

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

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| Customer | Mr. John Wilson |
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| Selling address | 3 Colfin Cottages Bogside Portpatrick, Stranraer DG9 9AF |
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| Date of Inspection | 11/04/2023 |
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| Prepared by | John Kempself, BSc (Hons) MRICS Newton Stewart - Allied Surveyors Scotland Plc |
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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 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 will not be inspected or reported on.

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| Description | The subjects comprise a mid terraced cottage, with a courtyard of similar type and age cottages. |
| Accommodation | The accommodation comprises: Ground floor: entrance hallway, lounge, kitchen, bathroom, 2 bedrooms. |
| Gross internal floor area (m2) | The gross internal floor area is approximately 57 m ² . |
| Neighbourhood and location | The subjects are situated approximately 3 miles east of Portpatrick, and a rural location, with an open aspect to the rear, towards the surrounding countryside and open fields. Stranraer is approximately 6 miles to the north-east, where adequate local facilities and amenities are available. |
| Age | Conversion circa 1993. |
| Weather | Dry and sunny. |
| Chimney stacks | Visually inspected with the aid of binoculars where required. None. |
| Roofing including roof space | Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail |

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| | <p>at any time.</p> <p>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.</p> <p>The main roof to the property is of pitched design, timber framed and slated. The ridge is stone.</p> <p>Within the roof void, the roof structure is of traditional timber frame construction, with timber sarking. There is no under slate felt.</p> <p>The roof is insulated to a depth of approximately 250 mm of insulation laid between the ceiling joists.</p> |
| Rainwater fittings | <p>Visually inspected with the aid of binoculars where required.</p> <p>The rainwater fittings are cast-iron.</p> |
| Main walls | <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of solid stone construction, externally pointed and painted and internally plasterboard lined.</p> |
| Windows, external doors and joinery | <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>Windows are PVC framed, double glazed, pivot style.</p> <p>The external front door is PVC with double glazed panel and there are PVC framed, double glazed French doors at the rear elevation off from the lounge.</p> |
| External decorations | <p>Visually inspected.</p> <p>External elevations are painted..</p> |
| Conservatories / porches | <p>Visually inspected.</p> <p>None.</p> |
| Communal areas | <p>Circulation areas visually inspected.</p> |

