

# Single Survey

survey report on:

<b>Property address</b>	1 Hallwood Park, Midmar, Inverurie, AB51 7NE
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<b>Customer</b>	Mr and Mrs D Masters
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<b>Prepared by</b>	ALLIED SURVEYORS SCOTLAND PLC
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<b>Date of inspection</b>	22nd February 2023
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## 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 Property<sup>1</sup>.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's 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.

Prior to 1 December 2008, 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 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.

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.

<sup>1</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Codes of Conduct.

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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 Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.<sup>2</sup>

## 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

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

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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.

## 1.1 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;

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- 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" *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*

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*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.

<b>Description</b>	The property comprises a 1.5 storey detached house with an integral double garage, within grounds which extend to approximately 0.25 acres.
<b>Accommodation</b>	Ground Floor: Vestibule, hall with w.c off, kitchen / dining room / living area, dining room, sitting room, utility room with boot room off. First Floor: Principal bedroom with ensuite shower room, bedroom with ensuite shower room, 2 bedrooms, bathroom, bedroom 5 / office.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the house extends to approximately 282 square metres, split between the ground floor of 142 square metres and the first floor of 140 square metres. This excludes the integral garage.
<b>Neighbourhood and location</b>	The property lies within the small rural settlement of Midmar, which has a primary school (250 metres away). It fronts onto a public road with a pavement and is otherwise adjoined by the grounds of a residential property on one side and an area of rough unused area of ground on one side and to the rear. The property lies within Alford Academy's catchment area, which is 11 miles away. Local centres of population and employment include Inverurie (population 14,500) 14 miles, Westhill (population 12,500) 11 miles, Banchory (population 7,500) 12 miles and Aberdeen City Centre 18 miles.
<b>Age</b>	The property is approximately 17 years old (built 2006).

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<b>Weather</b>	The weather was dry and overcast during the inspection. The report should be read in context of these weather conditions.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  There are no chimney stacks.  There is a steel flue through the rear roof face (from the living area stove), which has metal flashing around its base and is supported to the roof structure by two metal braces.
<b>Roofing including roof space</b>	<b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b>  <b>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.</b>  <b>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.</b>  The roof is pitched and clad with concrete interlocking tiles.  Roof detail includes: concrete ridge sections incorporating a dry ventilated ridge system; lead lined valley gutters at roof junctions; plastic verge sections; timber fascia and soffits; 5 bay windows which have tiled sides and roofs, concrete ridge sections - main ridge has dry system, hip ridges are cement bed, lead lined valley gutters side slips and front flashings, timber fascia soffits and facings; 1 rear velux roof window.  A limited head and shoulders inspection of the main roof space was made from a hatch in the landing ceiling. The roof is formed with timber trusses overlaid with fibreboard sarking and there is approximately 250mm of mineral wool insulation between the joists of the flat part of the roof space.
<b>Rainwater fittings</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  The rainwater fittings are brown plastic. Gutters are half round and deep flow, attached to fascia boards and downpipes are round.
<b>Main walls</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  <b>Foundations and concealed parts were not exposed or inspected.</b>  The building is built with timber frame cavity construction with a load-bearing timber frame inner leaf and concrete block outer leaf. Externally the walls are roughcast, incorporating decorative pink precast blocks at corners, around the front entrance and below the front bay window. The walls are approximately 340mm thick, including the internal wall lining.  There are ground floor bay windows off the sitting room and dining room, both with tiled roofs: sitting room bay has lead flashing along

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<b>Main walls</b>	its junction with the gable wall and hip ridging bed in cement; dining room bay is an extension of the main house roof with plastic verge sections.
<b>Windows, external doors and joinery</b>	<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 are timber framed triple glazed casement windows. Externally they incorporate metal splash strips along the base of each casement and metal cill strips. The majority of opening casements are top hinged and are fitted with locks.</p> <p>There are three external doors, which are fitted with multiple locking mechanisms: (i) front door - solid timber panel door with an oval leaded upper panel, on either side are thin timber framed double glazed panels; (ii) rear door, into utility room - solid timber door with opaque double glazed upper pane; (iii) patio doors from living area - pair of timber framed triple glazed doors. In addition, the door from the integral garage into the utility room is a solid flush external quality door fitted with a 5-lever mortice lock.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>The external joinery is stained dark brown.</p>
<b>Conservatories / porches</b>	There are no conservatories or porches.
<b>Communal areas</b>	There are no communal areas.
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>There is an integral double garage, which is within the main structure of the house and has the principal bedroom above. It has a concrete floor, plasterboard lined internal walls and ceiling, two electronically operated up and over vehicle doors, lighting and sockets and has an internal floor area of 31 square metres.</p> <p>Within the rear garden is a log cabin summer house, which measures internally 3.3m x 3.3m and has a timber floor, interlocking log walls and a pitched felt tiled roof. It is fitted with timber framed double glazed windows, a pair of external timber doors with double glazed panels.</p>
<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>The grounds have an irregular shape and extend to approximately 0.25 acres. Significant elements include: brick paved driveway and parking area with a pair of metal entrance gates; boundaries defined by a mix of timber fencing of varying heights, hedge along the front boundary, 3 metre high cypress hedge along one side and the rear boundary; areas of raised decking adjoining the rear of the house; concrete paved patio at one side; majority of garden area are lawns with several individual deciduous trees and some</p>

