

P A R T 1 .

# SINGLE SURVEY

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A report on the condition of the property, with categories being rated from 1 to 3.



Survey report on:

<b>Customer</b>	Mr. Dave Marshall
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<b>Selling address</b>	427b Gorgie Road Edinburgh EH11 2RS
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<b>Date of Inspection</b>	21/05/2024
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<b>Prepared by</b>	Alex Lamb, MRICS J & E Shepherd - Edinburgh
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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 comprises a converted upper flat.
Accommodation	First Floor: Kitchen/living room, bedroom, shower room and box room.
Gross internal floor area (m2)	43m2 or thereby.
Neighbourhood and location	The subjects are located within Edinburgh's established Gorgie district located to the west of Edinburgh City Centre being convenient for local shopping, social, educational and transport facilities.
Age	1890 approx and converted at a later date.
Weather	Dry and sunny.
Chimney stacks	<b><i>Visually inspected with the aid of binoculars where required.</i></b> The chimney stacks are of pointed stone and rendered brick construction.
Roofing including roof space	<b><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></b> <b><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i></b> <b><i>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.</i></b> The roof is pitched and overlaid in slate. No access was afforded into the roof void at the time of inspection.

Rainwater fittings	<p><b>Visually inspected with the aid of binoculars where required.</b></p> <p>Cast iron gutters and downpipes.</p>
Main walls	<p><b>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are traditional solid stone work being pointed externally. There is a rendered masonry section to the rear.</p>
Windows, external doors and joinery	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows throughout are of replacement UPVC double glazed style. The front access door is of a timber variety.</p>
External decorations	<p><b>Visually inspected.</b></p> <p>Painted and UPVC finishes.</p>
Conservatories / porches	<p><b>Visually inspected.</b></p> <p>None.</p>
Communal areas	<p><b>Circulation areas visually inspected.</b></p> <p>There is a external shared access stair and entrance porch to the rear.</p>
Garages and permanent outbuildings	<p><b>Visually inspected.</b></p> <p>It would appear the subjects benefit from an external storage unit, however, no access was gained at time of inspection.</p>
Outside areas and boundaries	<p><b>Visually inspected.</b></p> <p>The subjects appear to benefit from a communal shared parking area, however, this should be confirmed. The boundaries, where defined, are of solid stone walls.</p>
Ceilings	<p><b>Visually inspected from floor level.</b></p> <p>Plastered ceilings.</p>
Internal walls	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>Plaster finishes.</p>

<p>Floors including sub floors</p>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>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.</b></p> <p>The flooring throughout is of suspended timber construction. There are fitted floor coverings throughout.</p>
<p>Internal joinery and kitchen fittings</p>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The internal doors, skirtings and facings are of a timber variety. The kitchen is of a modern style and is comprised of wall and base mounted units incorporating adequate storage and worktop surface areas.</p>
<p>Chimney breasts and fireplaces</p>	<p><b>Visually inspected. No testing of the flues or fittings was carried out.</b></p> <p>Blocked over.</p>
<p>Internal decorations</p>	<p><b>Visually inspected.</b></p> <p>Painted and papered throughout.</p>
<p>Cellars</p>	<p><b>Visually inspected where there was safe and purpose-built access.</b></p> <p>None.</p>
<p>Electricity</p>	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>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.</b></p> <p>Mains supply with the consumer unit and electric meter located within the kitchen.</p>
<p>Gas</p>	<p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>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.</b></p> <p>Mains supply.</p>

