

# Single Survey

AUDIT  
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NOT  
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ISSUE

survey report on:

<b>Property address</b>	CAIRNKINNA IRONGRAY DUMFRIES DG2 9TN
<b>Customer</b>	Mr & Mrs Wallace
<b>Customer address</b>	c/o Threave Rural Rockcliffe Suite The Old Exchange Castle Douglas DG7 1TJ
<b>Prepared by</b>	J & E Shepherd
<b>Date of inspection</b>	10th January 2019



Tel: 0845 263 7995

[www.shepherd.co.uk](http://www.shepherd.co.uk)

## 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 Sellers 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.

To date, 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 the 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.

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

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.

## 1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report<sup>2</sup> will be from information contained in the Report and the 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

## 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;
- 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.

### 2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

## 2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

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

### WARNING:

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

## 2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

## 2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

## 2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

## 2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" 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. In arriving at the opinion of the Market Value, the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

## 1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

<b>Description</b>	Detached bungalow.
<b>Accommodation</b>	Entrance Hallway, Lounge, Breakfasting Kitchen, Rear Porch, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, en-suite Shower Room with w.c., Conservatory and Bathroom with w.c.
<b>Gross internal floor area (m<sup>2</sup>)</b>	148 or thereby.
<b>Neighbourhood and location</b>	The property is situated in a semi rural position in a scattering of houses on the outskirts of Dumfries in the former grounds of The Grove Mansion House.
<b>Age</b>	It is estimated that the property was constructed in the late 1970's and subsequently altered and extended to provide the present accommodation.
<b>Weather</b>	Dry.
<b>Chimney stacks</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>There is a brick pointed chimneystack with lead flashings, concrete coping and clay pot.</p>
<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p> <p>The roof is timber framed, pitched and tiled with tiled ridging and</p>



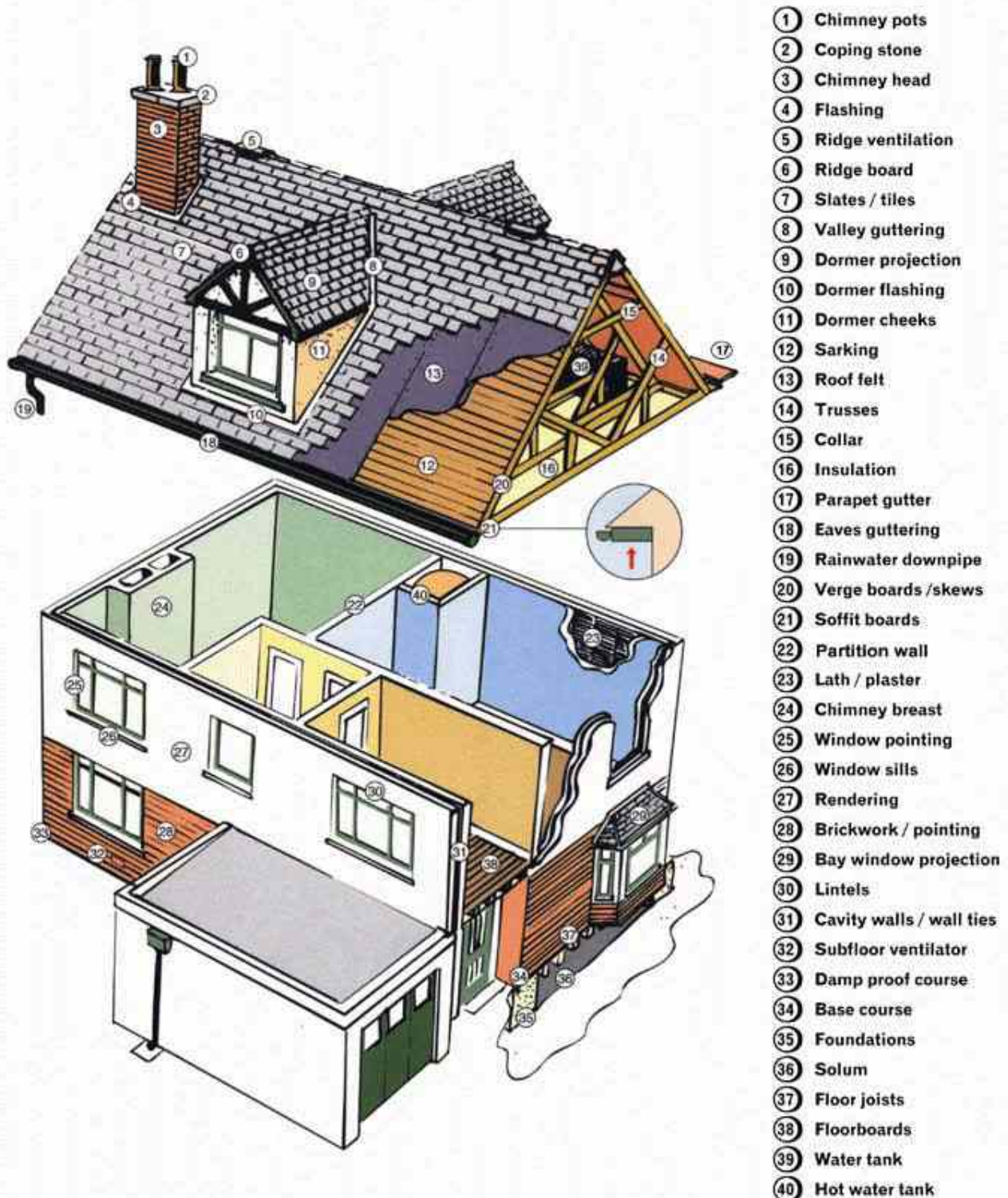
	<p>plastic verge caps.</p> <p>Access to the roof void was gained from a ceiling hatch in the en-suite shower room. The roof timbers have been overlaid with sarking and, where seen, there is an undertile felt membrane. Insulation has been laid between and over the ceiling joists. This restricted our inspection of the roof void.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The gutters and downpipes are formed in aluminium with the downpipes formed in PVC.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are constructed of cavity blockwork externally roughcast with facing brick features. We are advised that the walls have been injected with cavity wall insulation.</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>There are timber panelled double doors to the front. There is a PVC double glazed door to the rear porch. There are aluminium double glazed doors to the conservatory. The windows are PVC casements incorporating sealed double glazed units.</p>
<b>External decorations</b>	<b>Visually inspected.</b>
<b>Conservatories / porches</b>	<p><b>Visually inspected.</b></p> <p>There is a conservatory extension to the front with block built base walls. There are PVC double glazed windows and doors under a pitched polycarbonate roof. To the rear is a porch with block/brick roughcast walls under a sloping tiled roof.</p>
<b>Communal areas</b>	Not applicable.

