

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:

Customer	Mr & Mrs. Barry & Caroline Sweeney
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Selling address	Rosebank House Guest House 53 Dunkeld Road Perth PH1 5RP
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Date of Inspection	27/04/2022
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Prepared by	Mark Hall, BSc MRICS Perth - 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 an extended semi detached two storey dwelling currently trading as a guest house.
Accommodation	<p>GROUND FLOOR Original house:- Entrance vestibule Hallway Lounge/Dining room Two bedrooms (both with en-suite facilities)</p> <p>Extension:- Kitchen Laundry room Utility room Lounge Two bedrooms (one with en-suite facilities) Bathroom with WC</p> <p>FIRST FLOOR Original house:- Landing Four bedrooms (all with en-suite facilities)</p> <p>Extension:- Landing/Hallway Storage room Four bedrooms (all with en-suite facilities)</p>
Gross internal floor area (m2)	406 square metres or thereby.

<p>Neighbourhood and location</p>	<p>The subjects form part of an established location within close proximity to Perth City Centre where surrounding properties are of a mixed residential and commercial nature. All primary facilities and amenities are available with easy reach.</p>
<p>Age</p>	<p>The subjects were erected circa 1900 and extended to the rear in 2015.</p>
<p>Weather</p>	<p>Dry but overcast.</p>
<p>Chimney stacks</p>	<p>The chimneys are of stone construction and served with lead flashings where seen.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>Roofing including roof space</p>	<p>The original roof coverings are of pitched design and overlaid externally with slates.</p> <p>There is a tiled mansard style roof over the rear extension incorporating a large platform section of roof which we understand to be laid with a PVC membrane such as 'Sarnafil' or similar.</p> <p>Access to the main attic roof void was gained via the ceiling hatch over the landing. The attic is fully insulated with insulation materials being laid over the top of the ceiling joists. Consequently only a limited inspection from the hatch was possible.</p> <p>There is no roof void to the rear extension.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p>
<p>Rainwater fittings</p>	<p>The gutters and downpipes are a mix of traditional cast iron and modern PVC design.</p> <p>Visually inspected with the aid of binoculars where required.</p>

