



## Survey Report On

**Madras Villa,  
Bignold Park Road,  
Kirkwall,  
Orkney,  
KW15 1PT.**

**Client:** Danny Bain, Alyson Kemp & Karoline MacPhail.

**Client address:** c/o Hegra, 27 Lynn Park,  
Kirkwall, Orkney, KW15 1SL.

**Date of inspection:** 28<sup>th</sup> September 2021.

**Prepared by:** Christopher Park, M.R.I.C.S.,  
Chartered 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.

<b>Description</b>	Detached 2 storey "C" listed property.
<b>Accommodation</b>	Ground Floor – Entrance Porch, Hallway, Sitting Room, Sitting Room / Bedroom, Kitchen / Diner, Bathroom and Rear Hallway. First Floor – Landing, 3 Bedrooms and 1 En-Suite.
<b>Gross external floor area (m<sup>2</sup>)</b>	183.5m <sup>2</sup> .
<b>Neighbourhood and location</b>	Situated in a predominantly residential area within walking distance of Kirkwall town centre and associated local amenities.
<b>Age</b>	Main c.1800's. The exact date of rear extension and entrance porch are not known.
<b>Weather</b>	Overcast and dry.
<b>Chimney stacks</b>	<i>Visually inspected with the aid of binoculars where appropriate.</i>  2 stone chimney stacks and 1 concrete block chimney stack all finished roughcast with coping and 2 pots.

**Roofing including roof space**

*Sloping roofs were visually inspected with the aid of binoculars where appropriate.  
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.*

Main and extension roofs are pitched, clad natural slate, on sarking boards and timber trusses. There are skews to the gables. Fibreglass insulation laid between ceilings joists in both roof spaces.  
Concrete roof to front entrance porch.

**Rainwater fittings**

*Visually inspected with the aid of binoculars where appropriate.*

Gutters and downpipes are either cast iron or P.V.C.

**Main walls**

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

Main stone walls finished roughcast.  
Rear extension of assumed concrete block cavity construction finished roughcast.  
Front entrance porch of concrete construction.

**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 sash and case windows.  
Timber panelled and glazed panelled external doors.

**External decorations**

*Visually inspected.*

Paint finish to timber windows & doors and to window sills & sills.

**Conservatories / porches**

*Visually inspected.*

Front entrance porch, as above, with solid floor, single glazed timber window and external door with walls and ceiling lined painted tongue and groove boarding.

**Communal areas**

*Visually inspected.*

None.

**Garages and permanent outbuildings**

*Visually inspected.*

Stone shed with mono-pitched corrugated asbestos sheeted roof with an attached shed of various construction with mono-pitched corrugated sheeted roof.  
Basic timber shed with pitched felt roof.

**Outside areas and boundaries**

*Visually inspected.*

Garden area to side of property.  
Timber gates providing access to parking area to side of property.  
Concrete pathways.  
Boundaries are a combination of stone walls, concrete block walls and timber fencing.

**Ceilings**

*Visually inspected from floor level.*

Ceilings are generally lined either lath and plaster or plasterboard.

**Internal walls**

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

Internal walls and partitions are generally lined either lath and plaster or plasterboard.

**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.*

Floors are a combination of suspended timber and 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.*

Internal doors are either timber flush, panelled or glazed panelled.  
Timber staircase, facings and skirtings.  
Built in kitchen units.

**Chimney breasts and fireplaces**

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

Chimney breasts are lined either plasterboard, lath and plaster or hardwall plaster.  
Open fireplaces to right side Sitting Room and right side first floor Bedroom.  
Fireplace to Sitting Room with tiled hearth and Bedroom fireplace with timber mantle and tiled surround.

**Internal decorations**

*Visually inspected.*

Ceilings are finished either emulsion or papered.  
Internal walls and partitions are finished either emulsion or papered.  
Paint or varnish finish to internal joinery.

**Cellars**

*Visually inspected.*

None.

**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.  
Two 47kg propane bottles to rear of property. It is understood they were connected to a gas cooker in the kitchen which is no longer in use.

**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.  
Bathroom – bath, wash hand basin and W.C.  
En-suite – electric shower and wash hand basin.  
Stainless steel kitchen sink and drainer.  
Cold water storage tank in extension roof space.

