



C H A R T E R E D S U R V E Y O R S

Member Firm of
FIRST SURVEYORS SCOTLAND
National Valuation & Property Consultancy Service

SINGLE SURVEY REPORT

PROPERTY ADDRESS	7 Villa Road South Queensferry EH30 9RF
CLIENT	Samantha Barber
CLIENT ADDRESS	7 Villa Road South Queensferry EH30 9RF
DATE OF INSPECTION	25 February 2021
PREPARED BY	DHKK Ltd Chartered Surveyors 54 Corstorphine Road Edinburgh EH12 6JQ Tel: 0131 313 0444 Fax: 0131 313 0555 Email: survey@dhkk.co.uk

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

The subjects comprise a double upper flat which is arranged over the first and second floors of a purpose built three storey semi-detached building.

Accommodation

Ground Floor: Entrance Vestibule and stair.

First Floor: Landing, Sitting Room, Living/Dining Room, Kitchen and Bedroom.

Second Floor: Landing, three Bedrooms, Bathroom and Shower Room.

Gross internal floor area (m²)

138 m² approximately.

Neighbourhood and location

The property is situated in a well-established residential area close to the town centre of South Queensferry. All amenities and facilities are available within easy reach.

The property benefits from a superb view across to the Firth of Forth and including the Bridges.

Age

130 years approximately.

Weather

It was dry at the time of inspection.

Chimney stacks

Visually inspected with the aid of binoculars where appropriate.

There is a chimney stack on the gable wall and a further mutual stack on the rear wallhead which are of masonry construction.

Roofing including roof space

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

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

Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.

The roof is of pitched timber truss design and covered with slates and incorporating dormer window projections to the front and rear.

Access is available into the roof space by way of a folding wooden ladder to a hatch in the small rear bedroom. This area is floored and lined. It was only possible to carry out a very limited inspection due to the linings and the fact that it was full of household effects. No access was available into the eaves areas.

Rainwater fittings

Visually inspected with the aid of binoculars where appropriate.

The rainwater fittings are a mixture of cast iron and PVC manufacture.

Main walls

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

The main walls are of traditional solid stone construction.

Windows, external doors and joinery

Internal and 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.

The window frames are mostly of traditional timber casement double glazed design with the frames to the sitting room window being of single glazed design. There is also an aluminium framed double glazed window to the shower room.

External decorations

Visually inspected.

The cast iron rainwater fittings have a paint finish.

Conservatories / porches

Visually inspected.

Not applicable.

Communal areas

Circulation areas visually inspected.

Not applicable.

Garages and permanent outbuildings

Visually inspected.

There is no garage or space for one.

There is a studio/garden room at the rear which is of timber construction under a felt roof and also an underground store room.

Outside areas and boundaries

Visually inspected.

There is an area of garden ground to the front and rear of the property with the boundaries being defined by a mixture of stone walls and fencing.

Ceilings

Visually inspected from floor level.

The ceilings are of lath and plaster/plasterboard construction.

Internal walls

Visually inspected from floor level.

Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

The internal walls are of solid construction and plastered on the hard with some stud framed and plasterboard lined sections.

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

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.

The floors are of suspended timber construction with fitted overlays.

Internal joinery and kitchen fittings

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

The internal joinery in terms of doors, facings, skirtings etc is generally in keeping with the style and character of the property.

The kitchen is fitted with a range of modern wall and base units and work surfaces.

Chimney breasts and fireplaces

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

There is a log burning stove to the fireplace in the sitting room and an open fireplace in the living/dining room.

Internal decorations

Visually inspected.

The walls and ceilings have emulsion painted finishes. The woodwork mostly has a natural finish.

Cellars

Visually inspected where there was safe and purpose-built access.

There is no cellarage.

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 is connected to the property.

Gas

Accessible parts of the system 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 gas is connected to the property.

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 is connected to the property.

The plumbing system, where visible, is to modern standards.

The bath and shower rooms are fitted with white sanitaryware.

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.

There is a gas fired central heating system with a wall mounted Valliant boiler housed in the kitchen serving panel radiators in all rooms which have individual thermostatic controls.

Hot water is supplied instantaneously by the combi boiler.

Drainage

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

Drainage is to the main public sewer – not inspected or tested.

Fire, smoke and burglar alarms

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

There is a burglar alarm system. No smoke detectors have been fitted.

Any additional limits to inspection:

Only the subject flat and internal communal areas giving access to the flat were inspected.

If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.

The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

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. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.

The valuation assumes that no deleterious nor hazardous materials nor techniques have been used in the construction, and that the land is not contaminated.

