

Single Survey

survey report on:

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| Property address | Flat 4 2 Thistleuek Old Kilpatrick Glasgow G60 5NA |
| Customer | Miss F Walker |
| Customer address | |
| Prepared by | ALLIED SURVEYORS SCOTLAND PLC |
| Date of inspection | 12th October 2018 |



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 Property¹.

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.

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

Terms and Conditions

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 Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

² 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.

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| Description | The property comprises a Local Authority built maisonette flat over parts of the first and second floor levels in a five storey block of eleven similar flats, with shared hall and stair access. |
| Accommodation | Lower level: Entrance hallway, living room, kitchen. Upper floor : Two bedrooms and bathroom. |
| Gross internal floor area (m²) | 68 sq.m. or thereby. |
| Neighbourhood and location | The property is located in a settled residential area comprising a mix of Local Authority built housing and flats of similar age, within convenient distance of a range of local amenities including shops and public transport. |
| Age | The property is approximately 50 years old. |
| Weather | Dry. |
| Chimney stacks | There are no chimney stacks. |
| Roofing including roof space | <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>The property has a flat roof covering, no part of which could be inspected from ground level externally.</p> <p>It is understood that the roof cladding was repaired/ renewed approximately twelve years ago, and any further information in this regard should be obtained from West Dunbartonshire Council, particularly the availability of any guarantees for these works.</p> <p>There is no roof space.</p> |

Single Survey

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| Rainwater fittings | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters are assumed to be of gulley design around the edges of the flat roof covering, and the downpipes which appear to be internal, are assumed to be formed in PVC or similar material.</p> |
| Main walls | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>These are of solid No-Fines concrete construction which has been insulated and rendered externally, with an overall wall thickness of approximately 430 mm.</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.</p> <p>Doors and windows were not forced open.</p> <p>Windows are of PVC double glazed replacement type, in a pivot design.</p> <p>There is a PVC door opening from the living room onto a small balcony, which has a concrete floor slab clad in asphalt and there are metal side railings.</p> <p>There is a PVC door into the subject flat.</p> <p>The eaves boards appear to be formed in PVC or a similar composite material.</p> |
| External decorations | Not applicable. |
| Conservatories / porches | Not applicable. |
| Communal areas | <p>Circulation areas visually inspected.</p> <p>A timber and glazed door gives entry into the common hall and stairs, where there are solid floor finishes and walls are finished plastered on hard. Stair landing windows are of PVC double glazed design.</p> |
| Garages and permanent outbuildings | <p>Visually inspected.</p> <p>There is understood to be a small brick cellar, part of a row of similar cellars to the rear of the property, which has not been identified or inspected.</p> |

Single Survey

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| <p>Outside areas and boundaries</p> | <p>Visually inspected.</p> <p>The property is set within communal garden grounds which are laid mainly to lawn.</p> <p>The boundaries are not clearly delineated.</p> |
| <p>Ceilings</p> | <p>Visually inspected from floor level.</p> <p>The ceilings are formed in plasterboard.</p> |
| <p>Internal walls</p> | <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>These are finished either plastered on hard or dry lined in plasterboard, including the internal partition walls.</p> |
| <p>Floors including sub floors</p> | <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>The floors at first floor level are of solid construction and at second floor level of suspended timber joist and board construction.</p> <p>No detailed inspection of the surface of the flooring could be undertaken where fitted coverings are present.</p> <p>There is no sub-floor space to inspect.</p> |
| <p>Internal joinery and kitchen fittings</p> | <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The internal joinery comprises timber skirting boards and door surrounds. There are panel design interior doors.</p> <p>The kitchen comprises a range of wall and base units and work surfaces with a stainless steel sink unit and a gas hob.</p> |
| <p>Chimney breasts and fireplaces</p> | <p>There are no chimney breasts or fireplaces.</p> |
| <p>Internal decorations</p> | <p>Visually inspected.</p> <p>Paper and paint finishes to internal walls, ceilings and timber work.</p> |
| <p>Cellars</p> | <p>Visually inspected where there was a safe and purpose-built access.</p> <p>The cellar is located as part of a row of similar cellars to the rear of the property. It appears to be of brick construction with a render finish, under a flat reflective felt clad roof.</p> <p>The particular cellar pertaining to the subject flat could not be</p> |

