

Single Survey

survey report on:

Property address	4A Arboretum Road Edinburgh EH3 5PD
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Customer	Mr and Mrs Hillyard
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Customer address	4A Arboretum Road Edinburgh EH3 5PD
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Prepared by	Murray & Muir Chartered Surveyors
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Date of inspection	8th June 2011
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MURRAY
& MUIR
CHARTERED SURVEYORS

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;

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- 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.

Description	The property comprises a double upper flat in a former two-storey and attic detached villa.
Accommodation	Ground Floor: Entrance Vestibule and Stair. First Floor: Hall, Drawing Room, Living Room, Dining Room, Bedroom, Breakfasting Kitchen, Utility Room and Bathroom. Attic Floor: Four Bedrooms and Shower Room.
Gross internal floor area (m²)	274
Neighbourhood and location	The subjects are situated to the north of Edinburgh City Centre in the Inverleith district where a number of surrounding properties are of a similar age, type and character. All normal local amenities and facilities are available and within fairly easy reach.
Age	120 year approx.
Weather	Dry.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are three chimney stacks pertaining to the subject building. The stacks are all constructed in solid stone. The flashings and skews are a mixture of lead and cement mortar.
Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where

	<p>there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>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 roof to the property is traditional pitched timber truss construction with a flat central section.</p> <p>The pitched sections are clad in slate and incorporate zinc valleys and ridges.</p> <p>The flat section is finished in bituminous felt and is penetrated by a cupola and a number of smaller roof lights. The dormer windows are mostly flat felt covered.</p> <p>There is limited access into the roof eaves. There are access doors from one of the front bedrooms and two rear bedrooms. The front bedroom access was screwed shut and not inspected. The two rear bedroom accesses were inspected from around the hatch only due to positioning of pipe work and stored items.</p> <p>The attic space is insulated to the walls and ceilings of the extension but not into the eaves over the first floor ceiling.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters and downpipes to the property are cast iron.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls of the property are solid sandstone construction.</p> <p>The south most gable elevation could not be fully inspected.</p>
<p>Windows, external doors and joinery</p>	<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>The windows are timber sash and case single-glazed at first floor level and timber pivot double-glazed at attic floor level.</p> <p>The front door to the property is timber four-panel with a glazed fanlight above.</p> <p>There are timber fascia boards around some of the dormer windows.</p>

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<p>External decorations</p>	<p>Visually inspected.</p> <p>There is a painted finish to external timbers and to rainwater fittings.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p>None.</p>
<p>Garages and permanent outbuildings</p>	<p>None.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>There is a gravel driveway to the front with a gravel path to the side leading to the main entrance door and to a rear garden. The rear garden is mostly grass finished.</p> <p>There are cast iron gates for entry to the driveway and the boundaries are mostly solid stone with timber fencing separating the garden from the lower flat.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The ceilings at first floor level are mostly traditional lath and plaster construction with cornicing in varying degrees of intricacy.</p> <p>At attic floor level, the ceilings are finished 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>At first floor level most of the internal walls are finished in plaster on the hard and lath and plaster. There are some plasterboard walls at first floor level where alterations have taken place.</p> <p>At attic floor level the walls are finished in plasterboard.</p> <p>There is a timber panel finish to some of the 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>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> <p>The flooring is suspended timber construction. The floors are mostly covered but where seen the flooring is finished in tongued and grooved floorboards. The surface of most of the floors could</p>