## 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.*

Oil fired stove to radiator central heating system.  
Electric heated towel rail to en-suite.  
Foam insulated hot water cylinder.  
Metal oil storage tank in shed to rear of property.

## Drainage

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

Mains connection.

## Fire, smoke and burglar alarms

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

Smoke detectors noted to ground floor rear hallway and first floor landing.

## Any additional limits to inspection:

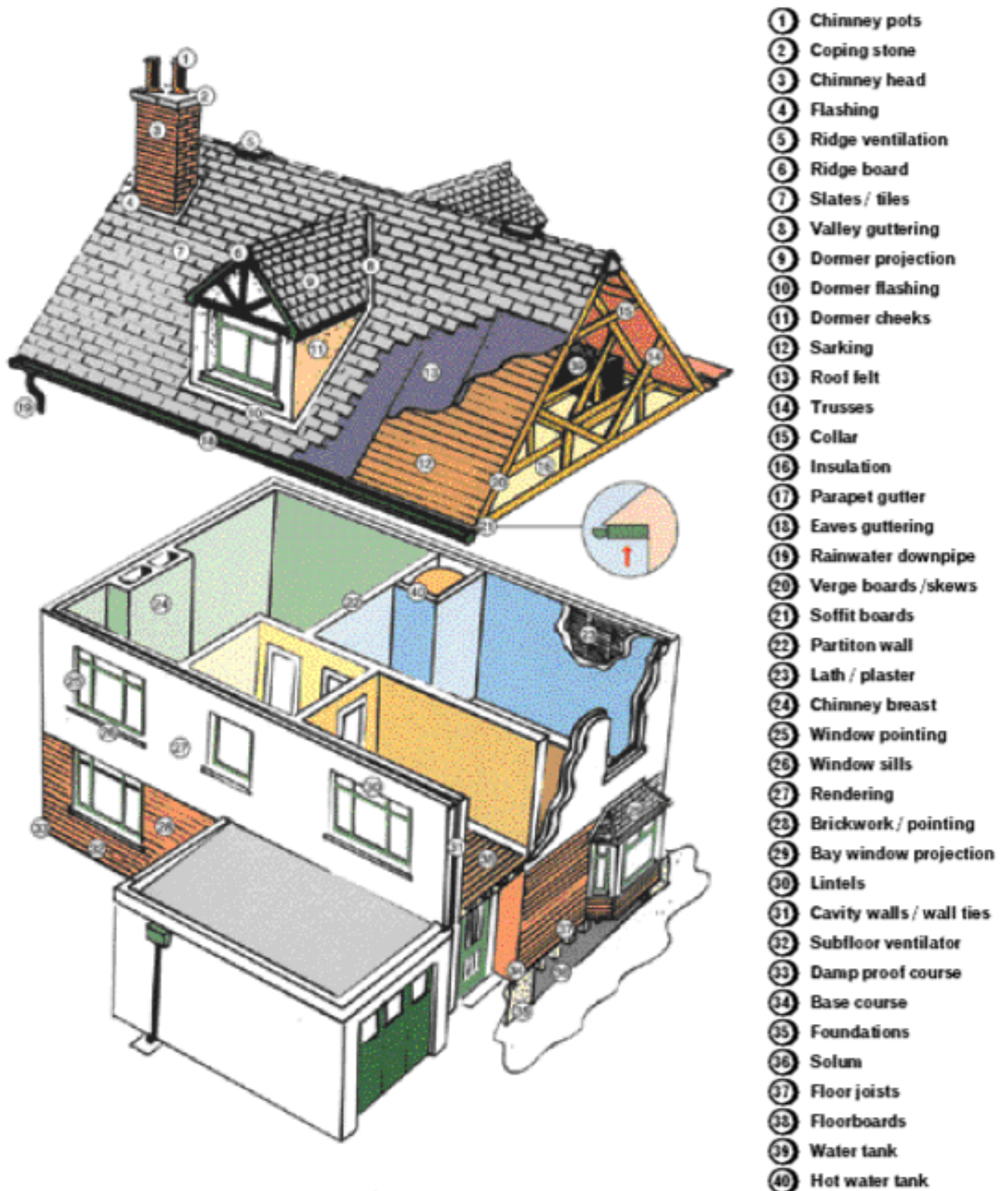
There was no access for inspection to the foundations, to behind side wall linings or to the underside of the main floor construction. The property was fully furnished at the time of inspection. Fitted coverings prevented access to the floor surfaces. Inspection access to roof spaces was limited by hatch sizes and locations. Vegetation growth to front of property restricted inspection access to part of the front elevation. The efficiency of the heating and drainage systems cannot be commented upon.

