

Single Survey

Survey report on:

Property Address	18 Main Street Rhynie Huntly AB54 4HB
Customer	AMG
Date of Inspection	04/10/2024
Prepared by	Paul Delaney Harvey Donaldson & Gibson Chartered Surveyors



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TERMS AND CONDITIONS

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 will have sufficient current local knowledge of the particular market to competently survey, value and report upon Residential Property. ¹

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 checking the adjacent box.



Harvey Donaldson & Gibson is part of the Connells Group. In Scotland, the Connells Group also own Slater Hogg & Howison, Countrywide North and Allen & Harris. Harvey Donaldson & Gibson trades as an entirely separate company and has no financial interest whatsoever in the disposal of the property being inspected. A full list of the Connells group brands is available on <https://www.connellsgroup.co.uk/our-group/our-brands/>. Harvey Donaldson & Gibson is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all their applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Rebecca Freeman FRICS, contact 01332 813096.

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.

Prior to 1 December 2008, 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 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.

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 Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.²

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;
- "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.

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

²Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Rules of Conduct.

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.

- 2.3.1 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.
- 2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
- 2.3.3 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" 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 will not be inspected or reported on.

Description	The property comprises a two storey mid-terraced house.
Accommodation	GROUND FLOOR: Entrance Vestibule, Entrance Hall, Living room, Kitchen with Family room off and Bathroom. FIRST FLOOR: Landing, 4 Bedrooms and Bathroom.
Gross internal floor area (sqm)	119sqm approximately
Neighbourhood and location	The property is situated in an established residential area in the village of Rhynie, which lies around 9 miles south of the town of Huntly and around 13 miles north west of Alford. The location is limited with respect to amenities, with a wider range of amenities available in larger nearby areas including Huntly and Alford.
Age	125 years approximately.
Weather	At the time of the inspection the weather conditions were dry and overcast. The report should be read in this context.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimney stacks are of a stone or brick construction, pointed externally or roughcast. There are cement flashings where seen. Some sections could not be seen from a ground level inspection.

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. The roof is pitched and slated, with a tiled ridge bedded in cement and cement skews where roof slopes meet the upstand walls. There are double glazed Velux style window units installed. The roof over the rear projection is of a basic profile metal sheet covering. The roof space inspection over the main property was restricted to a head and shoulders inspection around the hatch position. There is no accessible void over the ground floor projection. The roof over the main property has been loosely boarded and plasterboard lined at rafter level. There is an unlined section showing timber frame and timber sarking, typical of a property of this age. No insulation was noted.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. The gutters and downpipes are of uPVC construction. It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls are of a solid granite stone construction, pointed externally. The walls of the rear projection appear to be of a timber framed/blockwork construction, part roughcast externally.

Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. The windows are of timber frame design incorporating double glazed units. There are double glazed Velux style units to the attic level, however these could not be tested due to restricted roof space access. The front entrance door is of timber framed design, with a set of double glazed French doors to the rear projection. There are double glazed doors to the rear of the living room. The external joinery finishes are of timber.
External decorations	Visually inspected. The external decorations comprise painted or uPVC finishes.
Conservatories / porches	None
Communal areas	None
Garages and permanent outbuildings	Visually inspected. The outbuildings could only be inspected externally, therefore we are unable to comment on internal condition. There are various outbuildings to the rear of the property.
Outside areas and boundaries	Visually inspected. There are garden grounds to the rear.
Ceilings	Visually inspected from floor level. The ceilings within the property are of plasterboard or lath/plaster.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls are of a mixture of lath/plaster or plasterboard.