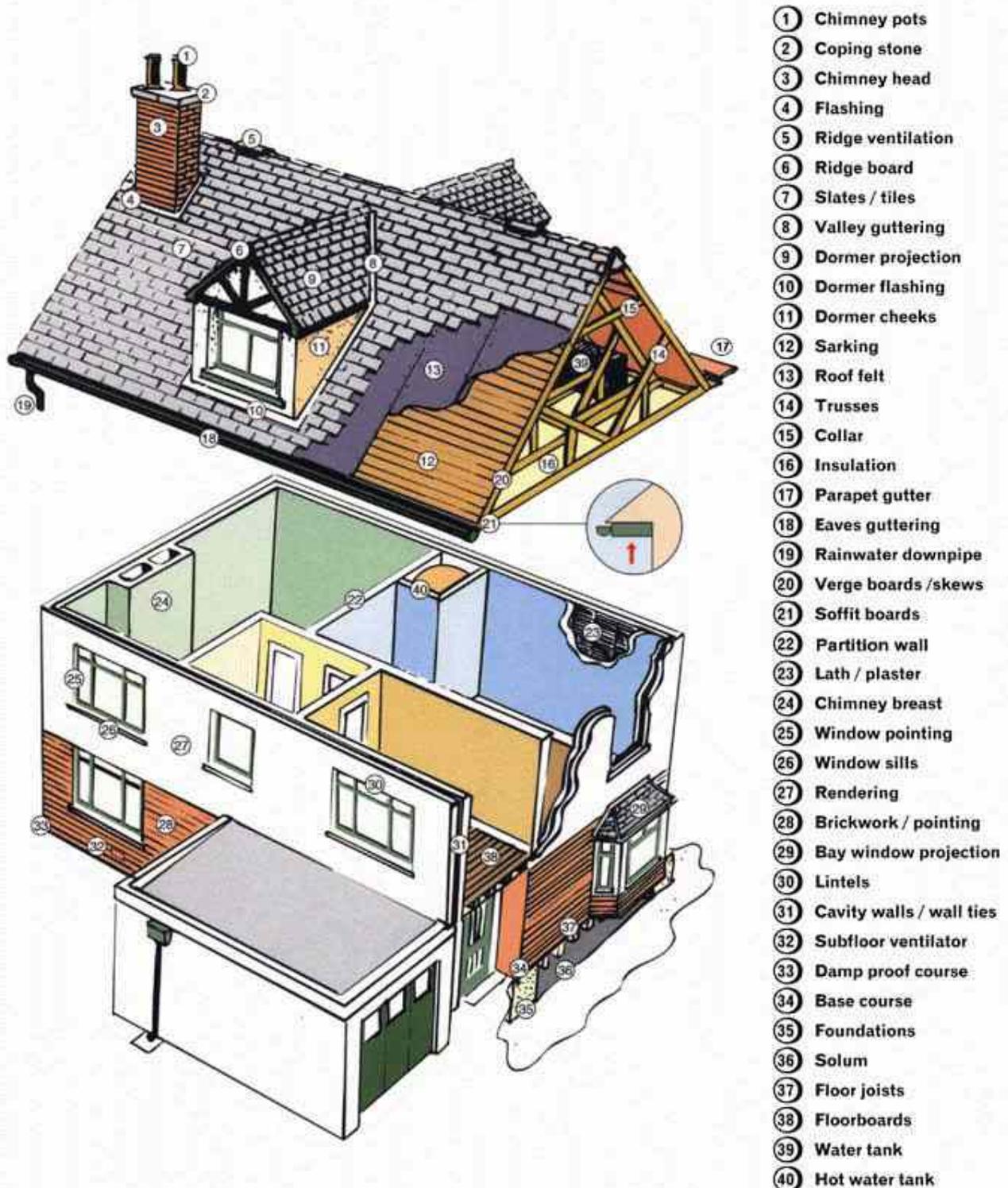
Single Survey

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| | identified or internally inspected. |
| 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>The property has a mains supply with a 13 amp circuit and RCD wiring fusegear located in the lower hall cupboard.</p> |
| Gas | <p>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.</p> <p>Mains supply. Meter located in boiler cupboard in kitchen.</p> |
| Water, plumbing, bathroom fittings | <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains water supply. Visible pipework formed in a mix of copper and PVC.</p> <p>The bathroom comprises a three piece white suite with a built-in shower fitment over the bath.</p> |
| Heating and hot water | <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Central heating is provided from a Biasa combi-boiler, wall mounted in the kitchen, serving hot water panel radiators within the property and providing the hot water supply.</p> |
| Drainage | <p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Mains connection.</p> |

Single Survey

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| Fire, smoke and burglar alarms | Visually inspected. No tests whatsoever were carried out to the system or appliances. The property has smoke alarms installed. |
| Any additional limits to inspection | For flats / maisonettes 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. At the time of my inspection the property was occupied, fully furnished and floors were covered throughout. There is no accessible sub-floor space. No inspection of any part of the roof structure could be undertaken from ground level externally and due to its flat design, there is no roof space to inspect. |

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.

Single Survey

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 | |
|---|--|
| Repair category | 1 |
| Notes | No evidence of structural movement was noted to adversely affect the property. |

|  Dampness, rot and infestation | |
|--|---|
| Repair category | 1 |
| Notes | No evidence of dampness, rot or infestation was apparent. |

|  Chimney stacks | |
|--|------------------------------|
| Repair category | - |
| Notes | There are no chimney stacks. |

|  Roofing including roof space | |
|--|---|
| Repair category | 1 |
| Notes | No part of the roof structure could be inspected from ground level externally. It is assumed to be clad in bitumen felt, or a single ply membrane material. Reference should be made to the factors, West Dunbartonshire Council, in this regard, to establish whether there are any guarantees available in relation to roof repair/renewal works understood to have been carried out approximately twelve years ago. |

Single Survey



Rainwater fittings

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|------------------------|-----------------------------------|
| Repair category | 1 |