Tests by the Health Protection Agency have identified some properties in Orkney 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.

It is out with the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.

## 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><b>Category 3:</b> 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><b>Category 2:</b> Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p><b>Category 1:</b> No immediate action or repair is needed.</p>
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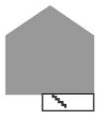



 <p style="text-align: center;"><b>Structural movement</b></p>	
<p>Repair category</p>	<p>3</p>
<p>Notes:</p>	<p>There is notable cracking to the extension rear gable wall and chimney stack. A number of the cracks have been repaired with some having since reopened. It is recommended a Structural Engineers Report is obtained for their comments on the cracking.</p>
 <p style="text-align: center;"><b>Dampness, rot and infestation</b></p>	
<p>Repair category</p>	<p>3</p>
<p>Notes:</p>	<p>High moisture readings noted to the following, this is not an exhaustive list:</p> <ol style="list-style-type: none"> <li>1. Hallway wall, including within meter cupboard.</li> <li>2. Left hand side sitting room / bedroom walls &amp; skirtings.</li> <li>3. Right side sitting room walls &amp; skirtings.</li> <li>4. Kitchen walls, skirtings and chimney breast.</li> <li>5. First floor right side bedroom gable window ingos</li> </ol> <p>Wet rot noted to the following, this is not an exhaustive list:-</p> <ol style="list-style-type: none"> <li>1. Entrance porch window and wall tongue &amp; groove boarding.</li> <li>2. A number of timber windows.</li> <li>3. External rear door frame</li> <li>4. Main outbuilding timber door</li> <li>5. Basic timber shed &amp; shed housing the oil storage tank</li> <li>6. Timber garden gates</li> </ol> <p>Woodworm noted to the following, confirm if treated and any guarantee obtained, this is not an exhaustive list:-</p> <ol style="list-style-type: none"> <li>1. Main roof timbers.</li> <li>2. Extension roof timbers.</li> <li>3. Underside of staircase.</li> </ol>





 <b>Chimney stacks</b>	
Repair category:	3
Notes:	<p>There is notable cracking to the extension rear gable wall and chimney stack. A number of the cracks have been repaired with some having since reopened - it is recommended a Structural Engineers Report is obtained for their comments on the cracking.</p> <p>Hairline cracking to chimney stack copings which are weathered in appearance, as viewed from ground level.</p> <p>The condition or efficiency of the flues can not be commented upon.</p>
 <b>Roofing including roof space</b>	
Repair category:	2
Notes:	<p>Woodworm to main and extension roof timbers as per "<i>Dampness, rot &amp; infestation</i>".</p> <p>Rusting noted to a number of slate nails in both the main and extension roof spaces.</p> <p>Areas of staining noted to main roof timbers and sarking.</p> <p>A number of slates are broken – the maintenance of the slates will be an ongoing consideration.</p> <p>Ridge tiles are weathered in appearance with areas of missing mortar noted.</p> <p>Skylight cracked and rusted to main roof space.</p> <p>Hairline cracking to skews which are weathered in appearance.</p> <p>Evidence of slipped slate repairs to main front roof slope.</p>
 <b>Rainwater fittings</b>	
Repair category:	2
Notes:	<p>Rusting to cast iron gutters and downpipes.</p> <p>P.V.C gutters and downpipes are weathered in appearance.</p> <p>The efficiency of the system cannot be commented upon, as it was not raining at the time of inspection.</p>
 <b>Main walls</b>	
Repair category:	3
Notes:	<p>There is notable cracking to the extension rear gable wall and chimney stack. A number of the cracks have been repaired with some having since reopened - it is recommended a Structural Engineers Report is obtained for their comments on the cracking.</p> <p>Cracking to extension wall and wall head by external door which has been previously repaired and reopened.</p> <p>Section of render repair to right side wall where main house meets the rear extension – the render repair has started to break up.</p> <p>Cracking to sill below en-suite window.</p> <p>Hairline cracking to left main gable wall with previous crack repair noted.</p> <p>Hairline cracking to kitchen window sill.</p> <p>Various rusted former fixings noted to walls.</p>