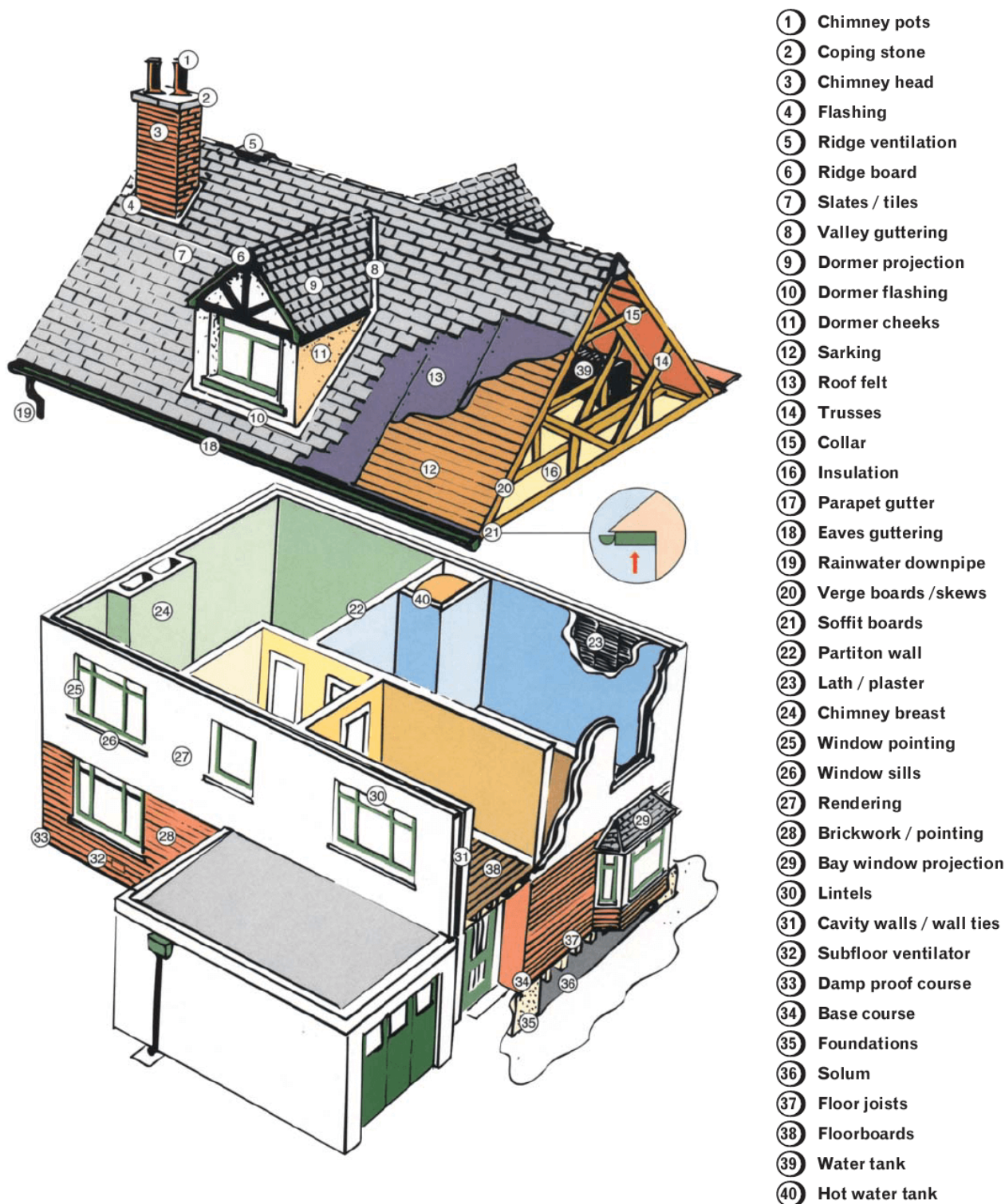
<p>Main walls</p>	<p>The original main walls are of solid stone construction. The attic dormer projections are slate clad.</p> <p>The rear extension would appear to be of cavity timber frame construction with an outer leaf of concrete block, externally harled and incorporating PVC cladding features.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<p>Windows, external doors and joinery</p>	<p>The windows are mainly of modern PVC frame double glazed design. There is however a timber Velux unit to the front en-suite shower room.</p> <p>Access to the property is via a timber front entrance door. Further external doors are of PVC/glazed construction.</p> <p>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.</p>
<p>External decorations</p>	<p>Painted external timbers and maintenance free PVC eaves boards and window frames.</p> <p>Visually inspected.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p>None.</p>
<p>Garages and permanent outbuildings</p>	<p>There is no garage. Outbuildings comprise two timber garden sheds.</p> <p>Visually inspected.</p>
<p>Outside areas and boundaries</p>	<p>There is tarmac car parking area to the front of the property with space for 6 vehicles. To the rear is an enclosed garden. The boundaries are formed in brick walling, stone walling and timber fencing.</p> <p>Visually inspected.</p>
<p>Ceilings</p>	<p>The ceilings are of traditional timber lath/plaster and modern plasterboard.</p> <p>Visually inspected from floor level.</p>
<p>Internal walls</p>	<p>The internal walls to the original part of the building are of</p>

	<p>solid construction plastered on the hard and traditional timber lath and plaster. The internal partitions to the rear extension are of timber stud construction and overlaid with plasterboard.</p> <p>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
Floors including sub floors	<p>The ground floors are of solid construction and suspended timber construction, overlaid with timber boards. The upper floors are of suspended timber construction. Floor coverings are fitted throughout. No access to any sub floor area was therefore possible.</p> <p>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.</p>
Internal joinery and kitchen fittings	<p>The internal doors are of timber and timber/glazed construction with timber skirting boards and facings throughout.</p> <p>There are fitted base and wall units within the kitchen area.</p> <p>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p>
Chimney breasts and fireplaces	<p>There is a fireplace within the dining room where a living flame gas fire has been fitted. There is also a fireplace to the front ground floor bedroom although this has been boarded over and is no longer in use.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
Internal decorations	<p>Internal finishes are a mixture of paper, paint, tiling and wet wall linings.</p> <p>Visually inspected.</p>

Cellars	None.
Electricity	<p>There is a mains supply of electricity. The meter and fuses for the original section of the building are located within the ground floor front bedroom.</p> <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>
Gas	<p>There is a mains supply of gas. The gas meter is located externally.</p> <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>
Water, plumbing and bathroom fittings	<p>There is a mains supply of water with the plumbing where seen being of copper and PVC design. All sanitary fittings throughout the property are to a modern standard.</p> <p>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.</p>
Heating and hot water	<p>A full gas fired central heating system has been installed with radiators throughout. Heating and hot water are provided by two modern wall mounted Worcester boilers along with two hot water storage cylinders. These are all located within the large landing storage cupboard.</p> <p>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.</p>
Drainage	<p>Drainage is presumed to be connected to the main public sewer.</p> <p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p>

<p>Fire, smoke and burglar alarms</p>	<p>Smoke and fire alarm equipment are present. No tests whatsoever were carried out to the system or appliances.</p> <p>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p>
<p>Any additional limits to inspection</p>	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>The property is currently trading as a guest house and therefore was fully furnished and had fitted floor coverings. No detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>No access was available to any sub-floor areas.</p> <p>Full and safe access was not available to the roof void area due to the presence of insulation.</p> <p>Flat roof coverings were not inspectable.</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:	
Notes:	Evidence of settlement/movement has affected the original part of the building. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.