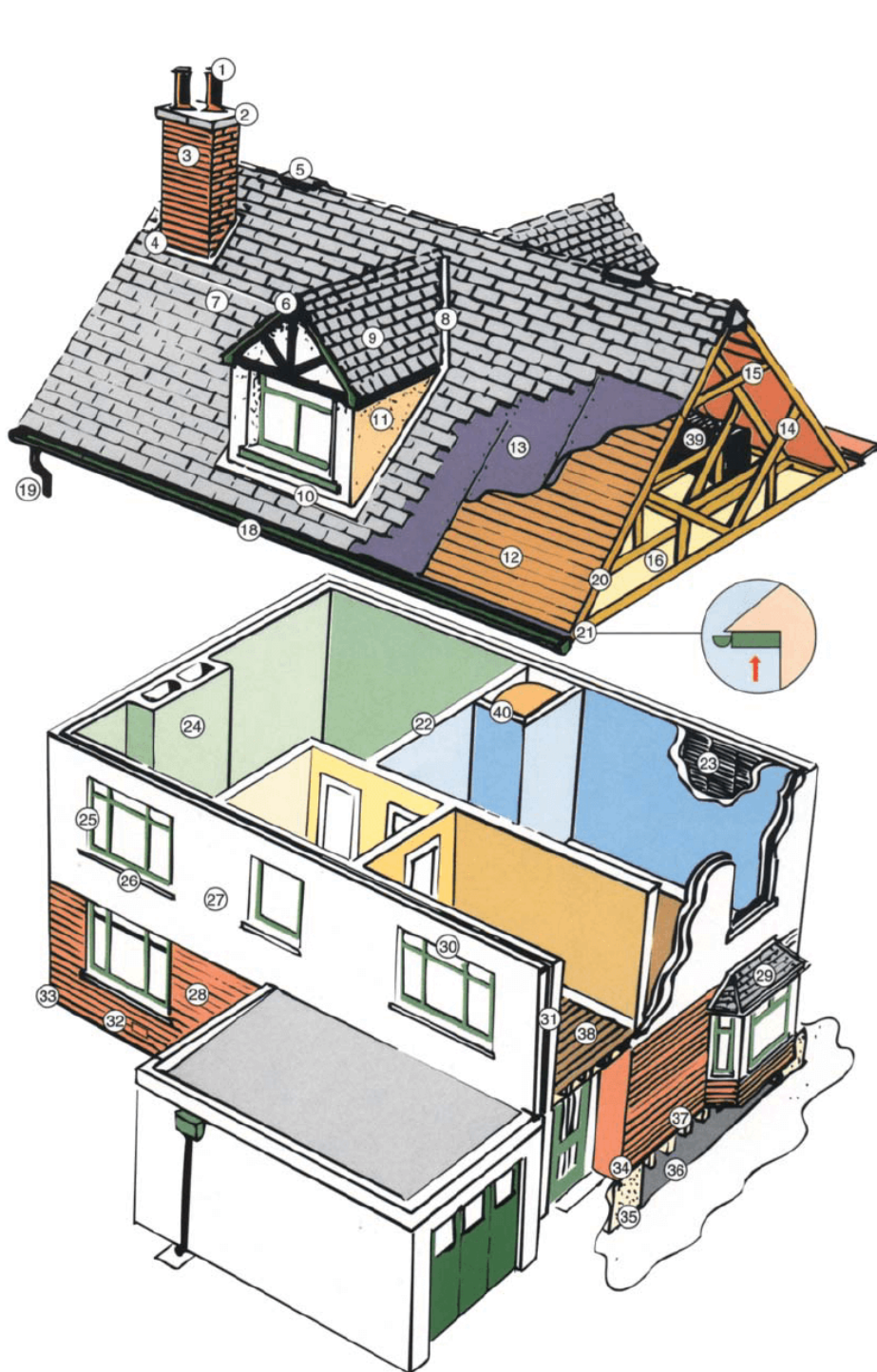
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| | There are no communal use areas in the dwelling. |
| Garages and permanent outbuildings | <p>Visually inspected.</p> <p>There is no garage, although parking space is available at the rear of the property.</p> <p>The dwelling does not own the parking area, although has unrestricted access for use.</p> |
| Outside areas and boundaries | <p>Visually inspected.</p> <p>The front of the cottage has a shared courtyard, with similarly converted outbuildings and a detached house close by, (former farmhouse). The courtyard has flagstone paths with stone chipped areas, and planted shrubs.</p> <p>The rear garden has a flagstone seating/patio area and grass drying green, with rotary dryer.</p> <p>There are planted borders, with shrubs.</p> <p>There is unrestricted access to the rear grass drying green and parking area, although not ownership.</p> <p>There is an unmade access road to the rear of the cottages.</p> |
| Ceilings | <p>Visually inspected from floor level.</p> <p>Ceilings are of plasterboard construction, with a plaster skim.</p> |
| Internal walls | <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls are lined with plasterboard and timber stud partition plasterboard lined.</p> |
| Floors including sub floors | <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>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.</p> |

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| | Floors are solid concrete, with a floating timber floor. |
| Internal joinery and kitchen fittings | <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Skirtings and architraves are softwood timber which has been painted.</p> <p>Internal doors are timber panelled and timber framed with glazed panels.</p> <p>Kitchen fittings comprise fitted base and wall units, with marble effect fitted worktops.</p> <p>There is also a breakfast bar.</p> |
| Chimney breasts and fireplaces | <p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>There is a fireplace in the lounge, with timber fireplace surround, tiled insert and hearth and coal effect electric fire.</p> |
| Internal decorations | <p>Visually inspected.</p> <p>Internal walls are wallpapered and tiled.</p> <p>Ceilings are wallpapered.</p> |
| Cellars | <p>Visually inspected where there was safe and purpose-built access.</p> <p>There is no cellar.</p> |
| Electricity | <p>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.</p> <p>Mains electricity is connected. The electric meter and consumer unit, which has been fitted with circuit breakers, is located at higher level in the kitchen, above the entrance door to the hallway. Wiring, where visible, is PVC sheathed and insulated and there are 13 amp square pin sockets.</p> |
| Gas | Accessible parts of the system were visually inspected |