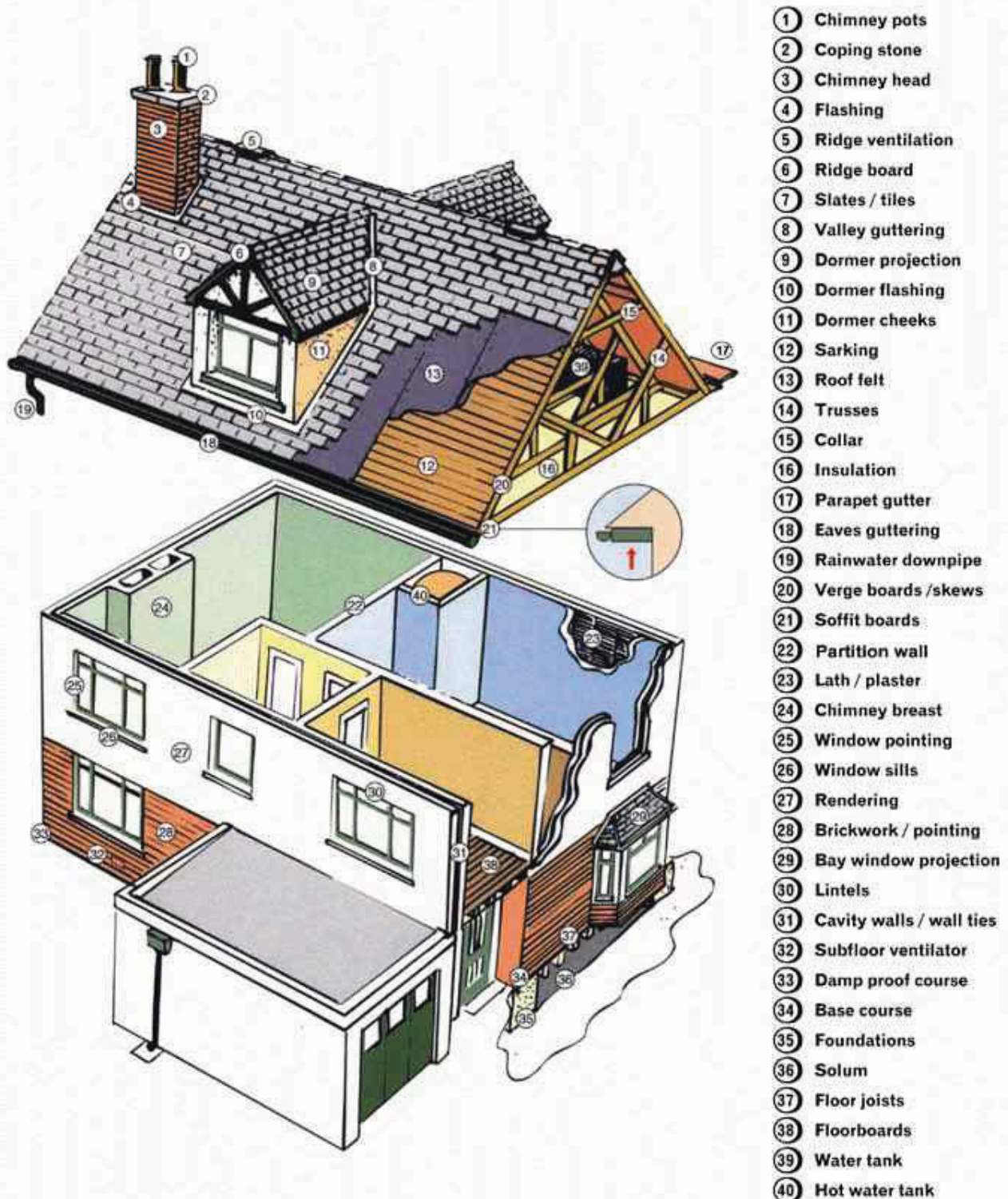
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	<p>not be inspected.</p> <p>There is no access into any sub-floor space.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The woodwork within the flat is in keeping with the age and style of the property and the internal doors are traditional style and mostly timber four-panel at first floor level with timber and glazed doors at the entrance vestibule and utility room. At attic floor level, there are more modern timber four-panel doors.</p> <p>The kitchen comprises fitted floor and wall units with work surface and tiled splashback. The units also incorporate a stainless steel sink.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are three open fireplaces at first floor level. Within the drawing room the fireplace is open, has not been lined and appears to be used for solid fuel.</p> <p>Within the dining room there is an open fireplace which does not appear to currently be in use and has not been lined.</p> <p>Within the living room, the fireplace is fitted with a coal effect gas fire open to the chimney. This has also not been lined.</p>
Internal decorations	<p>Visually inspected.</p> <p>The internal decoration has a mostly paper and painted finish. There is timber panelling and a tiled finish to some of the walls.</p>
Cellars	<p>None.</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>Electricity is from the mains supply. There are two fuse boards serving the wiring installation which are located at ground floor level alongside the electric meter.</p>