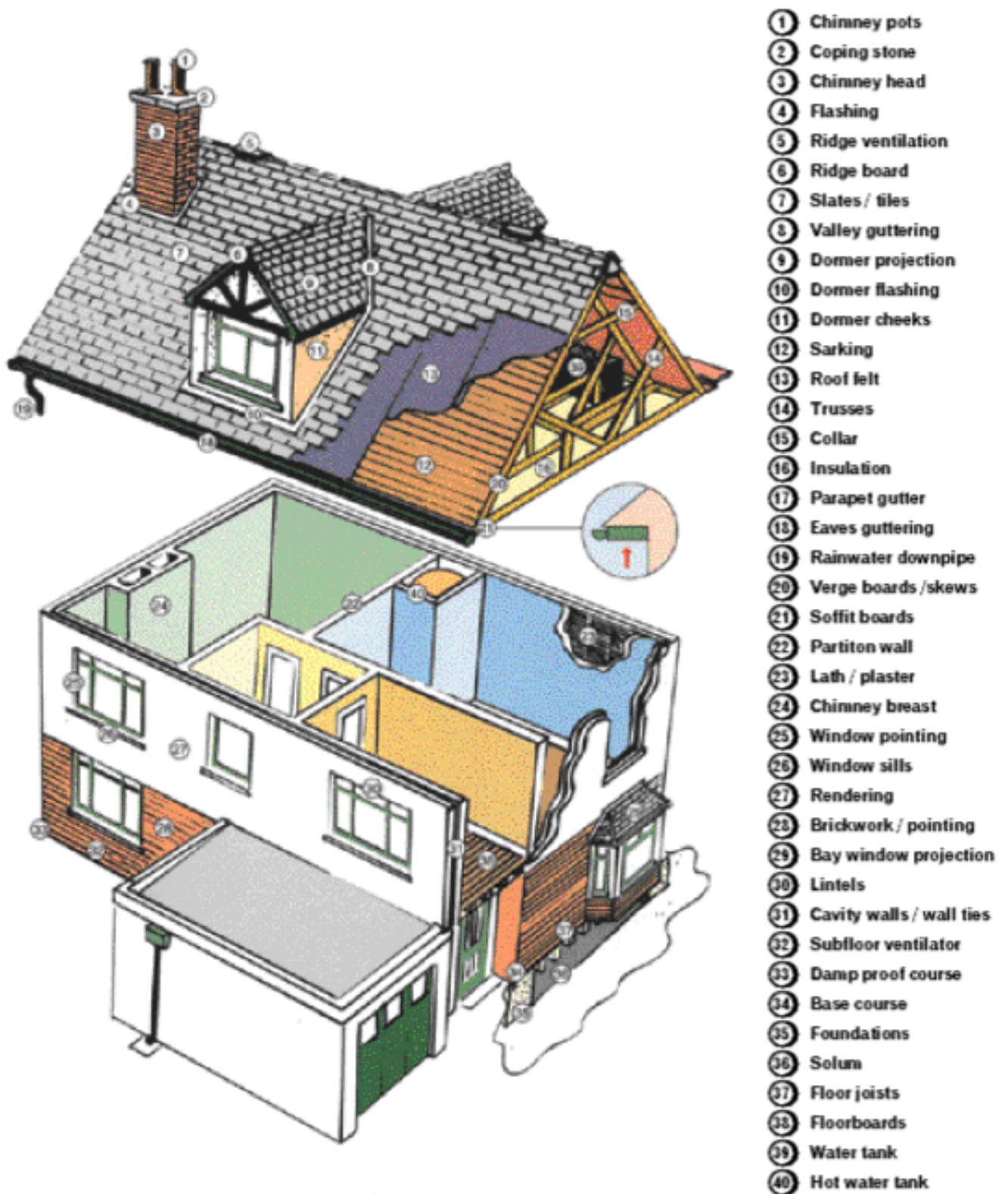
It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified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

The roof and other external areas were viewed from ground floor level only.

No access was available to any sub floor areas.

The cupboards and other storage areas were full of household effects.





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	1
Notes:	<p>There is some evidence of old settlement to the building, however, this is considered to be of a long standing nature rather than of recent origin and is not serious or progressive.</p>
 Dampness, rot and infestation	
Repair category	1
Notes:	<p>No evidence was found of any dampness, rot or timber infestation, within the limitations of the inspection.</p> <p>It was noted that there is a small water stain to the ceiling in the living/dining room, however, this appears to be of an older nature and dry.</p>
 Chimney stacks	
Repair category:	2
Notes:	<p>The chimney stacks, as viewed from ground level, appear to be in reasonable order. It was noted that there is a slight bulge to the gable chimney stack which is probably due to historic thermal expansion. This has also lead to some cracking of the stonework and pointing. In the circumstances repointing works will become necessary.</p>
 Roofing including roof space	
Repair category:	2
Notes:	<p>The roof coverings, as viewed from ground level, appear to be in reasonable order but nevertheless it should be anticipated that regular ongoing maintenance will always be necessary to slipped and cracked slates etc. It should be ensured that the watergates at the sides of the dormer window projections are kept in good watertight condition. In addition the flat roof over one of the rear dormer windows will require above average attention, and eventual renewal, since these types of covering only tend to have a limited lifespan.</p> <p>It was noted that part of the zinc flashing at the front has been patched with flashband.</p> <p>No signs of any defects were noted within the roof space, on the basis of a limited inspection.</p>