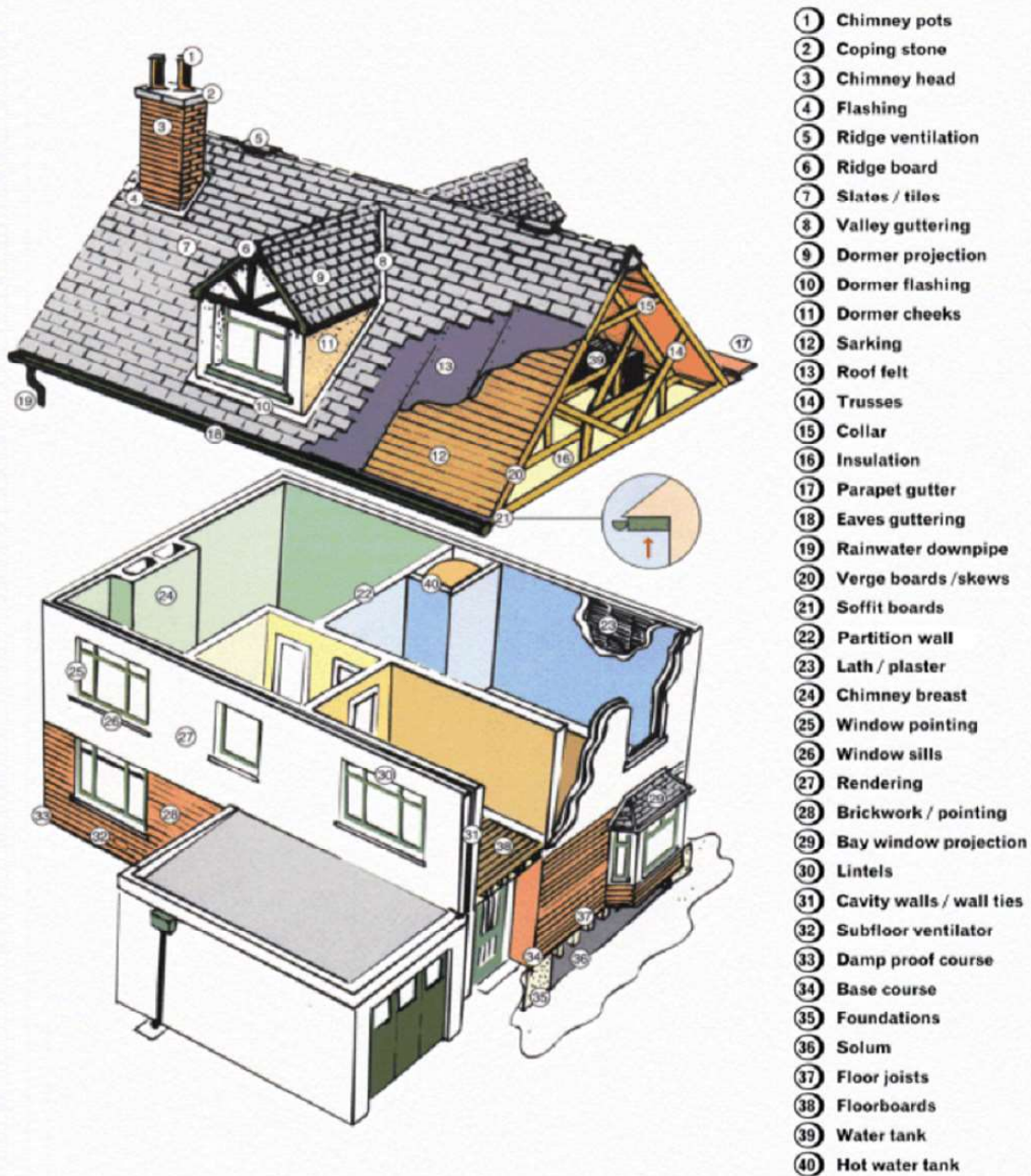
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. Flooring is a mixture of solid concrete or of suspended timber construction overlaid with timber floorboards. A number of the rooms have fully fitted floor coverings which partially restricted the scope of our inspection. There is no accessible sub-floor.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Internal joinery comprises timber skirtings, door facings and door surrounds. The doors are of part glazed and part timber design. Kitchen fittings comprise a range of wall and base units and work surfaces. There is a timber staircase which leads from the ground floor to the upper level.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. The chimney breasts are plaster lined. There is a fireplace and stove installed in the ground floor living room.
Internal decorations	Visually inspected. The internal decorations comprise painted, papered, tiled or textured paint finishes.

Cellars	None
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Mains electricity supply. The supply has been turned off. The electricity meter is wall mounted in the entrance vestibule and the older fusebox installed at lower level in the understair cupboard. Visible wiring is of PVC coated cabling with 13amp sockets.
Gas	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Gas is provided by a private LPG supply, with the storage tank in the rear garden. At the time of our inspection the gas supply was disconnected.
Water, plumbing and bathroom fittings	Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation. Mains water supply. The supply has been drained down and turned off. The upper level bathroom comprises a panel bath, separate shower compartment with shower, WC and wash hand basin. The ground floor bathroom comprises a panel bath, WC and wash hand basin. There is a 1.5 bowl stainless steel sink unit with drainer in the kitchen. All visible pipework is formed in copper or PVC materials.

Heating and hot water	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. The system was turned off and drained down at the time of our inspection. There is a LPG fired Vaillant central heating boiler, installed in an understairs cupboard. This boiler supplies steel panel radiators and also provides the domestic hot water.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Mains drainage is understood to be connected.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Upgrading is required to comply with these regulations.