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| | <p>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.</p> <p>No mains gas available. Propane gas cylinders fuel the boiler.</p> |
| <p>Water, plumbing and bathroom fittings</p> | <p>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.</p> <p>Mains water is connected. Water pipes, where visible, are copper and PVC.</p> <p>Bathroom sanitary fitments comprise: wc, wash hand basin with pedestal, bath, electric shower over the bath.</p> <p>Sanitary fitments are in a beige suite.</p> |
| <p>Heating and hot water</p> | <p>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.</p> <p>The cottage has a propane gas fired central heating system run from a Potterton Gold Combi HE combination boiler which is located in the kitchen.</p> <p>The central heating system is controlled by a programmer and thermostatic radiator valves. There is no hot water cylinder. The central heating boiler provides domestic hot water on demand.</p> |
| <p>Drainage</p> | <p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>Drainage is connected to a communal private septic tank.</p> |
| <p>Fire, smoke and burglar alarms</p> | <p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The</p> |

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| | <p>alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p> <p>Smoke detectors are located in the entrance hallway and lounge.</p> <p>A heat detector is located in the kitchen.</p> |
| <p>Any additional limits to inspection</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. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported with an limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>The property was unoccupied and unfurnished, although all floors were covered. Floor coverings restricted my inspection of flooring.</p> |

Sectional Diagram showing elements of a typical house




- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank


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 3 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 | |
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| Repair category: |  |
| Notes: | No obvious evidence of significant movement noted within the limitations of my inspection. |


| Dampness, rot and infestation | |
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| Repair category: |  |
| Notes: | <p>Traces of woodworm were noted within the loft void at the roof timbers. A timber specialist should be employed to inspect and verify whether this is active, and carry out treatment if deemed necessary.</p> <p>Damp staining was evident on timber sarking boards and roof timbers within the loft void, also evidence of former repairs with silicon inserted between sarking boards.</p> <p>High moisture meter readings were recorded at lower levels within the entrance hallway, adjacent to the partition wall of the bathroom, with a dark stain evident. The vendor has carried out repairs to the seals of the bath plumbing, and this is in the process of drying out.</p> |

| Chimney stacks | |
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| Repair category: | |
| Notes: | N/A. |

| 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. |

| Roofing including roof space | |
|------------------------------|---|
| Repair category: |  |
| Notes: | <p>Traces of woodworm were noted within the loft void at the roof timbers. A timber specialist should be employed to inspect and verify whether this is active, and carry out treatment if deemed necessary.</p> <p>Damp staining was evident on timber sarking boards and roof timbers within the loft void, also evidence of former repairs with silicon inserted between sarking boards. The vendor has carried out repairs to the seals of the bath plumbing, and this is in the process of drying out.</p> |

| Rainwater fittings | |
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| Repair category: |  |
| Notes: | <p>No significant defects evident.</p> <p>Cast-iron rainwater fittings require regular maintenance.</p> |

| Main walls | |
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| Repair category: |  |
| Notes: | No significant defects evident. |

| Windows, external doors and joinery | |
|-------------------------------------|---|
| Repair category: |  |

| 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. |

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| Notes: | No significant defects evident. The hinges of the french doors at the rear elevation require lubrication. |
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| External decorations | |
| Repair category: | 1 |
| Notes: | No significant defects evident. |

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| Conservatories / porches | |
| Repair category: | |
| Notes: | N/A. |

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| Communal areas | |
| Repair category: | |
| Notes: | N/A. |

