

Single Survey

survey report on:

Property address	Flat 1/1 19 Barterholm Road Paisley PA2 6PA
Customer	Mr and Mrs Robertson
Customer address	
Prepared by	ALLIED SURVEYORS SCOTLAND PLC
Date of inspection	24th April 2017



PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in the expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

¹ Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

Terms and Conditions

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions. The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:-

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

² Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an Invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

1. 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.
2. Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
3. Category 1: No immediate action or repair is needed.

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 when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value, the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

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 etc. will not be inspected or reported on.

Description	Well presented purpose built mid terraced first and attic floor flat contained within a two storey and attic building accommodating a ground floor flatted property. Access is care of a communal ground floor entrance close leading to a rear elevation private stairwell. On street car parking is available to the front whilst private and communal garden grounds are situated to the rear.
Accommodation	First floor - Entrance vestibule, hallway with stair well access and cupboard off, bathroom, kitchen/breakfast area, living room and bedroom. Attic floor - landing and two bedrooms.
Gross internal floor area (m²)	79 square metres.
Neighbourhood and location	The property is situated within an established residential area, to the south of Paisley Town centre. Surrounding properties comprise a combination of both traditional and more modern flats and dwellings. Arrange of local amenities/services are all considered reasonably convenient.
Age	Approximately 115 years.
Weather	Dry and bright.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The property retains two mutual chimney stacks of traditional masonry construction carrying period tablestones and associated pots. Lead flashing surrounds the base of the respective chimneyheads at the roof junction.

<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</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.</p> <p>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 structure is of a traditional pitched design, having been clad with slates over timber trusses and sarking material.</p> <p>The front elevation incorporates a velux skylight whilst the rear elevation a slate clad dormer window projection.</p> <p>Internally, the eaves area (over the front elevation) has been partially floored and incorporates an element of fibreglass insulation quilting laid between the ceiling joists and upright timber wall members.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater goods comprise a combination of cast iron, alloy and PVC fittings.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main outer walls are of a traditional solid masonry construction.</p>
<p>Windows, external doors and joinery</p>	<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>With the exception of the single glazed entrance vestibule unit, windows throughout are of a replacement pvc double glazed of Vluxe design.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>As above walls have been finished to a traditional masonry facade albeit joinery along with cast iron and alloy fittings appear painted/treated.</p>

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<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>Not applicable.</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>Internal communal areas relate to the entrance close, shared with the neighbouring ground floor proprietors. Flooring within the said area is of a poured/solid concrete design giving way to plastered wall and ceiling linings. The communal entrance doors are of a glazed timber manufacture-painted/treated.</p> <p>The rear elevation sitting area closest to the building along with the adjoining drying green are again communal with the ground floor neighbour.</p> <p>The rear garden ground, furthest away from the building accommodating timber decking and garden shed, relate to the subject property.</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>The original garage nor any other significant outbuildings pertaining to the dwelling.</p> <p>2 garden sheds situated within the private and communal garden grounds belong to the property.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>As above the property benefits from both communal and private garden grounds situated toward the rear of the building. The grounds in question are terraced, with private garden grounds having been laid out to a combination of timber decking, borders, shrubbery and trees.</p> <p>Boundaries vary between a combination of masonry walling, brick work walling and metal fencing.</p> <p>The remaining garden grounds are private to that of the ground floor proprietor.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>Lath and plaster or fibreboard lined and decoratively clad.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Predominantly plaster on hard, lath and plaster or fibreboard lines and decoratively finished.</p>

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Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</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>Flooring throughout is of a conventional suspended timber joist design carrying a decorative overlay.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal joinery predominantly comprises a painted/treated soft wood.</p> <p>Internal pass doors are of a flush panel timber design painted/treated.</p> <p>The main entrance door leading into the subject property comprises the original timber storm doors, leading to the glazed hardwood inner door.</p> <p>The kitchen units are of a relatively modern fitted installation incorporating gas fired Hobs-with extraction fan over, electric ovens, dishwasher and fridge freezer along with adequate cupboard/storage space.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>Open fireplaces have since been removed, subsequently boarded over and are thus no longer operational.</p> <p>Chimney breasts nonetheless appear plaster lined and decoratively finished.</p>
Internal decorations	<p>Visually inspected.</p> <p>Internally, ceilings vary between predominantly paint/paper, laminated splash back or period coving.</p> <p>Walls comprise a combination of paint, timber panelling, paper or ceramic tiling.</p>
Cellars	Not applicable.

