

# **DRAFT SINGLE SURVEY REPORT**

**on**

**44 EDDERSTON RIDGE  
PEEBLES  
SCOTTISH BORDERS  
EH45 9NA**

**Client: JAMES MORRISON**

**Client address: C/O PURPLE BRICKS  
ESTATE AGENTS**

**Date of inspection: 24 APRIL 2017**

**Prepared by: JOHN B DIXON  
Director  
DHKK Ltd**

## 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.

<b>Description</b>	The subjects comprise a detached house.
<b>Accommodation</b>	Ground Floor: Reception hall, sittingroom, open plan living/diningroom/kitchen, utility room and WC compartment.  Upper Floor: Landing, principal bedroom with en-suite shower room, three further bedrooms and bathroom.
<b>Gross internal floor area (m<sup>2</sup>)</b>	122 m <sup>2</sup> approximately.
<b>Neighbourhood and location</b>	The property forms part of a modern private residential estate which is located on the south side of Peebles town centre. Surrounding properties are of a similar age, type and character and all amenities and facilities are available within easy age.
<b>Age</b>	It is understood that the property is about 18 years old.
<b>Weather</b>	It was dry at the of inspection.
<b>Chimney stacks</b>	<i>Visually inspected with the aid of binoculars where appropriate.</i>

There is a single chimney stack of brick construction.

**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 main roof is of pitched timber truss design and covered with slates and the roof over the rear extension is of pitched design and covered with tiles and having a flat central platform which is covered with a waterproof membrane.

Access is available into the roof space from a ceiling hatch on the upper landing.

**Rainwater fittings**

*Visually inspected with the aid of binoculars where appropriate.*

The rainwater fittings are of PVC manufacture.

**Main walls**

*Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.*

The main walls appear to be of traditional cavity block work/facing brick construction partly roughcast rendered to the front elevation. It is understood 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 and doors are UPVC double glazed design.

**External decorations**

*Visually inspected.*

The external woodwork is a paint finish.

**Conservatories / porches**

*Visually inspected.*

Not applicable

**Communal areas**

*Circulation areas visually inspected.*

Not applicable

**Garages and permanent outbuildings**

*Visually inspected.*

There is a single garage with power and light.

**Outside areas and boundaries**

*Visually inspected.*

There is an area of well established garden ground to the front and rear of the property with the boundaries being defined by timber fencing and with an open boundary along the frontage.

**Ceilings**

*Visually inspected from floor level.*

The ceilings are of plasterboard construction with a textured finish.

**Internal walls**

*Visually inspected from floor level.  
Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

The internal walls are of stud framed construction and lined with plasterboard.

**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 fitted coverings.

**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 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 coal effect gas fire.

**Internal decorations**

*Visually inspected.*

The walls and ceilings have emulsioned 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.

The plumbing system, where visible, is to modern standards with a hot water cylinder being housed in the upper landing cupboard.

The bath, shower room and WC compartments are fitted with white sanitary ware.

**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 Viessmann boiler housed in the utility room serving pressed steel radiators in all rooms which have individual thermostatic controls. Hot water is supplied by the central heating boiler to the hot water cylinder.

**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 a burglar alarm system and smoke detectors have been affixed to ceilings.