 <b>Windows, external doors and joinery</b>	
Repair category:	3
Notes:	<p>Wet rot noted as per "<i>Dampness, rot &amp; infestation</i>".</p> <p>A number of windows do not open and require attention.</p> <p>A number of window panes are cracked.</p> <p>Generally the windows are in disrepair and require repair / replacement as appropriate - advice should be sought from Orkney Islands Council Planning Department prior to any works.</p> <p>Loose handles to external doors.</p>
 <b>External decorations</b>	
Repair category:	2
Notes:	<p>A number of windows, ingos and sills are weathered in appearance with flaking paint.</p> <p>The maintenance of external decorations will be an ongoing consideration.</p>
 <b>Conservatories / porches</b>	
Repair category:	3
Notes:	<p>Cracking to concrete roof which is in disrepair and requires attention.</p> <p>Crack repair noted to wall over entrance door.</p> <p>Wet rot and high moisture readings noted as per "<i>Dampness, rot &amp; infestation</i>".</p> <p>Cracking to walls and external door upper ingo.</p> <p>Cracked window panes.</p> <p>General marking / staining / paint flaking to walls &amp; ceiling boarding.</p> <p>Internal yale lock mechanism is missing to external door.</p> <p>Handles to external and internal doors are loose.</p>
 <b>Communal areas</b>	
Repair category:	N/A
Notes:	
 <b>Garages and permanent outbuildings</b>	
Repair category:	2
Notes:	<p>Wet rot noted as per "<i>Dampness, rot &amp; infestation</i>".</p> <p>Shed housing oil storage tank door is off its hinges and rusting noted to corrugated roof sheeting.</p> <p>Cracking noted to main outbuilding walls.</p> <p>The outbuildings are in a basic condition.</p>

 <b>Outside areas and boundaries</b>	
Repair category:	2
Notes:	General cracking to concrete pathways and boundary walls. Wet rot noted to timber gates as per " <i>Dampness, rot &amp; infestation</i> ".
 <b>Ceilings</b>	
Repair category:	2
Notes:	Bulge to rear hallway ceiling by external door. General hairline cracking to a number of ceilings. Visible plasterboard joints to extension bedroom ceiling.
 <b>Internal walls</b>	
Repair category:	3
Notes:	High moisture readings noted as per " <i>Dampness, rot &amp; infestation</i> ". General hairline cracking to a number of walls. Hole to rear hallway wall lining by kitchen door. Visible plasterboard joints to extension bedroom walls.
 <b>Floors including sub-floors</b>	
Repair category:	3
Notes:	There is what felt like a damaged floor board to the rear hallway when walked upon, however, this could not be visually confirmed due to the floor covering and should be investigated further. General unevenness to first floor left side bedroom floor beneath floor covering. Loose floor boards noted to first floor landing by radiator and first floor left side bedroom. Areas of suspended timber flooring and stair treads creak when walked upon. There is an unconnected cable run through the left bedroom / sitting room floor vent – it is not known what this is for.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	3
Notes:	High moisture readings noted as per " <i>Dampness, rot &amp; infestation</i> ". Woodworm noted to underside of staircase as per " <i>Dampness, rot &amp; infestation</i> ". Glazing to internal doors does not appear to be safety glass. A number of door handles are loose. Built in kitchen units are dated with loose cupboard doors. Section of loose skirting behind bathroom W.C.

 <b>Chimney breasts and fireplaces</b>	
Repair category:	2
Notes:	High moisture readings noted as per “ <i>Dampness, rot &amp; infestation</i> ”. Cracked tiles to sitting room fireplace hearth.
 <b>Internal decorations</b>	
Repair category:	2
Notes:	General marking / staining to internal decorations which are dated throughout. Paint is flaking to a number of windows. The property would benefit from redecoration.
 <b>Cellars</b>	
Repair category:	N/A
Notes:	
 <b>Electricity</b>	
Repair category:	3
Notes:	Consumer unit is dated – confirm when last inspected. High moisture reading noted to wall within meter cupboard as per “ <i>Dampness, rot &amp; infestation</i> ”. The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.
 <b>Gas</b>	
Repair category:	2
Notes:	It is understood the bottled gas supply is no longer used – the installations should be inspected prior to being used again.
 <b>Water, plumbing and bathroom fittings</b>	
Repair category:	2
Notes:	Bathroom wash hand basin taps and plug hole are tarnished. Staining / discolouration to bath and plug hole tarnished. Discolouration to en-suite tile grouting and shower tray.

