

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	TA/4651
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Customer	Mr. Michael McPake
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Selling address	16 Ballater Drive Stirling FK9 5JH
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Date of Inspection	06/10/2020
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Prepared by	Allan M Imrie, BSc MRICS Stirling - 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 subjects comprise a one storey and attic detached bungalow with side extension.
Accommodation	Ground floor: Entrance vestibule, hall, living room, sitting room, dining room, kitchen, bedroom one with en-suite shower room, bedroom two with en-suite shower room and rear porch. Attic floor: Two bedrooms and bathroom.
Gross internal floor area (m2)	151 m.sq.
Neighbourhood and location	The subjects are located within the popular Causewayhead area of Stirling, conveniently placed for all main schools, shops and transport facilities, surrounded by dwellings of comparable amenity.
Age	Built circa 1955/60 - date not known. Attic conversion circa 20/25 years ago - date not known.
Weather	Dry.
Chimney stacks	None.
Roofing including roof space	The roof is pitched and covered with the original concrete tile. There is a large rear dormer projection which has hung tile and flat felt covering. No inspection to roof void areas. Sloping roofs were visually inspected with the aid of binoculars where required.

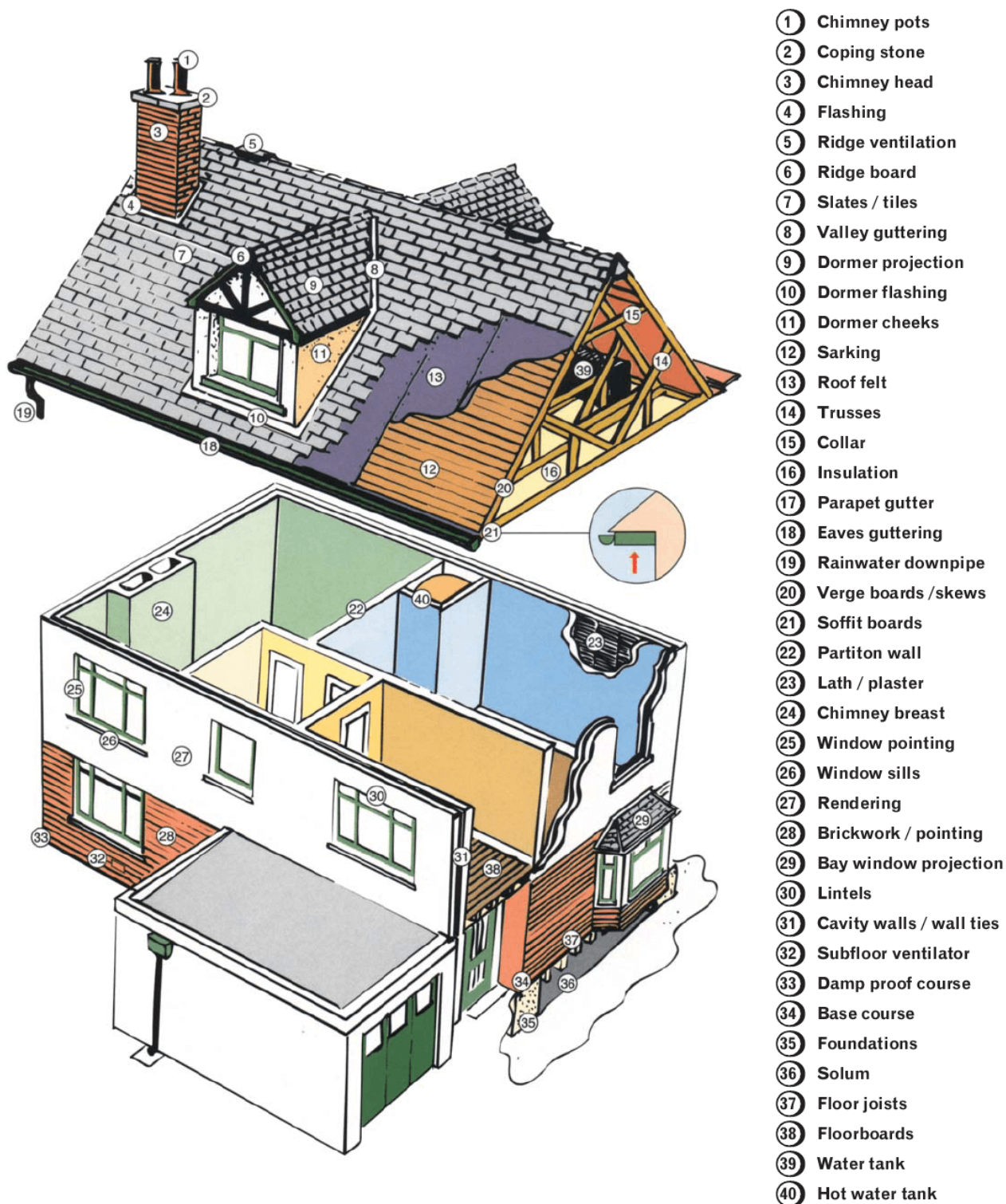
	Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. 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.
Rainwater fittings	The gutters and downpipes are of uPVC. Visually inspected with the aid of binoculars where required.
Main walls	Cavity brick rendered walls. Original sub-floor ventilation and damp proof course. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Timber double glazed windows and storm doors. Original external joinery. uPVC double glazed units and velux windows to the attic conversion. 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.
External decorations	Decoration to areas of joinery. Visually inspected.
Conservatories / porches	Double glazed rear porch. Visually inspected.
Communal areas	None.
Garages and permanent outbuildings	There is a single car attached garage and to the rear of the garage is a utility area housing the central heating boiler. The garage has brick rendered walls under a corrugated asbestos roof. Visually inspected.