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| Garages and permanent outbuildings | |
| Repair category: | |
| Notes: | N/A. |

| 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. |

| Outside areas and boundaries | |
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| Repair category: | 1 |
| Notes: | Garden grounds and boundaries will require regular ongoing maintenance. |


| Ceilings | |
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| Repair category: | 1 |
| Notes: | No significant defects evident. Minor damp stains were evident at the front elevation coomb in the lounge. |

| Internal walls | |
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| Repair category: | 1 |
| Notes: | No significant defects evident. |


| Floors including sub-floors | |
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| Repair category: | 1 |
| Notes: | No significant defects evident. |

| Internal joinery and kitchen fittings |
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| 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. |

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| Repair category: |  |
| Notes: | No significant defects evident. Glazed inserts to internal doors may not be of appropriate toughened glass. |

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| Chimney breasts and fireplaces | |
| Repair category: | |
| Notes: | N/A. |

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| Internal decorations | |
| Repair category: |  |
| Notes: | No significant defects evident. |

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| Cellars | |
| Repair category: | |
| Notes: | N/A. |

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| Electricity | |
| Repair category: |  |
| | It is recommended that all electrical installations be checked every |

| 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. |

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| Notes: | <p>5 years or on change of ownership to keep up-to-date with frequent changes in safety regulations. Further advice will be available from a qualified NICEIC/SELECT registered contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.</p> <p>The electrical system has been tested by a competent electrical contractor and certification is in place for this.</p> |
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| Gas | |
| Repair category: | |
| Notes: | N/A. |

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| Water, plumbing and bathroom fittings | |
| Repair category: | 1 |
| Notes: | No significant defects evident. |

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| Heating and hot water | |
| Repair category: | 1 |
| Notes: | <p>It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.</p> <p>Boilers and central heating system should be tested and serviced by a gas safe registered contractor on an annual basis to ensure their safe and efficient operation.</p> |

| 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. |

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| | Informed opinion suggests a boilers have a life expectancy between 10 and 20 years depending on the quality of the boiler and whether or not regular maintenance has been carried out. |
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| Drainage | |
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| Repair category: | 1 |
| Notes: | The owner has not been able to provide any information about the septic tank maintenance and it is assumed that the tank is registered with SEPA. Regular inspection and maintenance should be anticipated. |

| 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. |

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

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

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.

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| <p>Matters for a solicitor or licensed conveyancer</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p> <p>The property was formerly an agricultural building, which was converted into domestic accommodation circa 1993. It is assumed all necessary local authority and other consents have been obtained for alterations and the appropriate documentation, including building warrants and completion certificates issued.</p> <p>Drainage is to a communal septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.</p> <p>The vendor has verified that there is a contract with Scottish Water for the emptying of the tank every 3 years.</p> <p>There is a shared unmade access road to the rear of the cottage and stone chipped courtyard to the front. The completing conveyancer should verify rights of access and liability in respect of future maintenance.</p> <p>The property has a right of access to the rear grass drying area and parking space, although not ownership. The completing conveyancer should verify rights of access and liability in respect of future maintenance.</p> <p>The estimated reinstatement cost is £225,000. It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by building cost information service (BCIS).</p> <p>The market value of the property as described in this report is £115,000.</p> <p>This figure assumes vacant possession and that the property is unaffected by any adverse planning permissions, onerous burdens, title restrictions or servitude rights.</p> |
| <p>Estimated re-instatement cost (£) for insurance purposes</p> <p>£225,000. Two Hundred and Twenty Five Thousand Pounds.</p> |
| <p>Valuation (£) and market comments</p> <p>£115,000.</p> |

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| One Hundred and Fifteen Thousand Pounds. | |
| Report author: | John Kempell, BSc (Hons) MRICS |
| Company name: | Newton Stewart - Allied Surveyors Scotland Plc |
| Address: | 10 Victoria Street Newton Stewart DG8 6BT |
| Signed: | Electronically Signed: 216498-a935eea9-586a |
| Date of report: | 11/04/2023 |