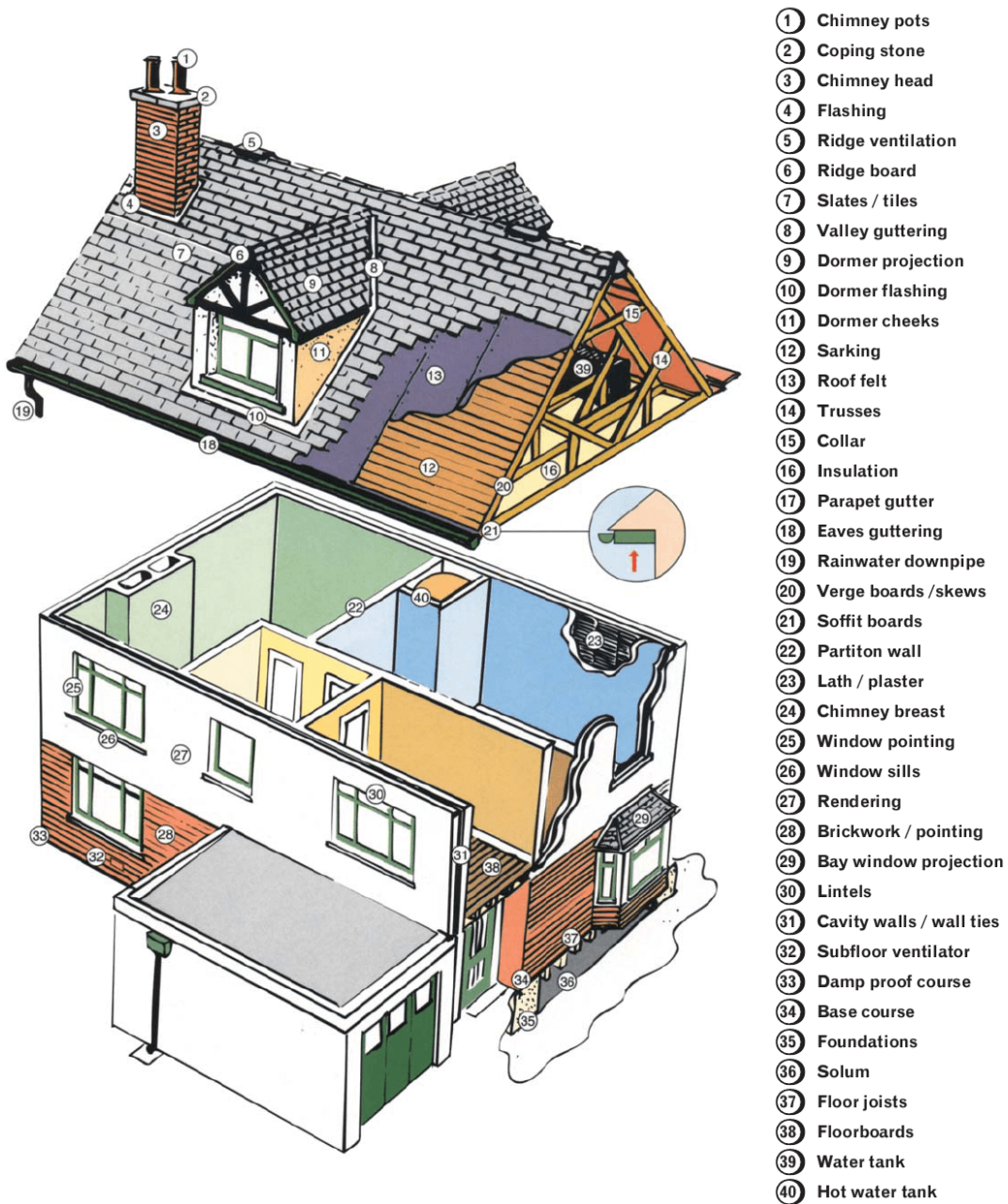
<p>Water, plumbing and bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains supply. The plumbing, where seen, is of copper supply pipes and PVC waste pipes, however, due to the age of the property it is possible that some sections of lead plumbing still exist in concealed areas. The sanitary arrangements comprise a three piece suite in the shower room.</p>
<p>Heating and hot water</p>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property benefits from a gas fired central heating system serving steel panel radiators with the combination boiler wall mounted within the shower room cupboard. It would appear domestic hot water is off the central heating system.</p>
<p>Drainage</p>	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Presumed to main public sewer.</p>

<p>Fire, smoke and burglar alarms</p>	<p><b>Visually inspected.</b></p> <p><b>No test whatsoever were carried out to any systems or appliances.</b></p> <p><b>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required.</b></p> <p><b>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</b></p> <p><b>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</b></p> <p>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.</p>
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<p>Any additional limits to inspection</p>	<p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b><i>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.</i></b></p> <p><b><i>If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>An inspection for Japanese Knotweed was not carried out.</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>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.</i></b></p> <p>The property was fully furnished and had fitted floor coverings, therefore 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>No access was afforded into the roof void or onto roof decks at the time of inspection.</p> <p>At the time of inspection conditions were dry.</p> <p>The external fabric the building was seen from restricted ground floor views only.</p>
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## Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 categories:

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

Structural movement	
Repair category:	1
Notes:	The property has suffered previous structural movement evident through distortions to the internal and external fabric of the building. On the basis of a single visual survey, this would appear to be of a longstanding and non progressive nature with no evidence of recent movement apparent.

Dampness, rot and infestation	
Repair category:	1
Notes:	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range. We have presumed that those areas not inspected are free of defects.

Chimney stacks	
Repair category:	2
Notes:	Weathered and damaged stone work and defective render noted to the chimney stacks. Ongoing maintenance and repair should be anticipated and budgeted for.

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.