Any additional limits to inspection	The property was inspected within the limits imposed by closely nailed and fixed fitted carpeting, floor coverings. It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects. No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subjects grounds and where possible from adjoining public property. Exposure work has not been carried out. No internal inspection of any outbuilding was possible due to limited access, outbuildings fully stored and the visual unsafe appearance of same due to poor condition. It was dry on the date of inspection. Leakage and water penetration may only be visible to building components such as roof spaces, rainwater goods, around chimney breasts, window openings, etc. These are sometimes only visible during or immediately after, adverse weather conditions. Similarly, sometimes defects in rainwater goods are only apparent during, or after heavy rainfall. Our inspection of the chimneys was restricted due to site boundaries and our inspection of the roof was restricted due to the height of the roof from ground level, site boundaries and adjacent buildings. The roof space inspection was restricted to a head and shoulders inspection around the hatch position only due to lack of safe crawl boards and also visible gaps in the ceiling/loft floor. The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported and you have concerns you should engage a qualified asbestos surveyor.
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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 3 categories:

Category 3 3	Category 2 2	Category 1 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	Evidence of previous movement was noted, however, from within the limitations of the inspection we found no evidence to suggest that the movement appears to be serious or that there were any obvious signs of recent movement.

Dampness, rot and infestation	
Repair category:	2
Notes	Dampness was noted to various areas throughout the property. Woodworm flight holes were noted to timbers in the roof space. There are areas of older damp staining internally within the property which may indicate external defects. A timber and damp specialist can advise on necessary repairs and associated costs.

Chimney stacks	
Repair category:	2
Notes	There are areas of cracked and open/missing pointing and cracked roughcast. The north chimney stack has been reduced in height and it is assumed the remaining part of the stack is safe/secure. Checks should be made and a building contractor can advise of any necessary repairs.

Roofing including roof space	
Repair category:	2
Notes	The roof is clad with mixed age roofing slates and some slates were noted to be loose, missing and/or broken in places. Cracking and deterioration was noted to the ridge and skew pointing. Repointing is required to prevent damp penetration into the building fabric. The roof covering over the rear projection is of a basic construction, which will require vigilant regular maintenance and may not be completely water tight. The life expectancy of the roof coverings will often depend on weathering, previous maintenance and any damage from the prevailing weather. A reputable roofing contractor can advise on life expectancy and repair/replacement costs. In the absence of stripping and recovering, on-going and increasing maintenance expenditure should be anticipated. The roof space has been floored and lined. There is no visible insulation. Some staining and woodworm flight holes were noted to visible sections. Further advice can be obtained from a timber/damp specialist with regards to remedial works and associated costs.

Rainwater fittings	
Repair category:	2
Notes	There is vegetation growth visible within the guttering. Clearance is required to promote free drainage. Choked rainwater units can lead to further defects in other parts of the building if not repaired timeously. Some gutter joints show signs of leakage, which has resulted in staining to external wall finishes. In buildings of this form of construction, leakage from gutter joints can lead to damp penetration into the building fabric. There appears to be no rainwater goods installed to the rear projection.

Main walls	
Repair category:	2
Notes	There are areas of cracked, missing and weathered pointing to stonework. There are cracks through some stone sections, particularly around window and door openings. Walls to the rear projection require repair and finishing works. There are exposed areas of blockwork and unfinished/missing sections of roughcast. A building contractor can advise on repairs and associated costs.

Windows, external doors and joinery

Repair category:

3

Notes

The windows, doors and door frames are in poor condition and will require significant works of repair or replacement. There is extensive deterioration to external timbers including window frames and to finishes around the rear projection.

External decorations

Repair category:

2

Notes

The external decorations and joinery are in poor condition and should be overhauled.

Conservatories / porches

Repair category:

Notes

Not applicable

Communal areas

Repair category:

Notes

Not applicable

Garages and permanent outbuildings

Repair category:

3

Notes

The outbuildings are in a poor/dilapidated condition and should be removed.

There may be elements of these outbuildings which contain asbestos materials and a specialist contractor should be consulted.

Outside areas and boundaries

Repair category:

3

Notes

The rear garden area is in a poor condition and requires significant works to make presentable.

It is understood that the previous use of the site was as a car repair garage, handling oil and other materials related to this use. We have not undertaken any formal site investigation into this previous use, however, this does present the possibility of contamination of land on the site. SEPA and the Local Authority can advise further on this matter.