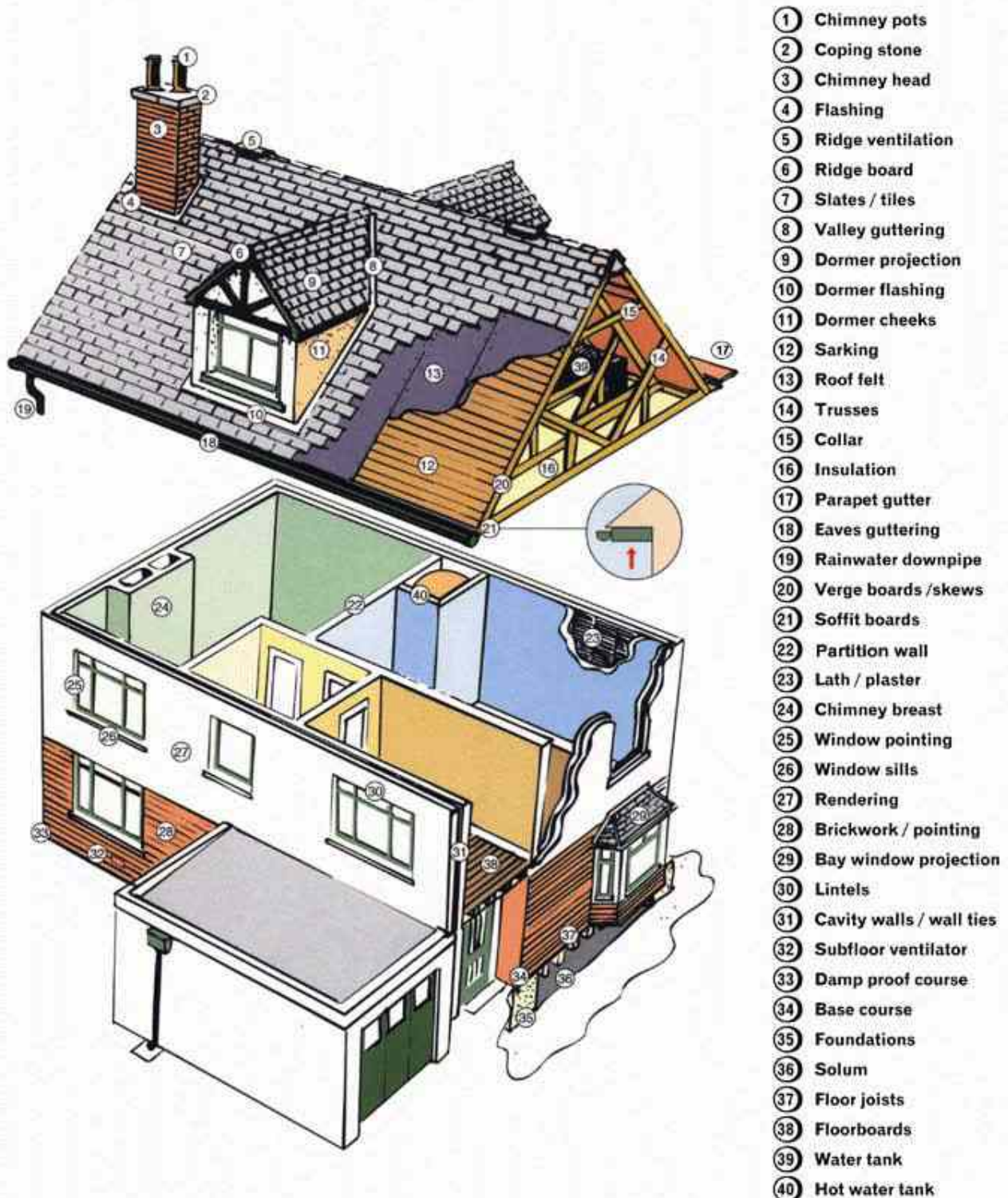
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Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently 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>Mains supply. The fuse board along with single electric meter are wall mounted within the kitchen accommodation.</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>Mains gas supply. The gas would appear to feed the kitchen cooking hobs and central heating boiler.</p> <p>The gas meter is located externally over the rear elevation perimeter wall lining, within the PVC boxing.</p>
Water, plumbing, bathroom fittings	<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>Mains water supply. Distribution pipework where visible is formed in either PVC or copper materials.</p> <p>The bathroom suite comprises a modern WC, wash hand basin and bath-with shower fitment over.</p>
Heating and hot water	<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>Space heating is provided by the gas fired Sabre boiler, wall mounted within the kitchen. The boiler supplies a series of radiators throughout the main living accommodation as well as provision of domestic hot water.</p> <p>Additional under floor heating is available within the bathroom suite.</p>
Drainage	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Appears connected to the Mains public sewer.</p>