| Notes | These are not visible externally. |



Main walls

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| Repair category | 1 |
| Notes | The outer walls have been the subject of insulation and re-rendering within the last year, and appear to be tolerably plumb and adequately maintained with regard to age. |



Windows, external doors and joinery

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|------------------------|--|
| Repair category | 1 |
| Notes | Our valuation assumes that the windows were replaced in accordance with the Building Regulations of that time. |



External decorations

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|------------------------|-----------------|
| Repair category | - |
| Notes | Not applicable. |



Conservatories/porches

| | |
|------------------------|--------------------------------------|
| Repair category | - |
| Notes | There are no conservatories/porches. |



Communal areas

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | Adequately maintained with regard to age. |



Garages and permanent outbuildings

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|------------------------|----------------------------------|
| Repair category | 1 |
| Notes | No significant defects apparent. |

Single Survey



Outside areas and boundaries

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| Repair category | 1 |
| Notes | The boundaries are not clearly defined and reference will require to be made to the Title Deeds in this regard. |



Ceilings

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| Repair category | 1 |
| Notes | No significant defects. Some hairline cracking was noted which appears to be commensurate with age. Where textured finishes have been applied, dependent on age, these could contain elements of asbestos material. |



Internal walls

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|------------------------|-------------------------|
| Repair category | 1 |
| Notes | No significant defects. |



Floors including sub-floors

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| Repair category | 1 |
| Notes | Sections of the upper floor level flooring were noted to be rather creaky when weight tested, a not untypical occurrence in a property of this age. |



Internal joinery and kitchen fittings

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|------------------------|------------------|
| Repair category | 1 |
| Notes | Well maintained. |



Chimney breasts and fireplaces

| | |
|------------------------|---|
| Repair category | - |
| Notes | There are no chimney breasts or fireplaces. |



Internal decorations

| | |
|------------------------|-----------------------------|
| Repair category | 1 |
| Notes | Well maintained throughout. |

Single Survey



Cellars

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | Not internally inspected. Evidence of regular wear and tear commensurate with age. |



