

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:

Customer	Clark Family Investments
-----------------	--------------------------

Selling address	49a Paisley Road Renfrew PA4 8LG
------------------------	--

Date of Inspection	25/05/2020
---------------------------	------------

Prepared by	Douglas Hyde, MRICS Paisley - Allied Surveyors Scotland Plc
--------------------	--

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.

Description	Substantial detached bungalow set within 0.33 acres or thereby.
Accommodation	Ground floor: Reception hall, Lounge with open plan dining room/ breakfasting kitchen, Study/ 6th bedroom, 5 bedrooms , two with En suite showerrooms with W.C, & family Bathroom.
Gross internal floor area (m2)	149m2
Neighbourhood and location	Good class residential area , the subjects being well placed for all local amenities.
Age	Built we would estimate in the late 1970's.
Weather	Dry & sunny following mixed conditions.
Chimney stacks	Visually inspected with the aid of binoculars where required. None other than an alloy flue venting through the roof , serving a log burner to the Lounge
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. 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

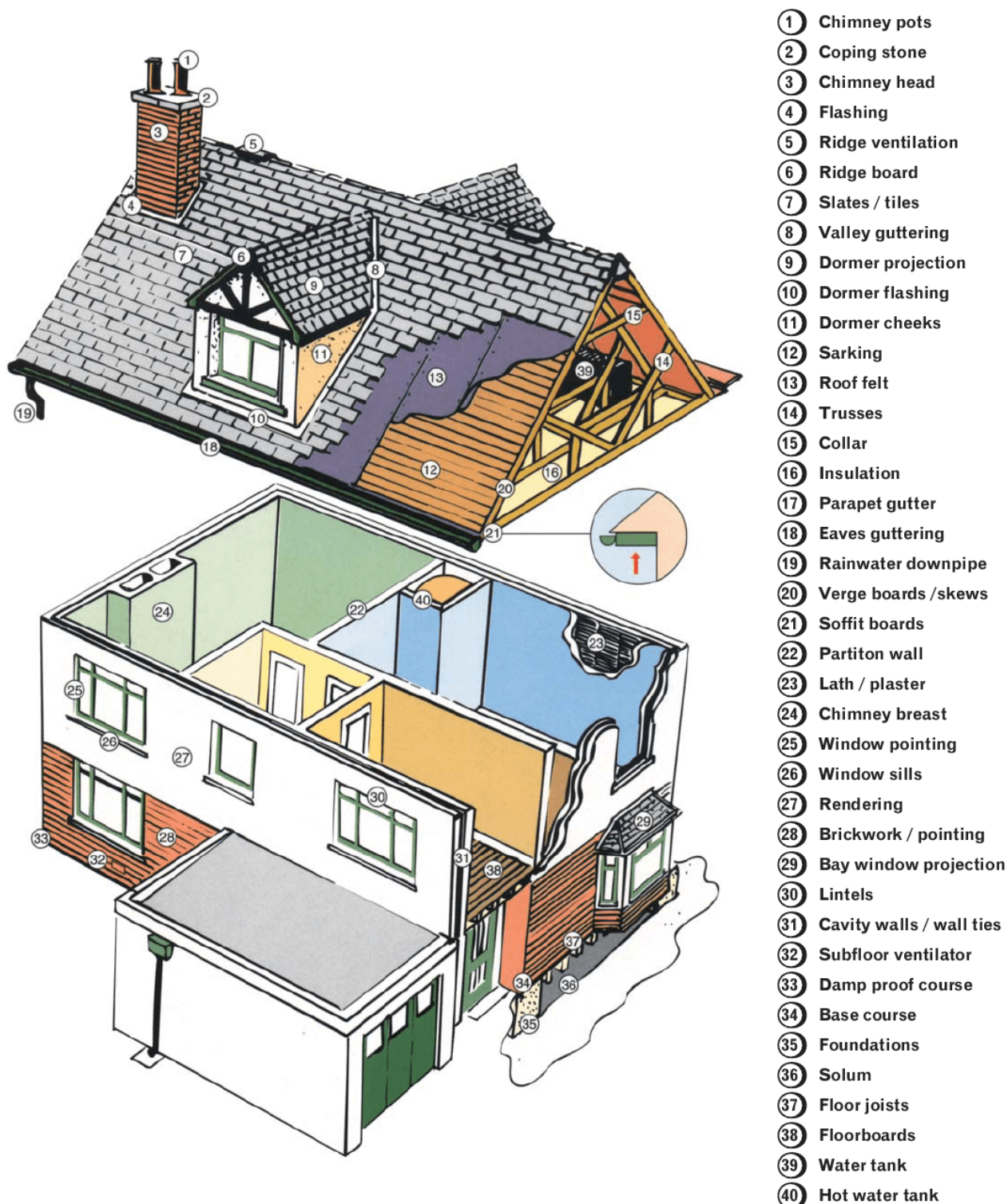
	is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. Shallow pitched, timber truss construction, concrete tile clad.
Rainwater fittings	Visually inspected with the aid of binoculars where required. Replaced in Pvc.
Main walls	Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected. Cavity brick & timber frame construction, rendered & brick faced externally.
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. Replacement double glazed Upvc windows & doors with eaves being lined in Upvc & timber.
External decorations	Visually inspected. Paint finishing to soffits..
Conservatories / porches	Visually inspected. None.
Communal areas	Circulation areas visually inspected. None
Garages and permanent outbuildings	Visually inspected. None.
Outside areas and boundaries	Visually inspected. Bounded by timber fencing & brick walling to heel of kerb.
Ceilings	Visually inspected from floor level. Plasterboard lined
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for