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Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. The property benefits from ceiling mounted smoke alarms at both first and attic floor levels.
Any additional limits to inspection	For flats / maisonettes Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation and is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring properties. 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.

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.


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2. Condition


This section identifies problems and tells you about the urgency of any repairs by using one of the following three 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	The property has in the past suffered from an element of previous structural movement resulting in a slight displacement to both the internal and external fabric. The movement evident however appears historical.

 Dampness, rot and infestation	
Repair category	2
Notes	Localised damp staining was evident over the attic floor right hand gable end elevation (viewed externally from the front) chimney breast and adjoining ceiling linings. Minor repair/remedial work may be anticipated to the chimney head/flashings. The situated should be monitored and rectified as appropriate.

 Chimney stacks	
Repair category	2
Notes	Save typical weathering no significant or reportable defects noted. Please refer to our commentary above under "Dampness, Rot and Infestation".

 Roofing including roof space	
Repair category	2
Notes	Save typical chipped/slipped slates no significant or reportable defects noted. Internally and where visible no significant or reportable defects apparent. Regular and ongoing maintenance can be anticipated to the slate roof cladding in line with typical building upkeep.

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Rainwater fittings

Repair category	2
Notes	Save general weathering along with an element of corrosion to cast iron components, no significant or reportable defects noted.



Main walls

Repair category	1
Notes	Save typical weathering no significant or reportable defects noted.



Windows, external doors and joinery

Repair category	1
Notes	<p>No significant defects noted.</p> <p>Double glazing, particularly UPVC double glazing, 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 ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.</p>



External decorations

Repair category	1
Notes	<p>No significant or reportable defects noted outwith natural weathering.</p> <p>Ongoing maintenance may nonetheless be anticipated in line with a building of this age and construction type.</p>



Conservatories/porches

Repair category	-
Notes	Not applicable.



Communal areas

Repair category	2
Notes	<p>Generally well maintained albeit localised displaced plaster work was evident within the entrance close.</p> <p>Communal boundary walling notably to the rear of the building appears to be leaning and will require an element of repair/remedial work.</p>

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Garages and permanent outbuildings

Repair category	-
Notes	Not applicable.



Outside areas and boundaries

Repair category	2
Notes	Garden grounds appear suitably tended and boundaries for the most part in a satisfactory order consistent with age and type. An element of repointing can be anticipated to masonry walls. Repair/remedial work can be anticipated to the afore mentioned left hand rear elevation brick work boundary walling as at present a substantial lean is apparent.



Ceilings

Repair category	1
Notes	Save fair wear and tear no reportable defects noted. Please refer to our commentary above under "Dampness, Rot and Infestation".



Internal walls

Repair category	1
Notes	Save fair wear and tear no reportable defects noted.



Floors including sub-floors

Repair category	1
Notes	No obvious or significant defects noted. Due to previous movement within the building, some internal floors are perceived to be slightly off level. This is considered typical for a property of this age and type.



Internal joinery and kitchen fittings

Repair category	1
Notes	No significant or reportable defects noted.