**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.*

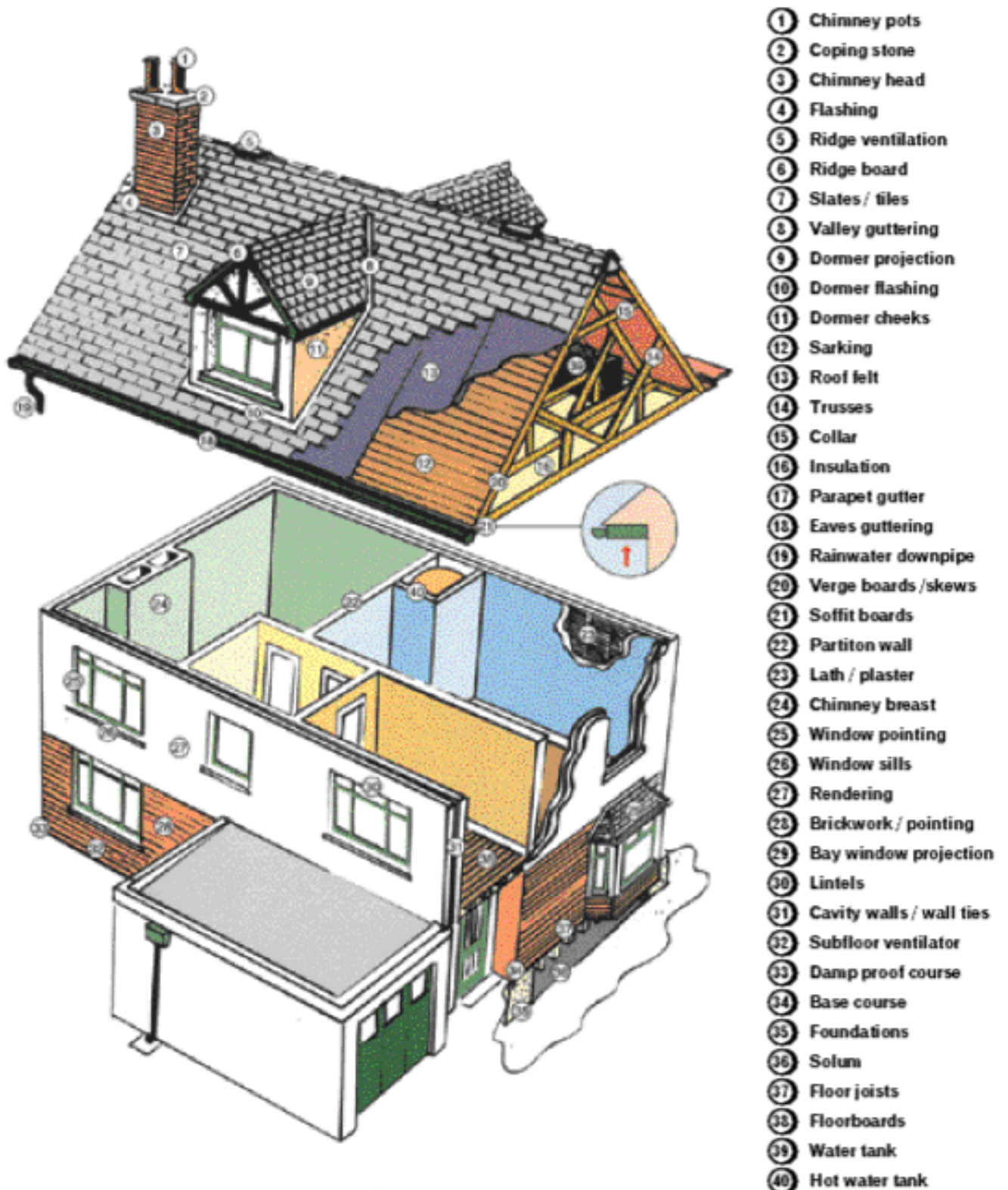
The cupboards were fully stocked with household effects.

No access was available to any sub-floor areas.

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



**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.

 <b>Structural movement</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	No signs of any significant structural movement were noted on the basis of a single inspection.
 <b>Dampness, rot and infestation</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	No evidence was found of any dampness, rot or timber infestation within the limitations of the inspection.
 <b>Chimney stacks</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The chimney stacks, as viewed from ground level, appear to be in satisfactory condition.
 <b>Roofing including roof space</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The roof coverings, as viewed from ground level, appear to be in satisfactory order at present although it should be anticipated that regular 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.</p>
 <b>Rainwater fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The rainwater fittings were noted to be in satisfactory 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 regular maintenance will always be necessary in terms of checking joints, cleaning out gutters etc.
 <b>Main walls</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The mains walls are in satisfactory condition with no signs of any defects