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<b>Outside areas and boundaries</b>	shrub beds.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b> The ceilings are lined with plasterboard.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b> <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b> The internal walls are lined with plasterboard.
<b>Floors including sub floors</b>	The floors are suspended timber and covered with chipboard. No inspection was made of the sub-floors, as the sub-floor hatches were either secured or covered with floor coverings. Sub-floor vents were noted through each external wall of the main part of the house. Fixed floor coverings included: oak flooring in the vestibule, hall, w.c, kitchen / dining room / living area; tiled floors in the three first floor bathrooms.
<b>Internal joinery and kitchen fittings</b>	<b>Built-in cupboards were looked into but no stored items were moved.</b> <b>Kitchen units were visually inspected excluding appliances.</b> The kitchen is fitted with a range of floor and wall units, which have gloss off-white units doors, drawer fronts and facings, and dark grey laminate worktops with wall splash tiling above. This includes a peninsular with added sections of worktop that provide a breakfast bar and table. Built- in appliances include an oven, oven / grill, fridge, hob with extractor hood above, freezer and dishwasher. The utility room is fitted with floor units along two sides, which are similar in design and colour to the kitchen units. Internal doors are oak; the majority are oak panel doors, except for timber framed glazed panel doors off the hall and between the living rooms. The stairway is oak and fitted with oak balustrades. The skirtings and door facings are oak. Four of the bedrooms have fitted wardrobes, two of which are fitted along one side of the bedroom and have opaque and mirror sliding doors.

