

A H R Crossan and Co

Survey Report

On

The Garden Flat,
Carzield House,
Kirkmahoe
DG1 1SY

Customer: Mr J. Leask and Mrs K. Leask
per Realter

Customer address: 31-33 Bank Street,
Dumfries
DG1 2PS

Date of inspection: 16th March, 2015
Refreshed: 22nd July, 2016

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Regulated by RICS

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

A 4 Apt basement flat (semi-detached) as part of a larger estate house conversion.

Accommodation

L.G.F:- Entrance Hall; Passageway; Lounge/Dining area; Kitchen/Dining; Bathroom; 3 Bedrooms; Externally there is a 2 car hardstanding area.

Gross internal floor area (m²)

109.99

Neighbourhood and location	A well established private house approx. 4½ miles from Dumfries Town Centre; ½ mile from Kirkton Village.
Age	Built C1746; converted C1970
Weather	Dry and Cool.
Chimney stacks	(Mutual); Viewed from ground level or from vantage points within the upper building utilising binoculars.
Roofing including roof space	Another dwelling above.
Rainwater fittings	Visually inspected from Ground level. (Mutual/part of another dwelling above).
Main walls	Visually inspected from Ground Level. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Internal doors and main external door and a sample of window opening lights were opened and closed. Doors and windows were not forced open.
External decorations	Visually inspected from Ground level.
Conservatories / porches	None.
Communal areas	None.
Garages and permanent outbuildings	None
Outside areas and boundaries	Visually inspected.

Ceilings

Visually inspected from floor level.

Internal walls

Visually inspected from floor level.

Floors including sub floors

Surfaces of exposed floors were visually inspected. No carpets/floor coverings were lifted.

Internal joinery and kitchen fittings

Built in cupboards were inspected. Kitchen units were visually inspected excluding appliances. No contents were present in cupboards.

Chimney breasts and fireplaces

Visually inspected from floor level.

Internal decorations

Visually inspected on a room-by-room basis.

Cellars

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. Services were off at the time of inspection, the surveyor did not turn them on.

Gas

None.

Water, plumbing and bathroom fittings

Visual inspection of the accessible pipework and fittings made without removing any insulation. No tests whatsoever were carried out to the system or appliances.

Heating and hot water

Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.