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Chimney breasts and fireplaces

Repair category	2
Notes	<p>For the most part no reportable defects noted. Please refer to our commentary above under "Dampness, Rot and Infestation".</p> <p>We have assumed redundant flues have been adequately capped and vented in accordance with good building practice.</p>



Internal decorations

Repair category	1
Notes	<p>The property has been recently redecorated and was subsequently found to be well maintained throughout. Items identified should prove capable of remedy within the scope of ongoing routine maintenance.</p>



Cellars

Repair category	-
Notes	<p>Not applicable.</p>



Electricity

Repair category	2
Notes	<p>The electrical installation appears to be along older lines. Although no reportable defects were apparent, the installation should be regularly serviced and upgraded as appropriate in order to comply with current NIC/EIC standards.</p>



Gas

Repair category	1
Notes	<p>We have assumed all gas appliances have been installed in line with current Gas Safe standards.</p>



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>No obvious defects noted.</p>

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Heating and hot water

Repair category	1
Notes	<p>We have assumed all heating and hot water appliances operate in a safe and satisfactory order.</p> <p>The heating system should be annually serviced by a competent Engineer in order to comply with current Manufacturer's specifications.</p>



Drainage

Repair category	1
Notes	No obvious defects noted.

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Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the previous comments for detailed information.

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	2
Garages and permanent outbuildings	-
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	2
Internal decorations	1
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

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.

Single Survey

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?	First and attic floor
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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 reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

Confirmation the property is held on Standard or Absolute ownership.

The property has been altered from its original design, notably with the introduction of the attic floor accommodation. Such a modification is thought to be in excess of 30 years old. Nonetheless we have assumed full compliance as a where appropriate.

We have assumed that communal maintenance to the building is shared upon a user/equitable basis. This point along with any associated liabilities should be established prior to purchase.

Estimated reinstatement cost for insurance purposes

250,000

Valuation and market comments

In its current condition and with the present state of the property market we are of the opinion that the value of the heritable subjects having the benefit of vacant possession may be fairly stated in the figure of 110,000 (One Hundred and ten Thousand pounds).

Signed	Security Print Code [457312 = 4319] Electronically signed
Report author	Paul R Fraser
Company name	ALLIED SURVEYORS SCOTLAND PLC
Address	Herbert House, 24 Herbert Street, Glasgow, Glasgow City, G20 6NB
Date of report	27th April 2017

Mortgage Valuation Report



Property Address

Address Flat 1/1, 19 Barterholm Road, Paisley, PA2 6PA
Seller's Name Mr and Mrs Robertson
Date of Inspection 24th April 2017

Property Details

Property Type House Bungalow Purpose built maisonette Converted maisonette
 Purpose built flat Converted flat Tenement flat Flat over non-residential use
 Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

Not applicable.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame Other (specify in General Remarks)
Roof Tile Slate Asphalt Felt Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None Water Mains Private None
Electricity Mains Private None Gas Mains Private None
Central Heating Yes Partial None

Brief description of Central Heating:

Gas fired wet system.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
 Ill-defined boundaries Agricultural land included with property Other (specify in General Remarks)

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? Yes No

If Yes provide details in General Remarks.

Roads

Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

Mortgage Valuation Report

General Remarks

Well presented purpose built mid terraced first and attic floor flat contained within a two storey and attic building accommodating a ground floor flatted property. Access is via a communal ground floor entrance close leading to a rear elevation private stairwell. On street car parking is available to the front whilst private and communal garden grounds are situated to the rear.

The property is situated within an established residential area, to the south of Paisley Town centre. Surrounding properties comprise a combination of both traditional and more modern flats and dwellings. Arrange of local amenities/services are all considered reasonably convenient.

The property has been altered from its original design, notably with the introduction of the attic floor accommodation. Such a modification is thought to be in excess of 30 years old. Nonetheless we have assumed full compliance as a where appropriate.

We have assumed that communal maintenance to the building is shared upon a user/equitable basis. This point along with any associated liabilities should be established prior to purchase.

The property was generally found to be in fairly good order both internally and externally consistent with age and type. Defects noted should prove capable of remedy within the scope of ongoing routine maintenance/upgrading.

Essential Repairs

None

Estimated cost of essential repairs £

Retention recommended? Yes

No

Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property will form adequate security for normal mortgage lending purposes.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT) £

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [457312 = 4319]
Electronically signed by:-

Surveyor's name Paul R Fraser

Professional qualifications MRICS

Company name ALLIED SURVEYORS SCOTLAND PLC

Address Herbert House, 24 Herbert Street, Glasgow, Glasgow City, G20 6NB

Telephone 0141 330 9950

Fax 0141 330 9955

Report date 27th April 2017