Electricity

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|------------------------|---|
| Repair category | 1 |
| Notes | The system has not been tested and a copy of a recent testing certificate would require to be exhibited to ensure full compliance with current regulations. |



Gas

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|------------------------|--|
| Repair category | 1 |
| Notes | It is assumed that the gas supply to the property is Gas Safe compliant. Pipework and appliances should be maintained on an annual basis by a Gas Safe registered contractor. |



Water, plumbing and bathroom fittings

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|------------------------|-------------------------|
| Repair category | 1 |
| Notes | No significant defects. |



Heating and hot water

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | There is no evidence of recent testing and failure to service and test such appliances increases Safety Risks. The central heating system should be maintained on an annual basis under a servicing contract. |



Drainage

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| Repair category | 1 |
| Notes | No evidence of any significant surface drainage deficiencies were apparent at the time of my inspection. |

Single Survey

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.

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|---------------------------------------|---|
| Structural movement | 1 |
| Dampness, rot and infestation | 1 |
| Chimney stacks | - |
| Roofing including roof space | 1 |
| Rainwater fittings | 1 |
| Main walls | 1 |
| Windows, external doors and joinery | 1 |
| External decorations | - |
| Conservatories/porches | - |
| Communal areas | 1 |
| Garages and permanent outbuildings | 1 |
| 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 | 1 |
| Electricity | 1 |
| Gas | 1 |
| Water, plumbing and bathroom fittings | 1 |
| 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.

Single Survey

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

The property factors, West Dunbartonshire Council, should confirm that there are currently no outstanding items of significant communal repair relating to this block of flats.

They should also confirm whether there is a common buildings insurance policy in place.

It is understood that repair/renewal works were carried out on the flat roof covering approximately twelve years ago, and West Dunbartonshire Council should provide confirmation as to whether guarantees are available in this regard.

Estimated reinstatement cost for insurance purposes

£125,000 (One Hundred and Twenty Five Thousand Pounds)

Valuation and market comments

The market value of the property as described in this report is £75,000 (Seventy Five Thousand Pounds)

This figure assumes vacant possession and that the property is unaffected by any adverse Planning Proposals, onerous burdens, Title Restrictions or Servitude Rights.

| | |
|-----------------------|---|
| Signed | Security Print Code [462351 = 5399] Electronically signed |
| Report author | M P Forsyth |
| Company name | ALLIED SURVEYORS SCOTLAND PLC |
| Address | 132 Drymen Road, Bearsden, Glasgow, G61 3RB |
| Date of report | 16th October 2018 |

Mortgage Valuation Report



Property Address

Address Flat 4 2 Thistleueuk, Old Kilpatrick, Glasgow, G60 5NA
Seller's Name Miss F Walker
Date of Inspection 12th October 2018

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) m² (Internal) m² (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:

Brick built external cellar under a flat felt clad roof.

Mortgage Valuation Report

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

Brief description of Central Heating:

Gas fired

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

Mortgage Valuation Report

General Remarks

The property is located in an established residential area with surrounding Local Authority built housing and flats within convenient distance of a range of local amenities including shops and public transport.

Solid No-Fines concrete outer walls which have been insulated and rendered externally. Flat roof, surface unseen.

The property factors, West Dunbartonshire Council, should confirm that there are currently no outstanding items of significant communal repair relating to this block of flats.

They should also confirm whether there is a common buildings insurance policy in place.

They should also be able to provide additional information as to the extent of roof repairs carried out on the property approximately twelve years ago, and whether any guarantees are available in this regard.

This valuation report has been undertaken in conjunction with our Home Report prepared over the property. The building appears to have been satisfactorily maintained for one of its age and type and no significant items of disrepair were apparent.

Essential Repairs

None

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

Mortgage Valuation Report

Comment on Mortgageability

The property forms a suitable heritable security for normal mortgage lending purposes.

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 [462351 = 5399]
Electronically signed by:-

Surveyor's name M P Forsyth

Professional qualifications BSc., MRICS

Company name ALLIED SURVEYORS SCOTLAND PLC

Address 132 Drymen Road, Bearsden, Glasgow, G61 3RB

Telephone 0141 942 9666

Fax 0141 942 6556

Report date 16th October 2018