## Roofing including roof space

Repair category:	2
Notes:	<p>The roof appears to be in a fair condition given the age and style of construction, however, is now of age and style where a degree of regular and ongoing maintenance and repair should be anticipated and budgeted for. More extensive overhaul works may be required in the future.</p> <p>Vegetation growth noted to the roof. It is recommended that this be removed by a competent contractor.</p> <p>We always recommend a precautionary check of the roof and pertinent is undertaken prior to purchase especially after adverse weather conditions.</p>

## Rainwater fittings

Repair category:	2
Notes:	<p>Corrosion noted to the rainwater goods. Remedial works are required.</p> <p>We would recommend that rainwater goods be monitored after a period of heavy downpour and any remedial works carried out thereafter.</p>

## Main walls

Repair category:	2
Notes:	<p>Some weathered/eroded stone work and defective pointing noted. Future repair should be anticipated and budgeted for.</p>

## Windows, external doors and joinery

Repair category:	2
Notes:	<p>Maintenance would be beneficial to window units. A precautionary check of all windows and doors is always recommended prior to purchase.</p>

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.

## External decorations

Repair category:	1
Notes:	Paint finished and decorated external surfaces will require redecoration on a regular basis.

## Conservatories / porches

Repair category:	
Notes:	None.

## Communal areas

Repair category:	1
Notes:	Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed.

## Garages and permanent outbuildings

Repair category:	1
Notes:	No inspection was carried out of the external shed and no comment can be made on its condition. We presume this is free from significant defects, however, ongoing maintenance and repair will be likely.

## Outside areas and boundaries

Repair category:	2
Notes:	Weathered stone work and defective pointing noted to the boundary wall. Future upgrading should be anticipated and budgeted for.

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.

Ceilings	
Repair category:	1
Notes:	<p>Some cracked/uneven ceiling plaster was noted and some repairs may be required at the time of redecoration or disturbance.</p> <p>Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed.</p>

Internal walls	
Repair category:	1
Notes:	Plaster cracks noted. Future upgrading should be anticipated.

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

Chimney breasts and fireplaces	
Repair category:	1
Notes:	The fireplaces have been blocked over. It is assumed that the chimneys are adequately vented with the chimneys capped. Ventilators should be fitted to prevent the build-up of dampness within the chimney flue.

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.

Internal decorations	
Repair category:	1
Notes:	The property is in good decorative order.

Cellars	
Repair category:	
Notes:	None.

Electricity	
Repair category:	2
Notes:	<p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p> <p>A precautionary check of the electrical system is always recommended prior to purchase. No tests were carried out by this firm.</p>

Gas	
Repair category:	1
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.

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.

## Water, plumbing and bathroom fittings

Repair category:

1

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.

We presume the sealants around the sanitary fittings are functional and no defects are present to the adjacent areas. A precautionary check of the areas below and adjacent to the sanitary fittings is always recommended prior to purchase as these areas are prone to leakage.

## Heating and hot water

Repair category:

1

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 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.

A precautionary check is always recommended prior to purchase. No tests were carried out by this firm.

## Drainage

Repair category:

1

Notes:

All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

A precautionary check of the drainage system is always recommended prior to purchase. No tests were carried out by this firm.

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>	1
<b>Dampness, rot and infestation</b>	1
<b>Chimney stacks</b>	2
<b>Roofing including roof space</b>	2
<b>Rainwater fittings</b>	2
<b>Main walls</b>	2
<b>Windows, external doors and joinery</b>	2
<b>External decorations</b>	1
Conservatories / porches	
<b>Communal areas</b>	1
<b>Garages and permanent outbuildings</b>	1
<b>Outside areas and boundaries</b>	2
<b>Ceilings</b>	1
<b>Internal walls</b>	1
<b>Floors including sub-floors</b>	1
<b>Internal joinery and kitchen fittings</b>	1
<b>Chimney breasts and fireplaces</b>	1
<b>Internal decorations</b>	1
Cellars	
<b>Electricity</b>	2
<b>Gas</b>	1
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	1
<b>Drainage</b>	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?	First
2. Are there three steps or fewer to a main entrance door of the property?	<input type="checkbox"/> YES <input checked="" 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 type="checkbox"/> YES <input checked="" 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 checked="" type="checkbox"/> YES <input 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.

<b>Matters for a solicitor or licensed conveyancer</b>	
<p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p> <p>Rights of access, land ownership and maintenance liabilities should be confirmed by an inspection of the Title Deeds.</p> <p>Where areas of maintenance, 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.</p> <p>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.</p> <p>The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.</p> <p>The property has been altered to form the present accommodation and it should be confirmed that all required Local Authority documentation has been obtained.</p>	
<b>Estimated re-instatement cost (£) for insurance purposes</b>	
<p>175,000</p> <p>One Hundred and Seventy Five Thousand Pounds Sterling</p>	
<b>Valuation (£) and market comments</b>	
<p>165,000</p> <p>One Hundred and Sixty Five Thousand Pounds Sterling.</p> <p>The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.</p>	
<b>Report author:</b>	Alex Lamb, MRICS
<b>Company name:</b>	J & E Shepherd - Edinburgh
<b>Address:</b>	12 Atholl Crescent Edinburgh EH3 8HA
<b>Signed:</b>	Electronically Signed: 259211-0839601b-4441

**Date of report:**

22/05/2024