



Survey Report on: **Highbury,
East Road,
Kirkwall,
KW15 1HE.**

Client: **D. Sinclair M. Robertson.**

Client address: **Highbury,
East Road,
Kirkwall,
KW15 1HE.**

Date of inspection: **23rd January 2019.**

Prepared by: **Stephen J Omand, F.R.I.C.S.,
Chartered Valuation Surveyor,
R.I.C.S. Registered Valuer.**

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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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

Description	Two storey detached villa.
Accommodation	Ground Floor- Vestibule, Main Hall, 2 Public Rooms, Kitchen with Dinette, Dining Room, Shower-room, Utility Room, Cloaks and Rear Vestibule. First Floor- Landing, 5 Bedrooms and Bathroom.
Gross external floor area (m²)	376.5m ² .
Neighbourhood and location	Situated in a predominantly residential area of Kirkwall, within walking distance of the town centre.
Age	Main house circa early 1900's, with sun lounge circa 1999.
Weather	Dry but frosty at time of inspection, with snow scattering.
Chimney stacks	<i>Visually inspected with the aid of binoculars where appropriate.</i> Four dressed stone chimney stacks. Chimney 1, front left-hand stack- Two pots, one fitted with cowl and one fitted with lead cap. Chimney 2, front right-hand stack- Two pots, each fitted with a cowl. Chimney 3, stack to rear higher roof- Four pots, all fitted with cowls. Chimney 4, rear stack at lower level- One pot with cowl.

Roofing including roof space

Sloping roofs were visually inspected with the aid of binoculars where appropriate.
Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.
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.

All roofs are clad with Welsh slate.

Roof 1, main roofs- Pitched and clad slate on horsehair felt, sarking boards and roof timbers. Timber barge boards to main gables. Two bay roofs to front elevation, pitched and hipped. Part of the rear roof space has been lined. All of this loft is floored. Fibreglass insulation.

Roof 2- sun lounge- Pitched and hipped, with PVC soffits and fascias. Two solar panels to front roof slope. No access to roof space.

Roof 3, over stair well- Clad as for main roofs. No access to roof space.

Roof 4, roof to rear single storey lean-to- There is a polycarbonate finish over the rear vestibule otherwise the roof is clad slate, as for the main roofs. There was no access to the roof timbers.

There is a box gutter to the rear, which cannot be inspected from ground level.

Rainwater fittings

Visually inspected with the aid of binoculars where appropriate.

Cast iron and P.V.C. gutters and downpipes.

Main walls

Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.

Pointed dressed stone walls with sandstone features to bay windows and front door.

Windows, external doors and joinery

*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.*

Single glazed timber window, with leaded lights, to main stairwell, double glazed timber windows to remainder of original house, panelled timber front door, tongued and grooved timber rear door with double glazed uPVC doors and windows to sun lounge. Single glazed metal skylights and double glazed Velux rooflights.

External decorations

Visually inspected.

Decoration to timber doors, windows and barge boards.

Conservatories / porches

Visually inspected.

No conservatories or porches.

Communal areas

Visually inspected.

No communal areas. Per the owner there is a right of access to the garden, over the adjacent, small, housing development.

Garages and permanent outbuildings

Visually inspected.

No garage. Summerhouse with stone walls, fibreglass clad flat roof and solid floor, lined plasterboard, with accommodation of living area and toilet. Lean-to greenhouse. Timber shed with felt roof.

Outside areas and boundaries

Visually inspected.

Stone front boundary wall, with wrought iron railings and gates, timber fence to the boundary with the adjacent housing development, stone walls to remaining boundaries.

Ceilings

Visually inspected from floor level.

Lathe and plaster lined ceilings, in general, with plasterboard to sun lounge and tongued and grooved timber to kitchen dinette.

Internal walls

*Visually inspected from floor level.
Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

Lathe and plaster lined walls, in general, with plasterboard to sun lounge. Timber stud partitions lined lathe and plaster.

Floors including sub floors

*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 unfixated hatch by way of an inverted "head and shoulders" inspection at the access point.*

In general, suspended timber floors with some solid.

Internal joinery and kitchen fittings

*Built-in cupboards were looked into but no stored items were moved.
Kitchen units were visually inspected excluding appliances.*

Timber facings, skirtings, panelled doors and staircase with some timber panelling to windows. Built-in kitchen and utility units.