<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>There are a number of timber garden sheds with a timber and profile metal sheet roof garden store.</p>
<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>We are advised that the subjects occupy a site extending to 2.3 acres or thereby (It should be noted that this was not measured). There are immediate grassed gardens and drying green around the property with a patio. There is a significant mature garden incorporating a pond with waterfall and a significant number of mature trees. Where seen the boundaries are formed in stonework walling and post and wire fencing. There is a significant stone retaining wall adjacent to the shared driveway. There is a shared driveway providing access to the development from the public road.</p>
<b>Ceilings</b>	<p><b>Visually inspected from floor level.</b></p> <p>The ceilings would appear to be lined throughout with plasterboard sheets. There is coving in the principal areas. One of the bedrooms was noted to have a textured coated finish.</p>
<b>Internal walls</b>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The internal walls are a mixture of strapped and lined and plastered on the hard.</p>
<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b></p> <p>The flooring is a mixture of suspended timber and solid concrete construction.</p> <p>The property was furnished and the floors were covered throughout and accordingly our view of the floor timbers/surfaces was restricted.</p>

Internal joinery and kitchen fittings	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The kitchen units provide a range of wall and base unit storage with worktop surface areas. Any integrated appliances were not checked or tested and are excluded from our inspection. The internal doors are timber panelled design. There are timber skirtings and facings.</p>
Chimney breasts and fireplaces	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There is a stove fitted to the chimney breast within the lounge.</p>
Internal decorations	<p><b>Visually inspected.</b></p> <p>The internal decorations are to a painted finish.</p>
Cellars	<p><b>Visually inspected where there was a safe and purpose-built access.</b></p> <p>We are unaware of any underfloor access areas.</p>
Electricity	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Mains electricity.</p> <p>The consumer unit is located in the hallway with the electric meter being located externally.</p>
Gas	<p>There is no gas supply.</p>
Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Assumed mains water supply.</p> <p>The kitchen units are fitted with a stainless steel sink unit. The sanitary fittings comprise a three piece white suite within the bathroom. There is a coloured wash hand basin, w.c. and a tiled and glazed shower enclosure within the en-suite shower room.</p>

<p><b>Heating and hot water</b></p>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Space heating is from an oil fired boiler located in the en-suite shower room cupboard. There is also a pre-insulated hot water storage tank within the cupboard. The central heating system services radiators in the main apartments.</p>
<p><b>Drainage</b></p>	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is understood to be to a septic tank which is within the garden grounds of the subjects and is understood to be shared between four properties.</p>
<p><b>Fire, smoke and burglar alarms</b></p>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There are mains wired smoke detectors.</p> <p>No comment is made on the existence or otherwise of a burglar alarm.</p>
<p><b>Any additional limits to inspection</b></p>	<p>Our inspection of the property was significantly restricted due to the presence of fitted carpets and floor coverings throughout, together with furniture and various personal effects. Insulation materials and stored contents in the attic also hindered our inspection of this part of the property. No access was gained into the sub-floor areas. Those parts of the property concealed behind fitted units and sanitary fittings etc were not viewed.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p>

## Sectional Diagram showing elements of a typical house





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


**2. Condition**


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


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


 Structural movement	
<b>Repair category</b>	1
<b>Notes</b>	There are no signs of significant structural movement affecting the property on the basis of our limited single inspection.