Dampness, rot and infestation	
Repair category:	
Notes:	Within the limitations of our inspection, no adverse damp readings or signs of rot related defects were obtained/visible however, given the age of the original part of the property a precautionary check, including sub-floor areas should be carried out by a reputable timber specialist contractor including estimates for any recommended remedial or preventative works prior to purchase.


Chimney stacks	
Repair category:	
Notes:	Our inspection of chimneys was limited but they are of an age and style where a degree of regular ongoing maintenance should be anticipated.


Roofing including roof space

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

Repair category:	
Notes:	<p>The slate roof coverings are original. These are of a style and age where a degree of regular ongoing maintenance will be required.</p> <p>There is a flat roof over the rear extension which we understand to be laid with a PVC membrane such as 'Sarnafil' or similar. This may carry a guarantee.</p>


Rainwater fittings	
Repair category:	
Notes:	<p>Within the limitations of our inspection rainwater goods were seen to be free from significant defect.</p> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p>

Main walls	
Repair category:	
Notes:	Weathered stone was noted to areas of the external walls. Future repairs may be required. Repairs to traditional stone materials can be expensive, particularly to ornate finishes.

Windows, external doors and joinery	
Repair category:	
	Windows were not all fully opened or tested, and it should be


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:	appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.
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External decorations	
Repair category:	
Notes:	Paint finished and decorated external surfaces will require redecoration on a regular basis.

Conservatories / porches	
Repair category:	
Notes:	None.

Communal areas	
Repair category:	
Notes:	None.

Garages and permanent outbuildings	
Repair category:	
Notes:	The timber garden sheds are in fair order only. Areas of timber decay were 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.

Outside areas and boundaries	
Repair category:	1
Notes:	Boundary walls and fences should be regularly checked and maintained as necessary.


Ceilings	
Repair category:	1
Notes:	Within the limitations of our inspection no significant defects were noted.


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


Floors including sub-floors	
Repair category:	1
Notes:	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

Internal joinery and kitchen fittings	
Repair category:	

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:	Internal joinery is generally serviceable however some wear and tear items were noted.


Chimney breasts and fireplaces	
Repair category:	
Notes:	<p>All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused.</p> <p>It is assumed that the gas fire has been installed in accordance with the manufacturer's recommendations for fluing and ventilation and that this has been regularly checked and tested. All test documentation should be obtained and authenticated at the point of sale. In the absence of any such documentation, the appliance should be tested by a registered engineer prior to use.</p>


Internal decorations	
Repair category:	
Notes:	No immediate action or repair is needed.


Cellars	
Repair category:	
Notes:	None.

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.

Electricity	
Repair category:	
Notes:	Aspects of the electrical installation are dated. The system should be checked as a precaution by a registered electrician and upgraded if necessary.


Gas	
Repair category:	
Notes:	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings	
Repair category:	
Notes:	No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.

Heating and hot water	
Repair category:	
Notes:	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and

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.

	ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.
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Drainage	
Repair category:	
Notes:	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

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	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
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	1
Internal decorations	1
Cellars	
Electricity	2
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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input 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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

The property is currently trading as a Guest House. The valuation figure provided assumes vacant possession and takes no account of any business element attached to the property.

A large two storey extension has been added to the rear. Further alterations have also been carried out to create the present layout. It is assumed that all alterations, additions and/or extensions to the property have received all necessary Town Planning (Planning Permission) and Building Authority (Building Warrants and Completion Certificate) approvals and that documentation for such is available.

Estimated re-instatement cost (£) for insurance purposes

The estimated reinstatement cost for insurance purposes is £1,400,000. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers are advised. The figure should be reviewed annually and in light of any future alterations or additions.

Valuation (£) and market comments

The market value of the property described in this report is £610,000 (Six Hundred and Ten Thousand Pounds Sterling)

This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.

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Company name:	Perth - Allied Surveyors Scotland Plc
Address:	10 Charlotte Street Perth PH1 5LL
Signed:	Electronically Signed: 204674-ad821f82-f97a
Date of report:	03/05/2022