Chimney breasts and fireplaces

Visually inspected. No testing of the flues or fittings was carried out.

Plaster lined chimney breasts. Sandstone grate, to front left public room, with built-in stove, timber mantle, with tiled back, flagstone hearth and built-in stove, to right-hand public room, timber mantle, with tiled back and hearth, to hallway, timber mantle, with tiled back and hearth, to dining room, timber mantle with tiled metal grate to rear, first floor bedroom and timber mantle, with tiled back and hearth, to main bedroom.

Internal decorations

Visually inspected.

Varnished finish to all original timber, emulsion, in general, to walls and ceilings, with some paper.

Cellars

Visually inspected.

There are no cellars.

Electricity

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.

Mains electricity supply.

Gas

Visually inspected.

No mains gas in Orkney. Bottled supply for cooking.

Water, plumbing and bathroom fittings

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.

Mains water supply.

Ground Floor Shower-room- Toilet, basin and shower with electric shower.

First Floor Bathroom- Plastic bath, with mixer shower tap, shower cubicle, with mixer shower, built-in toilet and basin.

Flush sink to kitchen with flush stainless steel sink to cloaks.

Heating and hot water

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.

External oil boiler heating radiators. PVC oil storage tank. Foam lagged hot water cylinder.

Drainage

Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Mains drainage connection.

Fire, smoke and burglar alarms

Visually inspected. No tests whatsoever were carried out to the system or appliances.

Smoke detectors to ground floor hall and first floor landing.

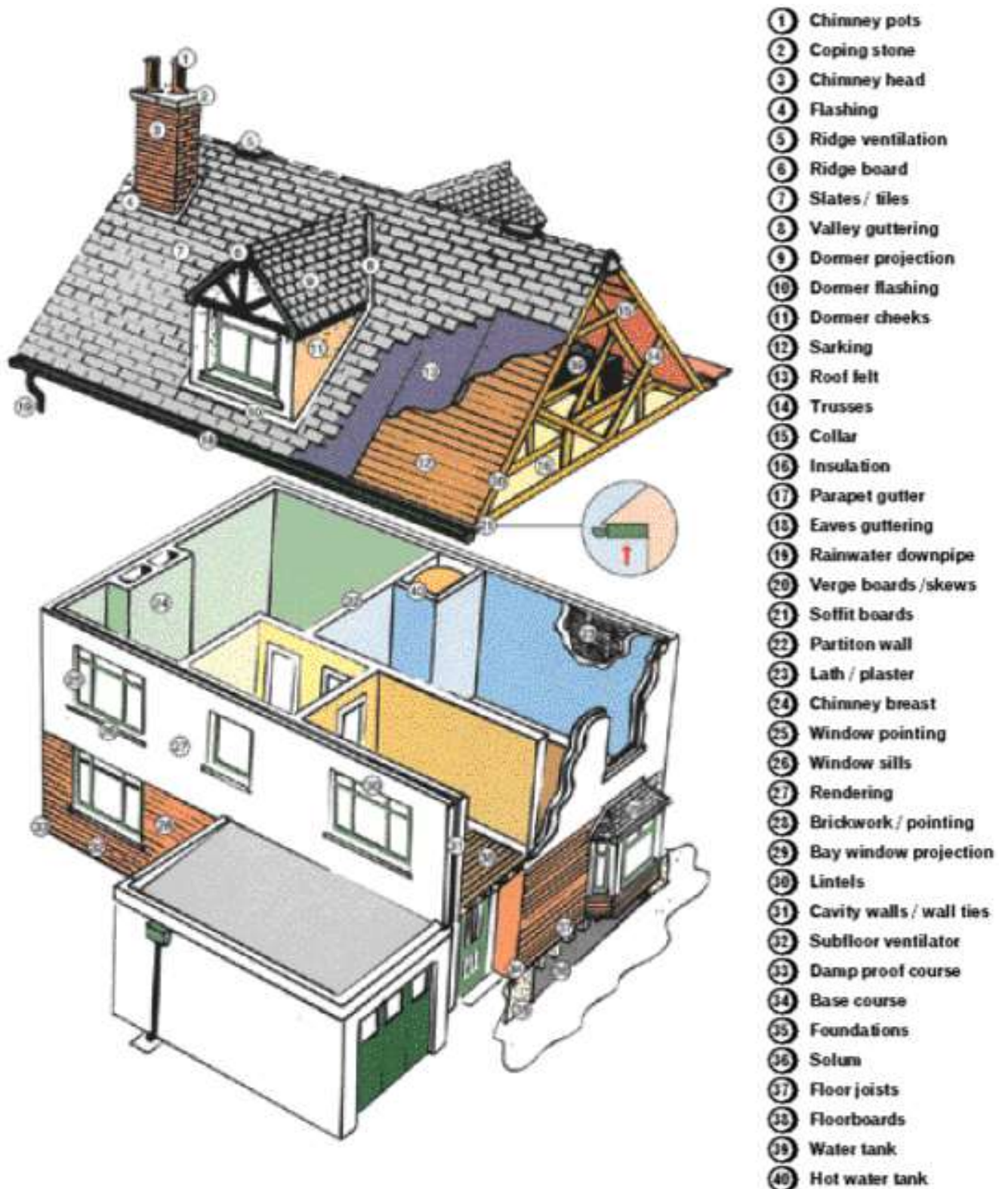
Any additional limits to inspection:

There was no access for inspection to the foundations, to the timbers of the bay window roofs, the sun lounge roof, the roof over the stairs or the lean-to roof, to behind side wall linings or to the main floor construction. Fitted coverings prevented access to some floor surfaces. Furnishings and stored items prevented full access to wall surfaces. The efficiency of the heating and drainage systems cannot be commented upon.

Tests by the Health Protection Agency have identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the Health Protection Agency. Telephone 01235 822745/876/737.

An inspection for Japanese Knotweed or other invasive plant species was not carried out and unless otherwise stated, for the purposes of this report, it is assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties.

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 terms.









2. CONDITION








This section identifies problems and tells you about the urgency of any repairs by using one of three categories.

<p>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.</p>	<p>Category 2: Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p>Category 1: No immediate action or repair is needed.</p>
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 <p style="text-align: center;">Structural movement</p>	
Repair category	1
Notes:	There was no evidence of significant subsidence, settlement or cracking to the main walls.
 <p style="text-align: center;">Dampness, rot and infestation</p>	
Repair category	2
Notes:	<p>Two of the windows to the first floor, left-hand side wall do appear suspect, as inspected from ground level, as the bottom of each window looks black. The internal sill board, to the rear of these two windows, is discoloured, implying possible leakage, and the window joint at this corner is also open. These windows should be inspected at close quarters from the exterior.</p> <p>Woodworm was noted to roof timbers, which the owner states has been treated but is not guaranteed.</p> <p>The greenhouse is rotten.</p>
 <p style="text-align: center;">Chimney stacks</p>	
Repair category:	2
Notes:	The pot with the cowl to the front, left-hand stack, is cracked. The joint between the base of each stack and the slate should be continually monitored and maintained.

 Roofing including roof space	
Repair category:	2
Notes:	<p>Some repointing is required to ridge tiles, corrosion was noted to some slate nails, replacement of broken or slipped slates will be an ongoing maintenance consideration with Welsh slate, woodworm was noted to roof timbers, which the owner states has been treated but is not guaranteed, barge boards require re-decoration. All abutments with walls and chimney stacks should be regularly inspected at close quarters and maintained watertight.</p> <p>All of the above is to be expected with a building of this age and construction and should be dealt with under ongoing maintenance.</p>
 Rainwater fittings	
Repair category:	1
Notes:	<p>Cast iron rainwater fittings, including brackets and decoration, should always be maintained and all gutters regularly cleaned out.</p>
 Main walls	
Repair category:	2
Notes:	<p>There is an amount of flaking and laminating to sandstone details, which is to be expected with this type of stone. An amount of minor repointing will be required to stonework in general, and to the sills of the sun lounge. Some mastic has been applied in the past to the joints of the bay windows, implying possible leakage.</p> <p>All of the above is to be expected with a building of this age and construction and should be dealt with under ongoing maintenance.</p>
 Windows, external doors and joinery	
Repair category:	2
Notes:	<p>A number of double glazing units to the timber windows have failed. The two first floor windows to the left-hand side wall should be inspected at close quarters, to ascertain their condition. Single glazed metal skylights have been internally "plugged" with polystyrene insulation. Due to the weather conditions at the time of inspection, it was unclear if the Velux double glazing had failed.</p> <p>An amount of repair and maintenance is required.</p>
 External decorations	
Repair category:	2
Notes:	<p>External redecoration is required to barge boards and some windows.</p>
 Conservatories / porches	
Repair category:	N/A
Notes:	