Ceilings

Repair category:

3

Notes

There are various areas of cracked, missing and stained ceilings. The ceiling to the upper bedroom has partially collapsed. Ceilings are in a generally poor condition and repairs/replacement is required where necessary.

Internal walls

Repair category:

3

Notes

The walls may contain asbestos based materials. Further investigation by a licensed contractor should be carried out.

There are various areas of cracked, stained and missing plaster noted. Internal walls are in a generally poor condition.

Floors including sub floors

Repair category:

2

Notes

There are areas of cracked and uneven flooring, with some dampness noted around the upper level timber floor in the bathroom. There may be defects in hidden or concealed areas and further investigation can be carried out by a timber/damp specialist.

Internal joinery and kitchen fittings

Repair category:

2

Notes

Internal joinery is of mixed design and vintage, and is worn and damaged. Timberwork, door ironmongery, etc have all suffered wear and deterioration.

The glazing in vulnerable positions is not kitemarked as toughened glass. This can be considered to be a Health and Safety risk, particularly where there are young children present.

The kitchen fittings are dated and are displaying signs of wear and tear/damage.

Chimney breast and fire places

Repair category:

1

Notes

No significant defects were noted. It is assumed that the stove has been suitably installed in accordance with manufacturers recommendations and guidelines.

Internal decorations

Repair category:

2

Notes

Internal decorations are dated and show evidence of wear and tear.

The ceiling and wall finishes may contain asbestos materials and if further works are required, further specialist advice should be obtained prior to any works being carried out.

Cellars

Repair category:

Notes

Not applicable

Electricity	
Repair category:	3
Notes	The electrical system is dated and elements of the installation will not comply with current regulations. Features such as limited and damaged sockets and an older fusebox were noted. The electrical system was disconnected at the time of our inspection. The electrical installation should be inspected by a suitably qualified person prior to purchase. It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands.

Gas	
Repair category:	2
Notes	The gas supply was disconnected at the time of our inspection. The gas installation should therefore be inspected by a suitably qualified person. The life expectancy of LPG tanks typically last 20-30 years if suitably maintained. Given the unknown age of the subject tank, replacement should be anticipated in the foreseeable future. All gas supplies and appliances should be tested and thereafter maintained by a Gas Safe registered contractor on an annual basis. This should be regarded as a routine maintenance and safety check.

Water, plumbing and bathroom fittings	
Repair category:	3
Notes	The silicon seals and tiles around the baths and shower tray are defective and damaged, and may have led to damp penetration to concealed areas beneath. It will be fully appreciated that areas not inspected cannot be guaranteed to be free from defect, and that where dampness is present, there is an inherent risk of decay. Sanitary fittings, whilst functional, are of a dated design and require replacement. Thereafter, it is essential that all wall linings, tile grout, seals, etc are maintained in good condition. Failure to do so can lead to concealed defects behind wall finishes, and below the bath/shower tray.

Heating and hot water	
Repair category:	3
Notes	The boiler has been drained down and was turned off at the time of the inspection. It is not known when the boiler was last tested. Some radiators show signs of leakage, are loose from their fixings and are temporarily supported with wooden blocks. It is recommended good practice that boilers are serviced on an annual basis by an appropriately qualified person. The boiler's service history should be checked by referring to the service records. If there is no record of a recent service, the boiler should be checked by an appropriately qualified person.

Drainage	
Repair category:	1
Notes	No obvious significant defects were noted to the drainage system, within the limitations of the inspection.

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information.

Structural movement	1	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.
Dampness, rot and infestation	2	
Chimney stacks	2	
Roofing including roof space	2	
Rainwater fittings	2	Category 2 Repairs or replacement requiring future attention, but estimates are still advised.
Main walls	2	
Windows, external doors and joinery	3	Category 1 No immediate action or repair is needed.
External decorations	2	
Conservatories / porches		
Communal areas		
Garages and permanent outbuildings	3	
Outside areas and boundaries	3	
Ceilings	3	
Internal walls	3	
Floors including sub floors	2	
Internal joinery and kitchen fittings	2	
Chimney breasts and fireplaces	1	
Internal decorations	2	
Cellars		
Electricity	3	
Gas	2	
Water, plumbing and bathroom fittings	3	
Heating and hot water	3	
Drainage	1	

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

The tenure is understood to be Outright Ownership.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchases contracts, further specialists advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Rights of access, land ownership and maintenance liabilities should be confirmed through an inspection of the Title Deeds.