 Dampness, rot and infestation	
<b>Repair category</b>	1
<b>Notes</b>	No immediate action or repair is needed.


 Chimney stacks	
<b>Repair category</b>	1
<b>Notes</b>	No immediate action or repair is needed.


 Roofing including roof space	
<b>Repair category</b>	2
<b>Notes</b>	The roof coverings are original. There is a moss covering to some of the tiles. It was noted that a few tiles have been replaced. There is evidence of mice in the roof voids.

 Rainwater fittings	
<b>Repair category</b>	1
<b>Notes</b>	No immediate action or repair is needed.


 Main walls	
Repair category	2
Notes	There are areas of bossed roughcast to the walls.


 Windows, external doors and joinery	
Repair category	2
Notes	We are unable to confirm the presence of safety glass within the low level glazing. It was noted that there are a number of failed double glazed windows.


 External decorations	
Repair category	-
Notes	


 Conservatories/porches	
Repair category	1
Notes	No immediate action or repair is needed.


 Communal areas	
Repair category	1
Notes	Not applicable.


 Garages and permanent outbuildings	
Repair category	1
Notes	No immediate action or repair is needed.


 Outside areas and boundaries	
Repair category	2
Notes	Details should be confirmed in relation to the liability for maintenance of the shared road and stone wall adjoining the road. It was noted that there are areas of loose stonework to the boundary wall adjacent to the public road. There are a number of significantly large mature trees in close proximity to the property. Regular and ongoing inspections will be required by suitably qualified professional tree surgeons. Regular inspections of the weir/slucice will be required.


 Ceilings	
<b>Repair category</b>	1
<b>Notes</b>	<p>There is plaster cracking to some of the ceilings.</p> <p>Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested, the ceilings should be left undisturbed and the material handled by a competent contractor only.</p>

 Internal walls	
<b>Repair category</b>	1
<b>Notes</b>	No immediate action or repair is needed.

 Floors including sub-floors	
<b>Repair category</b>	1
<b>Notes</b>	No immediate action or repair is needed.

 Internal joinery and kitchen fittings	
<b>Repair category</b>	2
<b>Notes</b>	The kitchen units are on semi modern lines and there are signs of general wear and tear.

 Chimney breasts and fireplaces	
<b>Repair category</b>	1
<b>Notes</b>	No immediate action or repair is needed.

 Internal decorations	
<b>Repair category</b>	1
<b>Notes</b>	No immediate action or repair is needed.

 Cellars	
<b>Repair category</b>	1
<b>Notes</b>	Not applicable.



**Electricity**

<b>Repair category</b>	1
<b>Notes</b>	The Institute of Engineering and Technology recommends that inspections and testings 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 present IET regulations.

**Gas**

<b>Repair category</b>	1
<b>Notes</b>	Not applicable.

**Water, plumbing and bathroom fittings**

<b>Repair category</b>	2
<b>Notes</b>	There are signs of leakage around the shower enclosure within the en-suite shower room. There is damp staining to the walls and decay to the skirtings.

**Heating and hot water**

<b>Repair category</b>	1
<b>Notes</b>	<p>It is generally accepted that the heating system should be serviced annually to ensure it functions efficiently and safely and a qualified heating engineer can provide this service.</p> <p>It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements.</p>

**Drainage**

<b>Repair category</b>	1
<b>Notes</b>	As with any septic tank system it is generally regarded as prudent to have the system checked and tested to ensure that it is running efficiently and safely, drain covers located for future reference and confirmation that the outfall conforms with SEPA requirements. A specialist drainage contractor can undertake drainage tests and report upon condition together with a quotation of any repair works required

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

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

### Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

### Category 2

Repairs or replacement requiring future attention, but estimates are still advised.

### Category 1

No immediate action or repair is needed.

#### Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

#### Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

**3. Accessibility information****Guidance notes on accessibility information**

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

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

*Unrestricted parking within 25 metres:*

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

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

#### 4. Valuation and conveyancer issues

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated reinstatement cost for insurance purposes.