	dampness where considered appropriate. Dry lined main walls with timber stud partitions.
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. Suspended timber construction.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Modern fittings with integrated appliances.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. None Freestanding stove to Lounge.
Internal decorations	Visually inspected. Emulsion finishing throughout.
Cellars	Visually inspected where there was safe and purpose-built access. None
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on. Mains supply the consumer unit being located to the Study- the property has been rewired.
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. Main supply.
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. Modern copper & Pvc fittings.Modern sanitary wear to all apartments.
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. Modern condensing boiler to loft space serving panel radiators.There is a supplementary how water cylinder adjacent.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Both foul & storm drainage is assumed to be to main sewer.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Modern fittings throughout.
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. Internal inspection restricted by floorcoverings & loft insulation/ boarding Internal inspection restricted by floor covering & boarding / insulation to the roofspace.
--	---

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 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

Repair category:	1
Notes:	No significant defects noted

Dampness, rot and infestation

Repair category:	1
Notes:	No significant defects noted.

Chimney stacks

Repair category:	1
Notes:	Not applicable. There is a flue / cowal to the roof venting a newly fitted stove.

Roofing including roof space

Repair category:	1
Notes:	Appears well maintained. Regular descaling advised due to the pitch of the roof & surrounding trees.

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.

Rainwater fittings	
Repair category:	1
Notes:	Well maintained.Regular cleaning advised on a seasonal basis.

Main walls	
Repair category:	1
Notes:	Well maintained.

Windows, external doors and joinery	
Repair category:	1
Notes:	A full programme of replacement is advised.

External decorations	
Repair category:	
Notes:	Good.

Conservatories / porches	
Repair category:	
	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.

Notes:	
--------	--

Communal areas	
Repair category:	
Notes:	N/A

Garages and permanent outbuildings	
Repair category:	
Notes:	N/a

Outside areas and boundaries	
Repair category:	1
Notes:	Generally well maintained. We understand that the boundary walling to the front elevation will be removed at the time of the bus shelter relocation. There are large mature trees to the garden grounds. Although they appear healthy & well maintained, nevertheless regular maintenance is advised.

Ceilings	
Repair category:	1
Notes:	Well maintained.

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.

Internal walls	
Repair category:	1
Notes:	Well maintained.

Floors including sub-floors	
Repair category:	1
Notes:	No obvious or significant defects noted underfoot. New floor finishing has been fitted throughout.

Internal joinery and kitchen fittings	
Repair category:	
Notes:	Modern fittings. The kitchen has been fitted with modern base and wall units with integrated appliances.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	N/A. Freestanding solid fuel stove to Lounge.

Internal decorations	
Repair category:	1

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.

Notes:	Good.
--------	-------

Cellars	
Repair category:	
Notes:	N/A

Electricity	
Repair category:	1
Notes:	Fully rewired.

Gas	
Repair category:	1
Notes:	Modern fittings.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	Modern fittings throughout.

Heating and hot water	
-----------------------	--

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.

Repair category:	1
Notes:	A new full system has been installed.All guarantee documentation should be sought.

Drainage	
Repair category:	1
Notes:	No signs of ponding of water or similar defects noted to merit further investigation

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	
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	
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	
Electricity	1
Gas	1
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.

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

Matters for a solicitor or licensed conveyancer	
The property has undergone a full programme of upgrading as well as alterations to the internal layout & accommodation. All documentation should be investigated by the completing solicitor.	
Estimated re-instatement cost (£) for insurance purposes	
300,000	
Valuation (£) and market comments	
400,000 Property market activity has been impacted due to the response to Covid-19. We are faced with an unprecedented set of circumstances on which to make a valuation judgement. Our 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 our 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.	
Report author:	Douglas Hyde, MRICS
Company name:	Paisley - Allied Surveyors Scotland Plc
Address:	43 Gauze Street Paisley PA1 1EX
Signed:	Electronically Signed: 156748-FFB7B25A-6E93
Date of report:	25/05/2020