Drainage

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

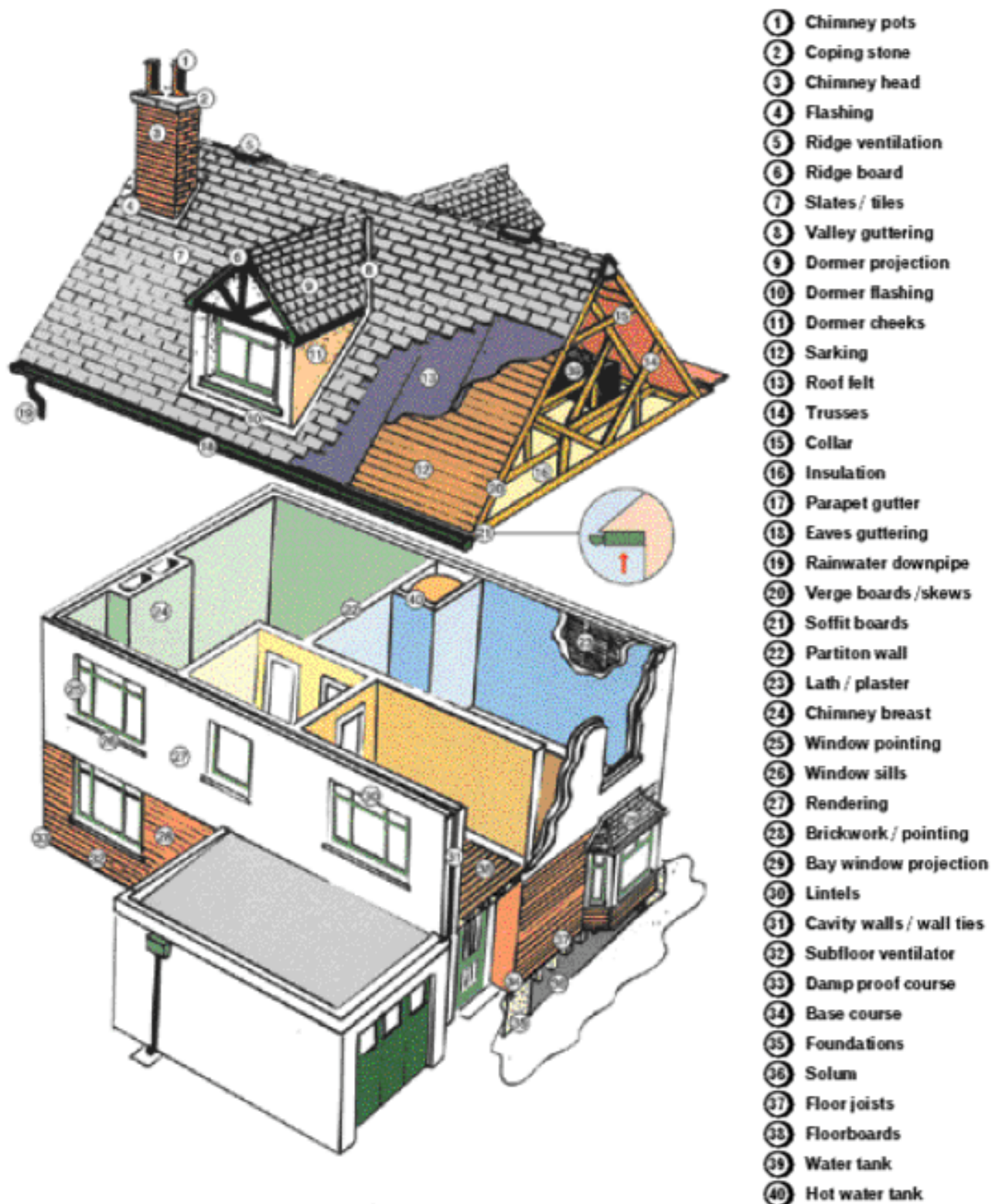
Fire, smoke and burglar alarms

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

Any additional limits to inspection:

No ready access to inter-floor spaces.






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.

 Structural movement	
Repair category	Category 1
Notes:	Historic movement noted on west facing gable; steel 'frame' placed around window to Main Bedroom.
 Dampness, rot and infestation	
Repair category	Category 1
Notes:	Sign of dampness in walls and movement in floor timbers. A specialist report from a damp/timber preservation firm is recommended. Damp treatment carried out.
 Chimney stacks	
Repair category:	Category 3
Notes:	2 No. sandstone built stacks with sandstone copes and clay flue terminals, lead flashings. Open joints and beds noted which should be repointed with lime based mortar (mutual).
 Roofing including roof space	
Repair category:	N/a
Notes:	The Vendor has asserted that the maintenance of the roof is the sole responsibility of the dwelling above.
 Rainwater fittings	
Repair category:	N/a
Notes:	The Vendor has asserted that the maintenance of the gutters and drop pipes is the sole responsibility of the dwelling above.

 Main walls	
Repair category:	Category 2
Notes:	Solid local sandstone 600mm (2ft) thick with strapped, lath and plaster finish internally, some pointing advised using lime rich mortar.
 Windows, external doors and joinery	
Repair category:	Category 2
Notes:	Generally painted softwood single glazed sash and case windows of a condition commensurate with type and age. Some cracked panes; reputty and redecoration required.
 External decorations	
Repair category:	Category 2
Notes:	Fairly good condition; Redecorate regularly on a planned maintenance cycle. Steel frame around Bedroom 1 (Bay) central window rusted and needs wire brushed and decorated.
 Conservatories / porches	
Repair category:	N/a
Notes:	None.
 Communal areas	
Repair category:	Category 2
Notes:	Paths and margins around walls in need of some maintenance.
 Garages and permanent outbuildings	
Repair category:	N/a
Notes:	None.