 Communal areas	
Repair category:	N/A
Notes:	
 Garages and permanent outbuildings	
Repair category:	2
Notes:	The greenhouse is rotten.
 Outside areas and boundaries	
Repair category:	2
Notes:	The boundary fence with the neighbouring housing development requires attention. Some repointing to the front stone wall will be an ongoing maintenance consideration.
 Ceilings	
Repair category:	1
Notes:	Ceilings are in serviceable condition for their age and construction. There is crack to the cornice of the main bedroom. There will always be some hair cracks or marks with lathe and plaster, which can be dealt with when re-decorating.
 Internal walls	
Repair category:	1
Notes:	Walls are in serviceable condition for their age and construction. There will always be some hair cracks or marks with lathe and plaster and general wear and tear of an occupied house, all of which can be dealt with when re-decorating.
 Floors including sub-floors	
Repair category:	1
Notes:	There is some creaking to floorboards, but that is to be expected. There are some cracked tiles to the sun lounge floor.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal finishes are in serviceable condition for their age. There are some splits timber panels, which is to be expected with this age of property, and some of the kitchen unit doors require adjustment.
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	There is a crack to the hearth of the rear bedroom but, overall, the fireplaces are in quite good condition for their age. The condition or efficiency of the stoves or flues cannot be commented upon.

 Internal decorations	
Repair category:	1
Notes:	Internal decoration is in keeping with that of a substantial family home.
 Cellars	
Repair category:	N/A
Notes:	
 Electricity	
Repair category:	2
Notes:	The light switch to the ground floor shower-room is within the shower-room. This switch should be relocated to the hall side of the shower-room door. There is a loose light switch to the front centre bedroom. The consumer unit is dated. The system should be tested at regular intervals by a time-served electrician and any recommendations implemented.
 Gas	
Repair category:	1
Notes:	Confirm that the gas installation was undertaken by a Gas Safe Engineer, or equivalent.
 Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	Sanitary ware is in serviceable condition for its age, where applicable.
 Heating and hot water	
Repair category:	1
Notes:	Confirm that the oil boiler has been regularly serviced and when last it was serviced.
 Drainage	
Repair category:	1
Notes:	The condition or efficiency of the drainage system cannot be commented upon, as it was not open to inspection.

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	Repair Categories 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.
Dampness, rot and infestation	2	
Chimney stacks	2	
Roofing including roof space	2	
Rainwater fittings	1	
Main walls	2	
Windows, external doors and joinery	2	
External decorations	2	
Conservatories / porches	N/A	
Communal areas	N/A	
Garages and permanent outbuildings	2	
Outside areas and boundaries	2	
Ceilings	1	
Internal walls	1	
Floors including sub-floors	1	
Internal joinery and kitchen fittings	1	
Chimney breasts and fireplaces	1	
Internal decorations	1	
Cellars	N/A	
Electricity	1	
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 coin-operated 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?	Yes
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

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

Confirm

- 1- Site boundaries.
- 2- Shared maintenance for communal areas.
- 3- Septic tank registered with S.E.P.A.

Estimated re-instatement cost for insurance purposes

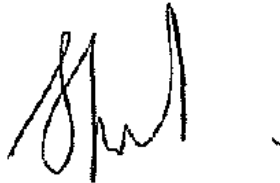
£1,100,000.

Valuation and market comments

Five Hundred and Twenty Five Thousand Pounds, £525,000.

Report author: Stephen J Omand, F.R.I.C.S.,
Chartered Valuation Surveyor,
R.I.C.S. Registered Valuer.

Address: 14 Victoria Street,
Kirkwall,
KW15 1DN.



Signed:

Date of report: 1st February 2019.

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

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. ¹

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.

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

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.

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.

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. 2

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid.

Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

TERMS AND CONDITIONS – WITH MVR – SEPTEMBER 2009

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

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

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.

2.3.1 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.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 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.

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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 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