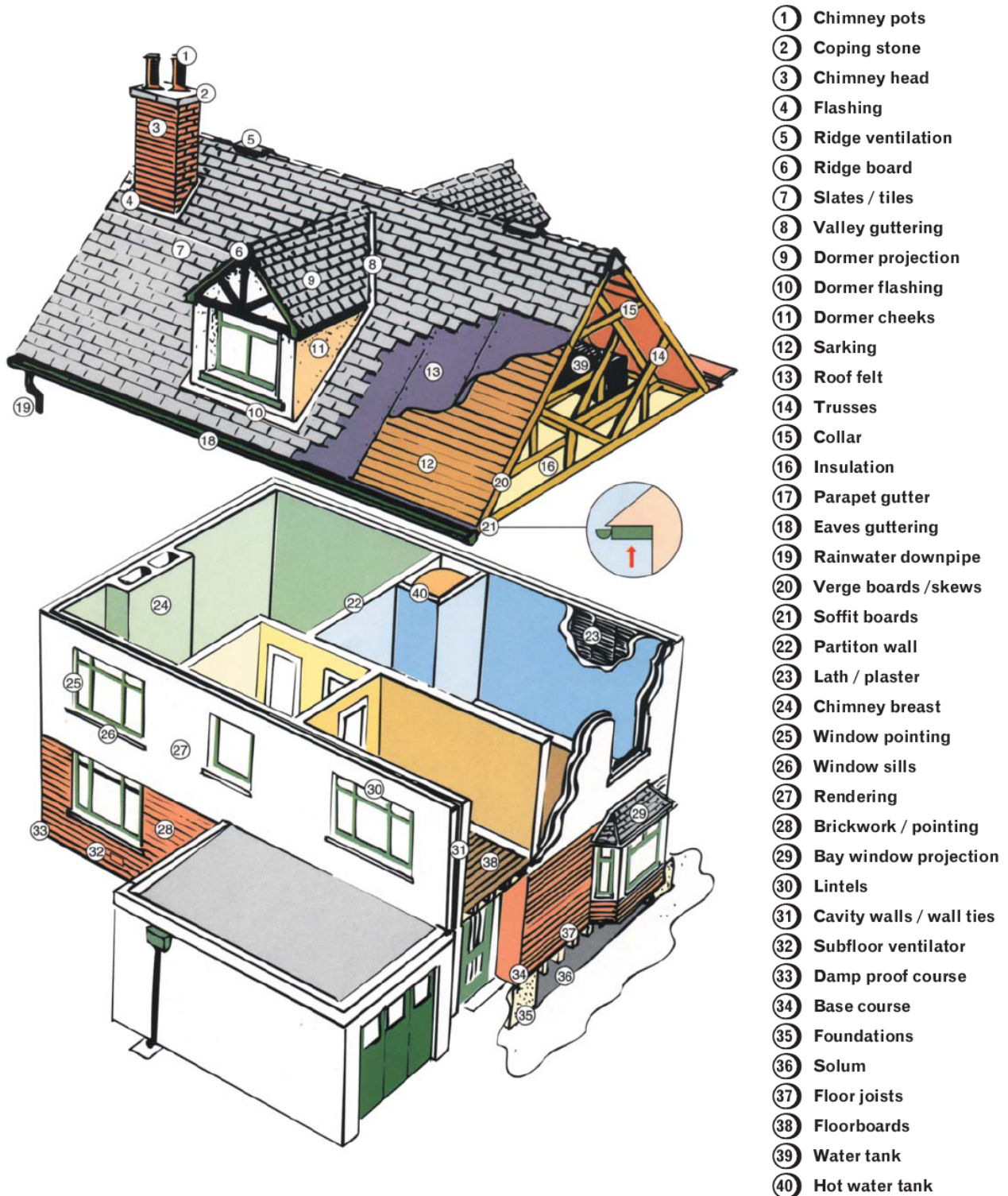
	<p>3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof is pitched, timber framed and tiled.</p> <p>Access was gained to the roof void through a hatch in the ceiling of the hallway.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where required.</p> <p>Gutters and downpipes are of PVC construction.</p>
Main walls	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The outer walls of the property appear to be of cavity brick construction, rendered, although some timber framing was noted at the gable wall within the loft area. It should be confirmed that the property is of traditional cavity brick construction (see additional documents).</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 UPVC double glazed replacement type.</p>
External decorations	<p>Visually inspected.</p> <p>UPVC cladding at eaves level.</p>
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	None of heritable value.
Outside areas and boundaries	<p>Visually inspected.</p> <p>The front garden is laid predominantly decorative gravel. At</p>

	<p>the rear, the garden is of grass, gravel and slabs. Boundaries are formed in timber fencing and hedges.</p>
Ceilings	<p><i>Visually inspected from floor level.</i></p> <p>The ceilings are of plasterboard.</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>Internal partition walls are plasterboard lined. The inner surface of the main walls is similarly finished.</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 of suspended timber construction laid off timber joists.</p>
Internal joinery and kitchen fittings	<p><i>Built-in cupboards were looked into but no stored items were moved.</i></p> <p><i>Kitchen units were visually inspected excluding appliances.</i></p> <p>The kitchen has white floor and wall cabinets.</p> <p>Door surrounds and skirting boards are of painted white timber.</p>
Chimney breasts and fireplaces	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>There is an "open fronted" gas fire in the livingroom.</p>
Internal decorations	<p><i>Visually inspected.</i></p> <p>Wallpapered or emulsioned walls.</p>