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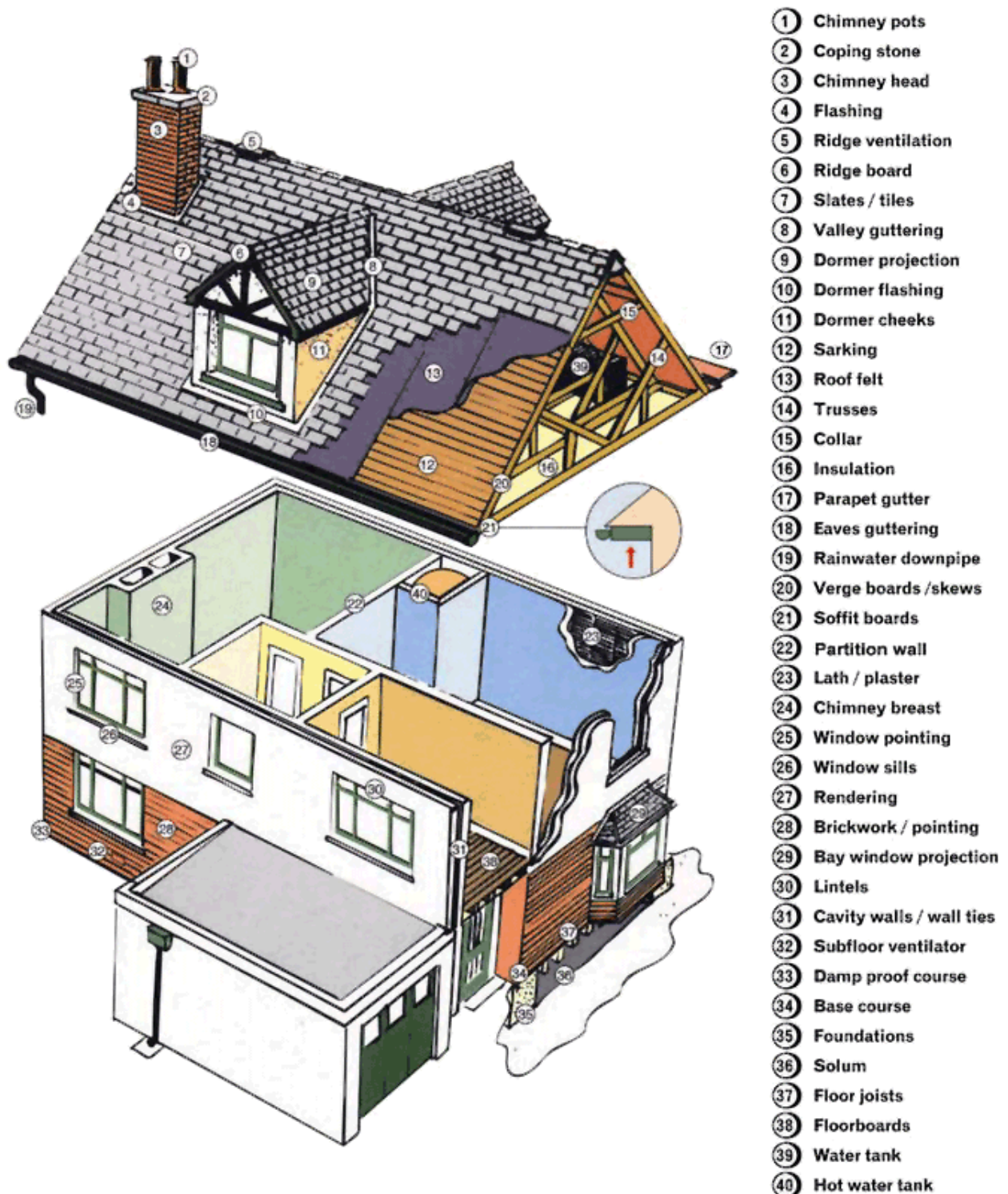
<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There are no chimney breasts.</p> <p>There is a free standing oval HWAM wood-burning stove in the living area, mounted on a glass plinth and fitted with a steel flue, which is taken up through the ceiling.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>The majority of the internal walls are painted plasterboard.</p> <p>The lower part of the walls of the three first floor bathrooms are tiled to dado height.</p>
<b>Cellars</b>	<p>There are no cellars.</p>
<b>Electricity</b>	<p><b>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.</b></p> <p>The property is supplied with mains electricity.</p> <p>An underground mains cable is taken to an external metre box, inset into the side wall of the integral garage.</p> <p>The consumer unit is located in a cupboard off the hall; this includes the main switch, a residual current devise (a switch that trips a circuit under dangerous conditions and disconnect the electricity) and circuit breakers (which switch off a circuit if they detect a fault).</p> <p>Sockets within the house are 13 amp rectangular pinned sockets. The ground floor light switch and socket face plates are chrome colour metal and the first floor are white plastic.</p>
<b>Gas</b>	<p>Mains gas is not available to the property.</p>
<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is supplied with mains water.</p> <p>The owner advised that the water enters the house in the utility room, where there is a stop-cock.</p> <p>The water system within the house is pressurised, with the pressure vessel located within the hot water tank cupboard off the hall; there is no cold water storage tank. The water pipework inspected was copper, with that in the integral garage lagged.</p> <p>There are three first floor bathrooms and a ground floor w.c: (i)</p>

<p><b>Water, plumbing, bathroom fittings</b></p>	<p>main bathroom - double ended bath with side tap, w.c and hand basin built into a unit with light wood-effect doors and facings and a light patterned laminate worktop, quadrant shower cubicle with 2 tiled sides, oval glazed side with pair of hinged doors and mixer shower, ceiling mechanical extract fan and chrome towel radiator; (ii) principal bedroom ensuite shower room - large cubicle with 3 tiles sides, 1 glazed side and door and mixer shower, w.c built into unit with wood effect doors and facings and a dark grey laminate worktop, 2 hand basins built into a similar unit, small built-in storage cupboard, ceiling mechanical extract fan and chrome towel radiator; (iii) ensuite shower room - square tiled cubicle with glass door and mixer shower, w.c and hand basin built into a unit with white doors and facings and a dark grey laminate worktop, ceiling mechanical extract fan and chrome towel radiator; (iv) ground floor w.c - w.c and hand basin built into similar unit to that describe in (iii), wall mechanical extract fan.</p> <p>There is a 1.5 bowl stainless steel sink in the kitchen and a stainless steel sink in the utility room.</p>
<p><b>Heating and hot water</b></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 house is heated by an oil central heating system from a Grant Vortex Utility 26-36 boiler, floor mounted in a rear corner of the garage and fitted with a balanced flue through the external wall. There is a 1,200 litre plastic oil tank within the rear garden, mounted on concrete slabs.</p> <p>The heating system is a wet system, via modern panel radiators. The system is controlled by a programmer mounted on a garage wall above the boiler and by thermostatically controlled valves fitted to the radiators.</p> <p>There is also electric underfloor heating to the three first floor bathrooms, each controlled by a wall mounted programmer.</p> <p>There is a 250 litre unvented indirect hot water cylinder in a cupboard off the hall. The water is primarily heated by the central heating boiler, controlled by its programmer and is supplemented by an electric immersion heater.</p>
<p><b>Drainage</b></p>	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is to a septic tank located within the rear garden, with wastewater discharge taken to a stone soakaway and/or partial discharge to a drain or ditch.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>