<p>Gas</p>	<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>Gas is from the mains supply. The gas meter is located within the utility room at first floor level.</p>
<p>Water, plumbing, bathroom fittings</p>	<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>Water is from the mains supply. The majority of plumbing is a mixture of copper and PVC. There are some lead waste pipes visible within the utility room. There is a plastic insulated cold water tank located within a rear bedroom cupboard at attic floor level.</p> <p>At first floor level there is a bathroom comprising a three-piece suite and at attic floor level there is a shower room comprising a three-piece 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.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Hot water is provided by the gas fired central heating boiler or the two insulated hot water tanks located in a cupboard off the attic floor bedroom. Access to the hot water tanks was limited due to fitted shelving.</p> <p>The central heating boiler is floor mounted and situated in a cupboard off the attic floor landing. The central heating boiler also provides the hot water for a series of radiators throughout the property, which are fitted with individual thermostatic valves. There is a programmer for the central heating system within the attic floor cupboard.</p>
<p>Drainage</p>	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is assumed to the main sewer.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>There is no evidence of any fire, smoke or burglar alarms within the property.</p>

<p>Any additional limits to inspection</p>	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>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.</p> <p>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.</p> <p>The property was heavily furnished at the time of inspection and therefore not all floor and wall surfaces could be inspected.</p> <p>Access into the eaves was limited to the gable and not possible to the front or rear.</p>
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Sectional Diagram showing elements of a typical house





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


2. Condition


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

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

 Structural movement	
Repair category	1
Notes	There is evidence of settlement to the building but this does not appear to be inconsistent with a property of this age and type and is considered to be long standing and unlikely to prove progressive.

 Dampness, rot and infestation	
Repair category	1
Notes	There is no evidence of any significant dampness, rot or infestation in the visible areas inspected within the property.

 Chimney stacks	
Repair category	1
Notes	There is localised weathering to the stacks and some discolouration to lead flashings and weathering to cement mortar skewers. No significant defects were however noted.

 Roofing including roof space	
Repair category	1
Notes	<p>There are isolated loose, broken and slipped slates and the zinc valleys and ridges are discoloured.</p> <p>The flat section of roof is worn in places and a section of ponding is evident.</p> <p>Ongoing maintenance can be anticipated to a roof of this age and type although there is no evidence of any current significant defect. It would be prudent to have the roof checked by a competent roofing contractor at regular intervals.</p>

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Rainwater fittings

Repair category	1
Notes	<p>There is vegetation within some of the gutters, mostly due to overhanging trees. These will require to be regularly cleared.</p> <p>There is no evidence of any current leakage although it was dry at the time of inspection and wet weather conditions may reveal localised leaks.</p>



Main walls

Repair category	2
Notes	<p>There is evidence of weathering stone work. This is to localised areas, particularly noted below gutters to the front and around a number of windows. There is also a crack to a lintel on the gable elevation. The south most gable elevation could not be fully inspected.</p>



Windows, external doors and joinery

Repair category	1
Notes	<p>The timber windows at first floor level are the original style and therefore a number of these are slightly ill-fitting. There is a small cracked pane of glass within the first floor bathroom and there is blistering paint work to some of the window finishes.</p> <p>At attic floor level the windows have been more recently installed and appear in good condition.</p> <p>There is no evidence of any significant defects to the front door.</p>



External decorations

Repair category	1
Notes	<p>There is blistering paint work evident to external timbers, particularly around the fascia boards at the dormer windows.</p>



Conservatories/porches

Repair category	-
Notes	N/A

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Communal areas

Repair category	-
Notes	N/A



Garages and permanent outbuildings

Repair category	-
Notes	N/A



Outside areas and boundaries

Repair category	1
Notes	There is weathering to some of the boundary walls. The garden ground appears in satisfactory condition.



Ceilings

Repair category	1
Notes	Superficial cracking noted to localised areas of plaster work throughout the property, particularly to the lath and plaster sections at first floor level.



Internal walls

Repair category	1
Notes	Localised plaster cracks noted at first floor level and shrinkage cracks at attic floor level.



Floors including sub-floors

Repair category	1
Notes	The floors are mostly covered and the surfaces could not be fully inspected. There is no evidence of any significant defect.