 Outside areas and boundaries	
Repair category:	Category 1
Notes:	Drive/hardstanding at West within the walled garden area. No formal boundaries. Paths, steps and railings to lower (parking) area.
 Ceilings	
Repair category:	Category 2
Notes:	Lath and plaster or Plasterboard and plaster generally in good condition. Area in outer corner of Bedroom 3 requires re-forming and replaster/redecorate where disturbed and fissured.
 Internal walls	
Repair category:	Category 2
Notes:	Mixture of brick plastered both sides and timber stud partitions with plasterboard and plaster finish. Some areas of staining maybe from historic damp.
 Floors including sub-floors	
Repair category:	Category 2
Notes:	Generally concrete solid floors; some timber boarded and joisted. Movement in corner of timber boarding should be investigated and repaired. Step up to timber deck over Bedroom 3 floor.
 Internal joinery and kitchen fittings	
Repair category:	Category 1
Notes:	Doors are a mixture of pine 4 panelled, flush painted cupboard and, part glazed. Kitchen units are fairly modern and in functional condition.

 Chimney breasts and fireplaces	
Repair category:	Category 1
Notes:	Brick built chimney breast and flue in Lounge with open solid fuel basket and modern fireplace and surround.
 Internal decorations	
Repair category:	Category 2
Notes:	The property is in basic decorative order. It is likely that a purchaser will redecorate to their own taste.
 Cellars	
Repair category:	N/a
Notes:	None.
 Electricity	
Repair category:	Category 1
Notes:	<p>Mains 240 volt single phase supply. Power points flush mounted; consumers unit and meter in cupboard in inner Hall.</p> <p>The IEE recommends regular inspections and tests (e.g every 10 years or upon a change of occupancy). Only the most recently constructed or rewired properties will have installations that comply with current (17th Edition) IEE Regs.</p>
 Gas	
Repair category:	N/a
Notes:	None.
 Water, plumbing and bathroom fittings	
Repair category:	Category 1
Notes:	Mains water; sanitary ware; wc, whb and bath in Bathroom; mainly copper pipes and fittings. Stainless steel sink top in Kitchen. Electric shower unit over bath mounted on Respotex type formica faced boarding.



Heating and hot water

Repair category:	Category 1
Notes:	Electric off peak storage, electric towel rail in Bathroom. Combined hot and cold tank with dual electric immersion heaters located in Living/Dining Room cupboard.



Drainage

Repair category:	Category 1
Notes:	Waste and surface water drains in a mixture of cast iron/fireclay pipes. Soil and waste pipe above ground in mix of cast iron and pvc; All foul drainage runs to a shared septic tank within the adjacent property site curtilage.

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
Dampness, rot and infestation	1
Chimney stacks	3
Roofing including roof space	N/a
Rainwater fittings	N/a
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories / porches	N/a
Communal areas	2
Garages and permanent outbuildings	N/a
Outside areas and boundaries	1
Ceilings	2
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	N/a
Electricity	1
Gas	N/a
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	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.

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?	Lower Ground Floor
2. Are there three steps or fewer to a main entrance door of the property?	No
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

Rights of access and rights of shared drive within the walled garden. Also burdens of maintenance should be confirmed (e.g. roof, chimney heads).

Estimated re-instatement cost for insurance purposes
£ 220,000.00

Valuation and market comments

£160,000.00

Market conditions have been slow for over 4½ years and likely to continue for some months ahead.

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Address: 41a Castle Street, Dumfries DG1 1DU

Signed:

Date of report: 19th March, 2015.

Refreshed: 22nd July, 2016