Outside areas and boundaries	There are good size garden grounds surrounding the property with a large area of off-street parking to the front. Beyond the rear boundary are grounds belonging to the neighbouring Wallace High School. Visually inspected.
Ceilings	Plasterboard. Visually inspected from floor level.
Internal walls	Plasterboard and plaster on the hard. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	Suspended timber. Floor surfaces not exposed nor inspected. 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.
Internal joinery and kitchen fittings	The joinery fitting and finish is adequate. The kitchen fittings are relatively modern. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	None.
Internal decorations	Paint and areas of wallpaper. Visually inspected.

Cellars	None.
Electricity	Mains supply. 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.
Gas	Mains supply. 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.
Water, plumbing and bathroom fittings	Mains supply. The sanitary fittings are all modern to a good standard. The pipes where seen are mainly of copper and PVC. 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.
Heating and hot water	There is a modern central heating boiler located within the utility area, serving the radiators and domestic hot water supply. There is a wall thermostat. 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.
Drainage	Mains drainage. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.
Fire, smoke and burglar alarms	Smoke detectors and burglar alarm system.

	Visually inspected. No tests whatsoever were carried out to the system or appliances.
Any additional limits to inspection	The property was occupied and fully floor covered and furnished throughout. 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. All property may contain asbestos in one or more of its components or fixtures. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.

Sectional Diagram showing elements of a typical house



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:	Within the limitations of our single site inspection, the property did appear to be in a stable structural state of repair and we noted no visible signs of significant or on-going structural movement.

Dampness, rot and infestation	
Repair category:	1
Notes:	Within the limitations of our single site inspection, we noted no visible signs of rising dampness, timber decay or woodworm infestation.

Chimney stacks	
Repair category:	
Notes:	None.

Roofing including roof space	
Repair category:	2
Notes:	General points ongoing maintenance will be required to the original roof coverings and flat roof areas, which will have limited life.

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Rainwater fittings	
Repair category:	1
Notes:	Having regard to the weather conditions at the time of survey, the rainwater fittings did appear to be functioning adequately.

Main walls	
Repair category:	1
Notes:	No serious defects noted. Areas of minor render cracking evident. Localised patch repairs cannot be discounted.

Windows, external doors and joinery	
Repair category:	2
Notes:	The timber double glazed window units and doors will have limited life. Replacement/double glazed windows can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an on-going maintenance programme. The valuation does assume that the installation of the windows did comply with the necessary regulations at the time of installation.

External decorations	
Repair category:	1
	External presentation was in keeping with the age and style of the

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Notes:	property.
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Conservatories / porches	
Repair category:	2
Notes:	General upgrading will be required to the rear porch.

Communal areas	
Repair category:	
Notes:	None.

Garages and permanent outbuildings	
Repair category:	2
Notes:	We do not propose to comment in detail on the garage roof, however any repairs required should be carried out by a specialist contractor. Localised repairs are required to sections of the garage, brick and render components.

Outside areas and boundaries	
Repair category:	1
Notes:	No significant visible problems were noted to the garden ground however some attention will be required to the boundaries.

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	There is a tree is relatively close proximity to the rear of the property, which should ideally be removed.
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Ceilings	
Repair category:	1
Notes:	Within the limitations of our inspection we noted no significant visible defects.

Internal walls	
Repair category:	1
Notes:	Within the limitations of our inspection we noted no significant visible defects.

Floors including sub-floors	
Repair category:	1
Notes:	Within the limitations of our inspection we noted no significant visible defects.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No significant visible problems were noted. The kitchen fittings did appear satisfactory for present use.

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Chimney breasts and fireplaces	
Repair category:	
Notes:	None.

Internal decorations	
Repair category:	1
Notes:	Internal decoration was satisfactory at the time of survey.

Cellars	
Repair category:	
Notes:	N/A

Electricity	
Repair category:	1
Notes:	No significant visible defects noted. We have assumed that satisfactory safety test/servicing certification is available.

Gas	
Repair category:	1
	No significant visible defects noted. We have assumed that

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Notes:	satisfactory safety test/servicing certification is available.
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Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No significant visible defects noted. The sanitary fittings did appear satisfactory for present use.

Heating and hot water	
Repair category:	1
Notes:	No significant visible defects noted. We have assumed that satisfactory safety test/servicing certification is available.

Drainage	
Repair category:	1
Notes:	No significant visible defects noted.

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	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	2
Communal areas	
Garages and permanent outbuildings	2
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.
2. Are there three steps or fewer to a main entrance door of the property?	☒ YES ☐ NO
3. Is there a lift to the main entrance door of the property?	☐ YES ☒ NO
4. Are all door openings greater than 750mm?	☐ YES ☒ NO
5. Is there a toilet on the same level as the living room and kitchen?	☒ YES ☐ NO
6. Is there a toilet on the same level as a bedroom?	☒ YES ☐ NO
7. Are all rooms on the same level with no internal steps or stairs?	☐ YES ☒ NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	☒ YES ☐ 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	
We trust that your legal advisers will confirm the precise extent and nature of grounds and boundaries including maintenance liabilities and rights of way, etc. The property has been altered and extended at various stages in the past and we assume all relevant local authority documents are in order.	
Estimated re-instatement cost (£) for insurance purposes	
320,000 THREE HUNDRED AND TWENTY THOUSAND POUNDS.	
Valuation (£) and market comments	
350,000 THREE HUNDRED AND FIFTY THOUSAND POUNDS.	
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Signed:	Electronically Signed: 168717-C0B6395A-AFB8
Date of report:	08/10/2020