Internal joinery and kitchen fittings

Repair category	1
Notes	<p>The internal joinery finishes are in satisfactory condition with only normal evidence of wear and tear. Sections of the skirting have been cut where sockets have been installed.</p> <p>The internal doors at first floor level all open and close correctly. The door frames</p>

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	<p>are off level with the doors due to past settlement.</p> <p>At attic floor level, two of the bedroom doors are a little ill fitting and do not properly close. No significant defects were however noted.</p> <p>No significant defects were noted to the kitchen fittings in the visible areas inspected.</p>
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Chimney breasts and fireplaces

Repair category	1
Notes	<p>Fireplaces, where inspected, have not been lined and the hearths and mantels appear in satisfactory condition.</p> <p>The fireplaces would benefit from being checked and cleaned down prior to any further usage.</p>



Internal decorations

Repair category	1
Notes	No visual signs of any significant defects noted.



Cellars

Repair category	-
Notes	N/A



Electricity

Repair category	2
Notes	<p>The fuse boards serving the wiring installation are dated. There is a mixed age of 13amp sockets and light switches throughout the property, some of which are old.</p> <p>The electrical regulations are being continually upgraded and only a test by an electrical contractor will confirm that the system complies with the latest regulations. Such a test is advised.</p>



Gas

Repair category	1
Notes	All gas appliances should be tested by an engineer on the Gas Safe Register before they are used.

Single Survey



Water, plumbing and bathroom fittings

Repair category	2
Notes	<p>The lead plumbing, although only waste pipes where visible, should be removed along with any concealed old piping.</p> <p>Where inspected, the remaining water supply pipes are found to be of a modern pattern and there is no evidence of any significant defects to either the bathroom or shower room suites.</p>



Heating and hot water

Repair category	1
Notes	<p>As a matter of routine the central heating system should be tested by an engineer on the Gas Safe Register and thereafter maintained on an annual gas contract. No visible defects were noted although sections of the heating system are dated.</p>



Drainage

Repair category	1
Notes	<p>The system has not been tested although there is no evidence of any current problems.</p>

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.

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	2
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	1
Internal decorations	1
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	1
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

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
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 checked="" type="checkbox"/> No <input 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

Internal alterations have taken place to the property to provide the current accommodation. It is understood that the original conversion from a detached house into two flats took place in the 1940s and the attic was converted circa.1975. Further alterations have taken place on the attic floor since then. Our mortgage valuation is made on the assumption that any alterations carried out to the property satisfy all relevant legislation and have full certification where appropriate.

Replacement windows have been installed at attic floor level. The vendor should be approached to confirm compliance or otherwise with all current legislation.

Estimated reinstatement cost for insurance purposes

£830,000 (Eight Hundred and Thirty Thousand Pounds)

Valuation and market comments

£900,000 (Nine Hundred Thousand Pounds)

Signed	Security Print Code [571759 = 5671] Electronically signed
Report author	Martin Paul
Company name	Murray & Muir Chartered Surveyors
Address	30 Stafford Street, Edinburgh, EH3 7BD
Date of report	14th June 2011

Mortgage Valuation Report



Property Address

Address 4A Arboretum Road, Edinburgh, EH3 5PD
Seller's Name Mr and Mrs Hillyard
Date of Inspection 8th June 2011

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:

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

At the time of our inspection, the property was found to have been maintained in a fair order both internally and externally commensurate with age. Ongoing maintenance can be anticipated to a building of this age and type to include regular maintenance of the roof and pertinents, repairs to the stone work and modernisation and upgrade to sections of the fittings and services. The roof is pitched and slated with a flat felt platform.

There is evidence of settlement to the building but this does not appear to be inconsistent with a property of this age and type and is considered to be long standing and unlikely to prove progressive.

Internal alterations have taken place to the property to provide the current accommodation. It is understood that the original conversion from a detached house into two flats took place in the 1940s and the attic was converted circa.1975. Further alterations have taken place on the attic floor since then. Our mortgage valuation is made on the assumption that any alterations carried out to the property satisfy all relevant legislation and have full certification where appropriate.

Replacement windows have been installed at attic floor level. The vendor should be approached to confirm compliance or otherwise with all current legislation.

Essential Repairs

None.

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

Mortgage Valuation Report

Comment on Mortgageability

In our opinion, the property forms suitable security for normal loan purposes.

Valuations

Market value in present condition £ 900000
Market value on completion of essential repairs £
Insurance reinstatement value £ 830,000
(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 [571759 = 5671]
Electronically signed by:-
Surveyor's name Martin Paul
Professional qualifications BSc MRICS
Company name Murray & Muir Chartered Surveyors
Address 30 Stafford Street, Edinburgh, EH3 7BD
Telephone 0131 220 3443
Fax 0131 220 3553
Report date 14th June 2011