Cellars	N/A
Electricity	<p><i>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.</i></p> <p>Mains connected.</p>
Gas	<p><i>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.</i></p> <p>Mains connected.</p>
Water, plumbing and bathroom fittings	<p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>Mains connected.</p> <p>The shower room comprises a shower cubicle with curtain, wc and washhand basin.</p>
Heating and hot water	<p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>There is a gas fired central heating system with radiators throughout.</p>
Drainage	<p><i>Drainage covers etc were not lifted.</i></p> <p><i>Neither drains nor drainage systems were tested.</i></p> <p>Mains connected.</p>
Fire, smoke and burglar alarms	<p><i>Visually inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p>

	<p>There are smoke alarms in the entrance hallway and also in the livingroom.</p>
<p>Any additional limits to inspection</p>	<p>At the time of the inspection, the property was occupied and fully furnished with fitted floor coverings throughout. It was inspected externally and internally from ground/floor level.</p> <p><i>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.</i></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 is no evidence of any significant structural movement affecting the subject property.


Dampness, rot and infestation	
Repair category:	1
Notes:	No material defects under this heading were noted.


Chimney stacks	
Repair category:	1
Notes:	Minor weathering was noted at the chimney heads.


Roofing including roof space	
Repair category:	1
Notes:	The roof covering is showing signs of general weathering associated with its age.

Category 3	Category 2	Category 1
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	<p>The roof void is well insulated with fibreglass quilting laid between ceiling joists.</p> <p>The solar panels at the rear roof slope have been disconnected.</p>
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Rainwater fittings	
Repair category:	
Notes:	Gutters and downpipes are in satisfactory condition.

Main walls	
Repair category:	
Notes:	<p>The rendering has recently been replaced and guarantees should be preserved for future reference.</p> <p>Cavity wall insulation has been introduced into the walls by the Council. A local builder has recently confirmed that the property is of cavity brick construction.</p>

Windows, external doors and joinery	
Repair category:	
Notes:	The windows are mid-aged and are showing signs of general wear at operating mechanisms.

External decorations	
Repair category:	

Category 3	Category 2	Category 1
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	1
Notes:	The UPVC cladding at eaves level has recently been fitted.

Conservatories / porches	
Repair category:	
Notes:	N/A

Communal areas	
Repair category:	
Notes:	N/A

Garages and permanent outbuildings	
Repair category:	
Notes:	N/A

Outside areas and boundaries	
Repair category:	1
Notes:	The garden grounds are neat and tidy.

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.

Ceilings	
Repair category:	1
Notes:	No material defects were noted at internal ceilings.

Internal walls	
Repair category:	1
Notes:	Plasterboard lined walls appear to be in satisfactory condition.

Floors including sub-floors	
Repair category:	1
Notes:	No significant defects were noted at internal floors.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	the kitchen fitments are mid-aged although appear functional.

Chimney breasts and fireplaces	
Repair category:	1

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:	There is a gas fire located in the livingroom. No tests of the gas fire were undertaken at the date of inspection.
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Internal decorations	
Repair category:	1
Notes:	The standard of internal decoration is good.

Cellars	
Repair category:	
Notes:	N/A

Electricity	
Repair category:	1
Notes:	The electrical switch gear is wall mounted in the hall cupboard. It has been upgraded in the past as there are circuit breakers. The electrics should be tested periodically.

Gas	
Repair category:	1
Notes:	No tests were undertaken to any of the gas appliances.

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.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	The shower room fitments are of an older style and would benefit from being upgraded.

Heating and hot water	
Repair category:	1
Notes:	The Worcester Green Star combination condensing boiler is wall mounted in the kitchen. It is modern. It is understood that it is serviced annually. The current test certification should be exhibited.

Drainage	
Repair category:	1
Notes:	Drainage is by gravity feed to the Local Authority sewer. Drainage covers were not lifted nor were any tests undertaken on the system.

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	1
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	
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	
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
2. Are there three steps or fewer to a main entrance door of the property?	<input type="checkbox"/> YES <input checked="" 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 checked="" type="checkbox"/> YES <input 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 checked="" type="checkbox"/> YES <input 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.

Matters for a solicitor or licensed conveyancer	
It is assumed that the property and its value are unaffected by any matters which would or should be revealed to a completing Solicitor by a local search/replies to usual enquiries or by any statutory notice or planning proposal.	
Estimated re-instatement cost (£) for insurance purposes	
85,000 Eighty Five Thousand Pounds	
Valuation (£) and market comments	
57,000 Fifty Seven Thousand Pounds	
Following a return in confidence to the market during 2015, properties are now generally selling well providing mortgage finance remains available and they are realistically priced.	
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Signed:	Electronically Signed: 74944-8E4881DE-282A
Date of report:	31/03/2016