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<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected.</b> <b>No tests whatsoever were carried out to the system or appliances.</b> Mains operated smoke alarms are fitted in the hall and first floor landing.
<b>Any additional limits to inspection</b>	<b>For flats / maisonettes</b> <b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b> <b>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.</b> <b>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.</b> The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property. Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.

## 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

<b>Repair category</b>	1
<b>Notes</b>	No evidence of settlement or structural movement was found affecting the building.



### Dampness, rot and infestation

<b>Repair category</b>	1
<b>Notes</b>	Damp meter readings were taken at appropriate locations throughout the house but no evidence of dampness was encountered.  No evidence of decay or infestation was found in the visible timberwork inspected within the house.



### Chimney stacks

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the steel flue taken through the roof.



### Roofing including roof space

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the roof and that part of the roof space which was inspected.  Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof tiles, flashings and timber fascias and soffits.



## Rainwater fittings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the rainwater fittings. No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes.



## Main walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the main walls.



## Windows, external doors and joinery

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the windows and external doors. A selection of window opening casements and the external doors were opened and found to operate effectively. From a ground level inspection, no significant defects were noted to the fascias and soffits.



## External decorations

<b>Repair category</b>	1
<b>Notes</b>	The decoration of the external joinery was found to be in good condition.



## Conservatories/porches

<b>Repair category</b>	-
<b>Notes</b>	None.



## Communal areas

<b>Repair category</b>	-
<b>Notes</b>	None



## Garages and permanent outbuildings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the integral garage and summer house.



## Outside areas and boundaries

<b>Repair category</b>	1
<b>Notes</b>	The boundary hedges and fences, driveway, pathways, patio and areas of raised decking appeared to be in satisfactory condition. The hedges will require annual trimming and the fences will regular maintenance in the future. The garden ground has been well maintained and was found to be in a neat and tidy condition.



## Ceilings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the ceilings.



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the internal wall linings.



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	From a limited inspection that was possible of the floors, no defects were noted.



## Internal joinery and kitchen fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>The kitchen and utility room fittings have been well maintained and only minor wear and tear markings were noted. No assessment has been made of the condition of the built-in kitchen appliances.</p> <p>One of the bottom opaque panels in a sliding bedroom built-in wardrobe door is cracked.</p>



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the living area stove. No assessment has been made on its operation and whether its flue is adequately lined.



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	The internal decoration was found to be in good condition.



## Cellars

<b>Repair category</b>	-
<b>Notes</b>	None.



## Electricity

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected.</p> <p>Interlinked smoke alarms should be fitted in the ground floor hallway, main living room and first floor landing and a linked heat detector should be fitted in the kitchen.</p> <p>The new Fire and Smoke Alarm Standard came into 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>



## Gas

<b>Repair category</b>	-
<b>Notes</b>	None.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The sanitary fittings in the three bathrooms and w.c were found to be in good condition.</p>



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected.</p> <p>The central heating boiler and system is due an annual service and should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.</p> <p>The plastic oil tank is a single skin tank; when renewed in the future a bunded tank will be required.</p>



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	<p>No problems with the drainage were visible during our inspection.</p> <p>No assessment has been made on the size, capacity, condition and operation of the drainage system.</p> <p>It is likely that the septic tank will require to be periodically emptied in the future. The soakaway and discharge drain may require future maintenance in the event of blockage or a loss of permeability.</p>

# Single Survey

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	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	1
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	1
Gas	-
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.