 Rainwater fittings	
Repair category:	1
Notes:	The rainwater fittings, as viewed from ground level, appear to be in reasonable order with no signs of any water staining being noted to the external walls which would indicate that there are any current leaks. Nevertheless it should be anticipated that regular ongoing maintenance will always be necessary in terms of checking joints, cleaning out gutters etc. In particular the ogee gutter will require careful attention.
 Main walls	
Repair category:	1
Notes:	No signs of any significant defects were noted, although there are signs of typical weathering – see above under chimney stacks.
 Windows, external doors and joinery	
Repair category:	1
Notes:	The window frames appear to be in reasonable order although regular ongoing maintenance should be anticipated to prevent weathering. There is a missing pane of glass to the bathroom window frame, however, it is understood that the vendor has arranged for new glazing.
 External decorations	
Repair category:	2
Notes:	It was noted that the sections of cast iron rainwater fittings are showing signs of corrosion and therefore repainting works will become necessary.
 Conservatories / porches	
Repair category:	Not applicable.
Notes:	Not applicable.
 Communal areas	
Repair category:	Not applicable.
Notes:	Not applicable.

 Garages and permanent outbuildings	
Repair category:	1
Notes:	No signs of any significant defects were noted.
 Outside areas and boundaries	
Repair category:	2
Notes:	It was noted that the stone boundary wall at the rear, which is of a soil retaining nature, is leaning out slightly and therefore it is recommended that this structure is monitored and it is likely that repairs/repointing works will become necessary.
 Ceilings	
Repair category:	1
Notes:	The ceiling surfaces are in reasonable order.
 Internal walls	
Repair category:	1
Notes:	The internal walls are in reasonable order although general cosmetic repairs may be required prior to commencement of any redecoration programme.
 Floors including sub-floors	
Repair category:	1
Notes:	No signs of any defects were noted.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	The internal joinery is in reasonable condition. The kitchen fittings are of a modern style.
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	No signs of any defects were noted.

 Internal decorations	
Repair category:	1
Notes:	The internal décor is generally well presented.
 Cellars	
Repair category:	Not applicable.
Notes:	Not applicable.
 Electricity	
Repair category:	1
Notes:	The electrical wiring installation serves 13 amp sockets and there is a modern circuit breaker system. The installation appears fairly up-to-date, however, regulations with regard to electrical installations are constantly upgraded and it is always prudent to have an electrical system checked and tested on a periodic basis by an electrical contractor to ensure compliance with the latest regulations.
 Gas	
Repair category:	1
Notes:	The gas supply appears up-to-date.
 Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>The plumbing system, where visible, appears to run using modern materials. There was no evidence of any leakage from the pipework.</p> <p>The sanitary fittings are of a modern style. It should be ensured that the splash protection finishes are kept watertight otherwise any leaks/spillage could lead to future problems.</p>
 Heating and hot water	
Repair category:	1
Notes:	The central heating system appears to be in serviceable condition with no obvious signs of any defects being noted. It is recommended, however, that the system is checked and tested as a matter of routine by a Gas Safe registered engineer to ensure safe operation and compliance with the latest regulations.



Drainage

Repair category:	1
Notes:	The foul and surface water drainage appears to be satisfactory. The system was not inspected although we noted no surface defects at the time of visit.

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	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
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	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	Not applicable.
Electricity	1
Gas	1
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?	First & second floors.
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?	No
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

It is apparent that alteration works have been carried out to form the existing layout and accommodation and in this connection it is assumed that all appropriate permissions and consents have been obtained from the Council and are in order.

It is understood that a right of access exists at the rear from the door of the ground floor flat around to the front of the property.

Estimated re-instatement cost for insurance purposes

£420,000 (FOUR HUNDRED AND TWENTY THOUSAND POUNDS).

Valuation and market comments

The market value of the heritable property, reflecting current market conditions, is reasonably stated at £430,000 (FOUR HUNDRED AND THIRTY THOUSAND POUNDS).

Property market activity has been impacted due to the current response to Covid-19. This has resulted in an unprecedented set of circumstances on which to make a valuation judgement. The advice is therefore reported on the basis of "material valuation uncertainty" as per the RICS Red Book Global definition. Consequently, less certainty can be attached to the valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.

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Signed:



Date of report:

1ST March 2021