 <b>Heating and hot water</b>	
Repair category:	2
Notes:	<p>The central heating system is dated with rusting noted to a number of radiators.</p> <p>Electric heated towel rail to en-suite is fitted to the door.</p> <p>Rusting to metal oil storage tank.</p> <p>The condition or efficiency of the heating system cannot be commented upon.</p> <p>The heating system should be periodically tested by a qualified engineer, in accordance with the manufacturer's requirements, and any recommendations implemented.</p>
 <b>Drainage</b>	
Repair category:	1
Notes:	<p>The condition or efficiency of the drainage system cannot be commented upon.</p>

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information.

<b>Structural movement</b>	<b>3</b>	<b>Repair Categories</b>  <b>Category 3:</b> 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.  <b>Category 2:</b> Repairs or replacement requiring future attention, but estimates are still advised.  <b>Category 1:</b> No immediate action or repair is needed.
<b>Dampness, rot and infestation</b>	<b>3</b>	
<b>Chimney stacks</b>	<b>3</b>	
<b>Roofing including roof space</b>	<b>2</b>	
<b>Rainwater fittings</b>	<b>2</b>	
<b>Main walls</b>	<b>3</b>	
<b>Windows, external doors and joinery</b>	<b>3</b>	
<b>External decorations</b>	<b>2</b>	
<b>Conservatories / porches</b>	<b>3</b>	
<b>Communal areas</b>	<b>N/A</b>	
<b>Garages and permanent outbuildings</b>	<b>2</b>	
<b>Outside areas and boundaries</b>	<b>2</b>	
<b>Ceilings</b>	<b>2</b>	
<b>Internal walls</b>	<b>3</b>	
<b>Floors including sub-floors</b>	<b>3</b>	
<b>Internal joinery and kitchen fittings</b>	<b>3</b>	
<b>Chimney breasts and fireplaces</b>	<b>2</b>	
<b>Internal decorations</b>	<b>2</b>	
<b>Cellars</b>	<b>N/A</b>	
<b>Electricity</b>	<b>3</b>	
<b>Gas</b>	<b>2</b>	
<b>Water, plumbing and bathroom fittings</b>	<b>2</b>	
<b>Heating and hot water</b>	<b>2</b>	
<b>Drainage</b>	<b>1</b>	

### 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>	<b>Ground &amp; First</b>
<b>2. Are there three steps or fewer to a main entrance door of the property?</b>	<b>Yes</b>
<b>3. Is there a lift to the main entrance door of the property?</b>	<b>No</b>
<b>4. Are all door openings greater than 750mm?</b>	<b>No</b>
<b>5. Is there a toilet on the same level as the living room and kitchen?</b>	<b>Yes</b>
<b>6. Is there a toilet on the same level as a bedroom?</b>	<b>Yes</b>
<b>7. Are all rooms on the same level with no internal steps or stairs?</b>	<b>No</b>
<b>8. Is there unrestricted parking within 25 metres of an entrance door to the building?</b>	<b>Yes</b>

#### 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 and ownership & maintenance responsibilities of boundaries.
2. If woodworm treated and any guarantee obtained.
3. Property is "C" listed as per Historic Scotland.

##### Estimated re-instatement cost for insurance purposes

£475,000.

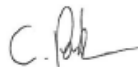
##### Valuation and market comments

One Hundred and Ninety Five Thousand Pounds, £195,000.

The opinion of value provided will require reconsideration if the Structural Engineers Report recommends any remedial works.

**Report author:** Christopher Park, M.R.I.C.S.,  
Chartered Surveyor,  
R.I.C.S. Registered Valuer.

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



**Signed:** .....

**Date of report:** 8<sup>th</sup> October 2021.



## **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. <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.

<sup>1</sup> 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;

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- 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.

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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.

## 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

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