



Home Report

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Scottish Single Survey



Single Survey

survey report on:

Property address	46 Sophia Crescent Irvine KA12 9BN
Customer	Mrs Valerie Neil
Customer address	46 Sophia Crescent Irvine KA12 9BN
Prepared by	Shepherd Chartered Surveyors
Date of inspection	24/11/2025



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Terms and Conditions

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.

Single Survey

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 non traditional construction, namely, No Fines concrete construction, thermally clad and rendered externally. There is a balcony within the structure of the building which has metal railings.
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. Windows are of PVC framed double glazed units with the access door being a PVC unit. There are PVC double glazed French doors to the balcony. The eaves and soffits are clad in PVC.
External decorations	N/A
Conservatories / porches	None.
Communal areas	Circulation areas visually inspected. There is a communal access close and walkway which has a solid floor and stairwell and hard rendered walls with access via metal doors to the front and rear. There are metal railings to the open walkway.
Garages and permanent outbuildings	None.
Outside areas and boundaries	Visually inspected. There are grounds to the rear of the property overlaid in a mixture of materials including paving and chips and bound in part by timber fencing and metal railings. The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

Single Survey

Ceilings	Visually inspected from floor level. The ceilings within the property are of plasterboard with areas of PVC finishes noted.
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 solid construction, plasterED on the hard and of stud partitions, plasterboard lined.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. The flooring is solid in nature and of suspended timber which is assumed to be overlaid with timber tongue and groove boarding or similar. Various coverings exist above.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Skirtings and architraves are of painted timber with the internal pass doors being timber units of panel and glazed panel design. There are glazed panel units between the living room and kitchen. The kitchen has wall and floor mounted units and the staircase is a timber tread and riser unit which was fully carpeted at the time of our inspection.
Chimney breasts and fireplaces	N/A
Internal decorations	Visually inspected. The internal decoration is of wallpaper and paint.
Cellars	N/A

Single Survey

Fire, smoke and burglar alarms	All Scottish homes require 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. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.
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