##### Matters for a solicitor or licensed conveyancer

- 1) The assumed tenure is Absolute Ownership.
- 2) Full details should be confirmed in relation to the site boundaries with reference to the title deeds.
- 3) Details should be confirmed in relation to access over the shared road and maintenance liabilities. Details should also be confirmed in relation to the stone retaining boundary at the shared roadway.
- 4) The conveyancer should confirm if part of the boundary wall and gate pier is listed and if it forms part of the subjects liability.
- 5) Part of the garden appears to be identified on the SEPA Flood Map as being at risk of flooding from surface water. Further enquiries regarding the garden's liability to flooding must be directed towards SEPA.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

##### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £600,000. This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

##### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £350,000 (THREE HUNDRED AND FIFTY THOUSAND POUNDS STERLING).

<b>Signed</b>	Security Print Code [559700*DRAFT* ] Electronically signed
<b>Report author</b>	Craig McKnight
<b>Company name</b>	J & E Shepherd
<b>Address</b>	18 Castle Street, Dumfries, DG1 1DR

<b>Date of report</b>	16th January 2019
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Tel: 0845 263 7995

www.shepherd.co.uk

## Property Address

Address CAIRNKINNA, IRONGRAY, DUMFRIES, DG2 9TN  
 Seller's Name Mr & Mrs Wallace  
 Date of Inspection 10th January 2019

## Property Details

Property Type  House  Bungalow  Purpose built maisonette  Converted maisonette  
 Purpose built flat  Converted flat  Tenement flat  Flat over non-residential use  
 Other (specify in General Remarks)

Property Style  Detached  Semi detached  Mid terrace  End terrace  
 Back to back  High rise block  Low rise block  Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?  Yes  No

Flats/Maisonettes only Floor(s) on which located  No. of floors in block  Lift provided?  Yes  No  
 No. of units in block

Approximate Year of Construction

## Tenure

Absolute Ownership  Leasehold Ground rent £  Unexpired years

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

Residential Element (greater than 40%)  Yes  No

## Garage / Parking / Outbuildings

Single garage  Double garage  Parking space  No garage / garage space / parking space  
 Available on site?  Yes  No

Permanent outbuildings:

There are no significant outbuildings.

## Construction

Walls  Brick  Stone  Concrete  Timber frame  Other (specify in General Remarks)  
 Roof  Tile  Slate  Asphalt  Felt  Other (specify in General Remarks)

## Special Risks

Has the property suffered structural movement?  Yes  No

If Yes, is this recent or progressive?  Yes  No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?  Yes  No

If Yes to any of the above, provide details in General Remarks.

## Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage  Mains  Private  None  
 Electricity  Mains  Private  None  
 Central Heating  Yes  Partial  None  
 Water  Mains  Private  None  
 Gas  Mains  Private  None

Brief description of Central Heating:

Oil fired with radiators in the main apartments.

## Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way  Shared drives / access  Garage or other amenities on separate site  Shared service connections  
 Ill-defined boundaries  Agricultural land included with property  Other (specify in General Remarks)

## Location

Residential suburb  Residential within town / city  Mixed residential / commercial  Mainly commercial  
 Commuter village  Remote village  Isolated rural property  Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered?  Yes  No

If Yes provide details in General Remarks.

## Roads

Made up road  Unmade road  Partly completed new road  Pedestrian access only  Adopted  Unadopted

## General Remarks

The subjects are situated within a semi rural position with the main regional facilities being available within nearby Dumfries.

At the time of inspection the property was found to be well maintained having due regard to its age and character with fittings internally on semi modern lines and the decoration to a generally good standard. Although not an exhaustive list a number of items were noted which included the following:-

- 1) The roof coverings are original and further advice of the longevity of the coverings should be obtained from a roofing contractor.
- 2) There are areas of bossed roughcast to the main walls.
- 3) There are signs of leakage around the en-suite shower room with damp meter readings obtained to the walling and decay to the skirtings.
- 4) Regular and ongoing maintenance will be required to the boundary walls.
- 5) There are a number of significantly large mature trees within the garden grounds, and close proximity to the property, which will require regular inspection and potential works by a suitably qualified professional tree surgeon.

Full details should be confirmed in relation to the site boundaries with reference to the title deeds.

Details should be confirmed in relation to access over the shared road and maintenance liabilities.

Details should also be confirmed in relation to the stone retaining boundary at the shared roadway.

The conveyancer should confirm if part of the boundary wall and gate pier is listed and if it forms part of the subjects liability.

## Essential Repairs

None.

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



## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

## Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value  
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT) £

Is a reinspection necessary?  Yes  No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type?  Yes  No

## Declaration

Signed Security Print Code [559700\*DRAFT\* ]  
Electronically signed by:-

Surveyor's name Craig McKnight

Professional qualifications MRICS

Company name J & E Shepherd

Address 18 Castle Street, Dumfries, DG1 1DR

Telephone 01387 264333

Fax 01387 250450

Report date 16th January 2019