	being noted.
	<b>Windows, external doors and joinery</b>
<b>Repair category:</b>	1
<b>Notes:</b>	The window frames and doors are in satisfactory order.
	<b>External decorations</b>
<b>Repair category:</b>	1
<b>Notes:</b>	The external paintwork is in satisfactory condition.
	<b>Conservatories / porches</b>
<b>Repair category:</b>	Not applicable
<b>Notes:</b>	Not applicable
	<b>Communal areas</b>
<b>Repair category:</b>	Not applicable
<b>Notes:</b>	Not applicable
	<b>Garages and permanent outbuildings</b>
<b>Repair category:</b>	1
<b>Notes:</b>	No signs of any defects were noted.
	<b>Outside areas and boundaries</b>
<b>Repair category:</b>	1
<b>Notes:</b>	The garden ground and boundaries have been generally well maintained.
	<b>Ceilings</b>
<b>Repair category:</b>	1
<b>Notes:</b>	The ceiling surfaces are in satisfactory condition.
	<b>Internal walls</b>
<b>Repair category:</b>	1
<b>Notes:</b>	No significant defects were noted although general cosmetic repairs may be required prior to commencement of any redecoration.

 <b>Floors including sub-floors</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The floors coverings, where visible, are in satisfactory condition.
 <b>Internal joinery and kitchen fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The internal joinery is in good order.  The kitchen fittings are of a modern style.
 <b>Chimney breasts and fireplaces</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	No signs of any defects were noted.
 <b>Internal decorations</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The decor is generally well presented.
 <b>Cellars</b>	
<b>Repair category:</b>	Not applicable
<b>Notes:</b>	Not applicable
 <b>Electricity</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The electrical wiring installation serves modern 13 amp sockets and there is a modern circuit breaker system. The installation generally appears 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.
 <b>Gas</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The gas supply appears up to date.

 <b>Water, plumbing and bathroom fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The plumbing system, where visible, appears to run using modern materials. No obvious signs of any leakage were noted from the pipework.</p> <p>The sanitary fittings are of a modern style. It should be ensured that the special protection finishes, particularly around the shower tray, are kept in good watertight condition otherwise any leaks/spillage could lead to future problems.</p>
 <b>Heating and hot water</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The central heating system is of modern design and appears to be in serviceable condition with no signs of any 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 coal effect gas fire should also be checked and tested.</p>
 <b>Drainage</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>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.</p>

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.

<b>Structural movement</b>	<b>1</b>
<b>Dampness, rot and infestation</b>	<b>1</b>
<b>Chimney stacks</b>	<b>1</b>
<b>Roofing including roof space</b>	<b>1</b>
<b>Rainwater fittings</b>	<b>1</b>
<b>Main walls</b>	<b>1</b>
<b>Windows, external doors and joinery</b>	<b>1</b>
<b>External decorations</b>	<b>1</b>
<b>Conservatories / porches</b>	<b>Not applicable</b>
<b>Communal areas</b>	<b>Not applicable</b>
<b>Garages and permanent outbuildings</b>	<b>1</b>
<b>Outside areas and boundaries</b>	<b>1</b>
<b>Ceilings</b>	<b>1</b>
<b>Internal walls</b>	<b>1</b>
<b>Floors including sub-floors</b>	<b>1</b>
<b>Internal joinery and kitchen fittings</b>	<b>1</b>
<b>Chimney breasts and fireplaces</b>	<b>1</b>
<b>Internal decorations</b>	<b>Not applicable</b>
<b>Cellars</b>	<b>1</b>
<b>Electricity</b>	<b>1</b>
<b>Gas</b>	<b>1</b>
<b>Water, plumbing and bathroom fittings</b>	<b>1</b>
<b>Heating and hot water</b>	<b>1</b>
<b>Drainage</b>	<b>1</b>

#### **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.

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

#### 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 extension and internal alteration works have been carried out to form the existing layout and accommodation and in this connection it is assumed that all appropriate permissions and consents have been obtained from the Council and are in order.

That a service charge is levied in respect of the upkeep of the playground and common ground and full details on this matter should be established.

##### **Estimated re-instatement cost for insurance purposes**

£265,000 (TWO HUNDRED AND SIXTY FIVE THOUSAND POUNDS).

##### **Valuation and market comments**

The market value of the heritable property, reflecting current market conditions, is reasonably stated at £350,000 (THREE HUNDRED AND FIFTY THOUSAND POUNDS).

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<b>Address:</b>	<b>DHKK Limited</b> <b>54 Corstorphine Road, Edinburgh EH12 6JQ</b>
<b>Signed:</b>	
<b>Date of report:</b>	<b>25 April 2017</b>