## 3. Accessibility information

### Guidance notes on accessibility information

*Three steps or fewer to a main entrance door of the property:*

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

*Unrestricted parking within 25 metres:*

For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

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

The tenure is understood to be outright ownership. The titles have not been checked by the surveyor. It is assumed that there are no unduly onerous provisions in the title documents and management/service charge agreements. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would, or should be revealed to a competent completing solicitor or by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

The house was built around 2006; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

### Estimated reinstatement cost for insurance purposes

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. Furnishings 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 discussion with your insurers is advised.

£800,000 (Eight Hundred Thousand Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit, the Pandemic and the war in Ukraine. It is recommended that this figure be regularly updated to ensure that there is adequate cover or alternatively seek specialist advice from your insurer.

### Valuation and market comments

In its present condition, it is our opinion that the market value of the heritable interest in the property with the benefit of vacant possession and as at the date of our inspection, is:

£470,000 (Four Hundred and Seventy Thousand Pounds)

Our valuation has fully taken into account the prevailing market conditions.

**Signed**

Security Print Code [464598 = 8769 ]  
Electronically signed

**Report author**

David Silcocks

# Single Survey

<b>Company name</b>	ALLIED SURVEYORS SCOTLAND PLC
<b>Address</b>	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
<b>Date of report</b>	28th February 2023

# Mortgage Valuation Report



**ALLIED  
SCOTLAND**

Chartered Surveyors

## Property Address

Address 1 Hallwood Park, Midmar, Inverurie, AB51 7NE  
Seller's Name Mr and Mrs D Masters  
Date of Inspection 22nd February 2023

## 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

There is an integral double garage, which is within the main structure of the house and has the principal bedroom above. It has a concrete floor, plasterboard lined internal walls and ceiling, two electronically operated up and over vehicle doors, lighting and sockets and has an internal floor area of 31 square metres.

Within the rear garden is a log cabin summer house, which measures internally 3.3m x 3.3m and has a timber floor, interlocking log walls and a pitched felt tiled roof. It is fitted with timber framed double glazed windows, a pair of timber external doors with double glazed panels.

# 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 Connection

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:

Full oil central heating via a wet radiator system, which is controlled by a programmer and radiator thermostatically controlled valves.

The three first floor bathrooms also have electric underfloor heating.

## 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

The property comprises a 1.5 storey detached house with an integral double garage, within grounds which extend to approximately 0.25 acres.

Other accommodation includes a utility room and a boot room.

The property lies within the small rural settlement of Midmar, which has a primary school (250 metres away). It fronts onto a public road with a pavement and is otherwise adjoined by the grounds of a residential property on one side and an area of rough unused area of ground on one side and to the rear.

The property lies within Alford Academy's catchment area, which is 11 miles away. Local centres of population and employment include Inverurie (population 14,500) 14 miles, Westhill (population 12,500) 11 miles, Banchory (population 7,500) 12 miles and Aberdeen City Centre 18 miles.

The house was built around 2006; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

Relevant valuation factors include: semi-rural setting; within a small rural settlement with a primary school 250 metres away; substantial house with an internal floor area of 282 square metres and 8 habitable rooms; well maintained externally and internally; fitted to a good modern standard.

The residential property market within the North-east of Scotland suffered a fall in values during 2016 and 2017 as a result in the decline in the Region's oil related economy. From 2018 - 2020, the level of market activity remained fairly static, there was no significant upturn in values, marketing periods could be lengthy and a realistic asking price was required. The Covid-19 pandemic added uncertainty to the property market for the remainder of 2020 and throughout 2021/22. In the aftermath of the initial lock-down period from July 2020 onwards, local rural market activity increased significantly, with this leading to shorter marketing periods and an increase in values. From mid-2022 the residential property market generally has experienced more difficult conditions caused by rising interest rates, inflation and the cost of living; these conditions are likely to extend into 2023.

## Essential Repairs

No essential repairs are required to the property.

Estimated cost of essential repairs £  Retention recommended?  Yes  No Amount £

# Mortgage Valuation Report

## Comment on Mortgageability

The property is considered to be suitable security for mortgage purposes, subject to the specific lending criteria of the mortgage provider.

## 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 [464598 = 8769 ]  
Electronically signed by:-

Surveyor's name David Silcocks

Professional qualifications BSc MRICS

Company name ALLIED SURVEYORS SCOTLAND PLC

Address Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE

Telephone 01224 571163

Fax 01224 589042

Report date 28th February 2023