The property has been altered and extended to form the current layout. In addition, the roof space has been floored and lined, with Velux style units installed. It is assumed that all necessary Local Authority and other consents have been obtained for the works and that the appropriate documentation including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed that they meet the standards required by the Building Regulations or are exempt.

The property may be on or near contaminated land. The legal adviser should make enquiries with the local Environmental Health Officer and the Environment Agency to determine whether the property is likely to be affected.

Estimated re-instatement cost (£) for insurance purposes

The estimated reinstatement cost for insurance purposes is £555,000 (Five Hundred and Fifty Five Thousand Pounds).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

Valuation (£) and market comments

In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 04/10/2024 is £100,000 (One Hundred Thousand Pounds).

At the time of the inspection the local property market appeared to be performing adequately, having regard to the supply of property available for sale.

Report author:	Paul Delaney
Company:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Rubislaw Den House 23 Rubislaw Den North Aberdeen AB15 4AL
Electronically Signed By:	Paul Delaney
Date of report:	06/10/2024

Mortgage Valuation Report

CASE DETAILS

Seller Name(s):	AMG		
Property Address:	18 Main Street		
	Rhynie		
Town:	Huntly	County	
Postcode:	AB54 4HB		
Date of Inspection (dd/mm/yyyy):	04/10/2024		

PROPERTY DETAILS

Property Type:	House		
Property Style:	Mid Terrace		
Was the property built for the public sector?	No		
For Flats and Maisonettes:		Floor the Property is on:	
Number of Units in the Block:		Does the Block have a Lift?	
		Number of Floors in the Block:	

TENURE

Tenure	Absolute Ownership		
If leasehold:			
Unexpired term (Years):		Ground Rent (pa):	£

ACCOMMODATION

No. of Living Room(s):	2	No. of Bedroom(s):	4	No. of Kitchen(s):	1
No. of Bathroom(s):	2	No. of WC(s):	2	No. of Other room(s):	0
Description of Other room(s) :					
Floor Area (m²):	152	Floor Area type:	External		

GARAGES & OUTBUILDINGS

Garages:	None		
Permanent Outbuildings:	Workshop and Store.		

CONSTRUCTION

Wall Construction:	Solid Stone		
Roof Construction:	Pitched and slated		
Approximate Year of Construction:	1900	Any evidence of alterations or extensions?	Yes
Alterations / Extensions details:	The property has been altered extended with an internal reconfiguration of the habitable space and a floored and lined roof space. Our valuation assumes these works have been carried out with all necessary consents. Legal advisors to confirm.		

RISKS

Is there evidence of movement to the property?	Yes	If Yes, does this appear longstanding?	Yes
Are there any other risk matters?	Yes		
If yes to any of the above, please provide details:	Movement was noted in the form of cracking to masonry and distortion to/around openings. On the basis of our single inspection the movement appeared to be long-standing and non-progressive in nature. The property may be at risk of contamination to land and further checks should be made with SEPA and the Local Authority.		

SERVICES

Electricity:	Mains	Gas:	LPG	Water:	Mains
Central Heating:	Full	Drainage:	Mains		
Provide comments:	LPG fired boiler to radiators				

LEGAL MATTERS

Are there any apparently legal issues to be verified by the conveyancer?	No
If yes, please provide details:	

LOCATION

Location details:	The property is situated within a mainly residential area in a commuter village with a limited level of local amenities.
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ROADS

Road description:	The roads have been made up and are assumed to be adopted
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GENERAL REMARKS

The property is in basic/poor condition and requires a full programme of repairs, upgrading and modernisation.

ESSENTIAL REPAIRS

Dampness and Infestation was noted during our inspection. Due to the presence of such it is considered essential to instruct a reputable firm of Timber & Damp Specialists to undertake a full and detailed inspection of the subject to quantify the remedial works required. Please note we reserve the right to amend our valuation figure upon receipt of specialist estimates.

MORTGAGEABILITY REMARKS

The property is suitable for mortgage purposes subject to individual lender criteria.

VALUATION

Market Value in present condition:	£	100000
Market Value after essential repairs:	£	
Insurance reinstatement value:	£	555000
Retention required?	No	Retention amount:
Are repairs required?	No	Estimated cost of repairs:
		£

DECLARATION

Surveyor's Name	Paul Delaney	Surveyor's Qualifications	MRICS	Report Date (dd/mm/yyyy):	06/10/2024
Company Name	Harvey Donaldson & Gibson Chartered Surveyors	Address	Rubislaw Den House 23 Rubislaw Den North Aberdeen AB15 4AL		
Telephone Number	01414321640	Email Address	Https://homereportscotland.scot/		

Surveyor's Signature