

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

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| Surveyor Reference | AE/2929 |
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| Customer | Fiona Kerr |
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| Selling address | Janefield 1&2 Riverside Villas Catrine KA5 6SE |
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| Date of Inspection | 08/01/2024 |
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| Prepared by | Mark Shanks, BSc MRICS Ayr - Allied Surveyors Scotland Plc |
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1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the Surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the Surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the Surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

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| Description | A two storey semi-detached villa and attached cottage. |
| Accommodation | <p>Ground floor - entrance vestibule, hall, living room, kitchen, dining room, utility and "granny flat".</p> <p>The granny flat accommodation is on one floor and is accessible by way of the main hall. It also has its own front door leading to an entrance hall, study, living room, bedroom, shower room and kitchen.</p> <p>Upper floor - landing, bathroom and three bedrooms.</p> |
| Gross internal floor area (m2) | 210 square metres approximately including "granny flat". |
| Neighbourhood and location | Situated within a private residential area, surrounding properties are of a similar age and style of construction and the property is conveniently located for most local amenities. |
| Age | 152 years approximately. |
| Weather | Showery following a period of mixed weather. |
| Chimney stacks | <p>Visually inspected with the aid of binoculars where required.</p> <p>The chimney stack is of solid sandstone construction with lead apron flashing.</p> |
| Roofing including roof space | Sloping roofs were visually inspected with the aid of binoculars where required. |

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| | <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p> <p>The main roof is sloping and covered with slates. Valley gutters exist. These are lead lined. Lead skew flashing exists to the edge of the roof.</p> <p>Part of the "granny flat" has a flat roof of concrete slab design overlaid with felt. Flat roofs exist over bay window projections. These are covered with lead.</p> <p>Limited access was gained to roof spaces. The main roof space was accessed by way of an access hatch in the first floor bathroom ceiling, the main access to the residual apex storage area. Where visible the structure was noted to be conventional with timber trusses and sarking boards. Insulation material is laid between ceiling joists.</p> <p>Further very limited access was gained to the roof space over the utility room. Limited views from floor level revealed the roof structure to be of conventional design with timber trusses and sarking boards. No access was gained to any other roof space.</p> |
| <p>Rainwater fittings</p> | <p>Visually inspected with the aid of binoculars where required.</p> <p>Gutters and downpipes are of cast iron and PVC design.</p> <p>A parapet gutter exists to the front elevation. It appears to be felt clad.</p> |
| <p>Main walls</p> | <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or</p> |

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| | <p>inspected.</p> <p>The main external walls are of solid sandstone design. Part of the wall to the granny flat is of solid brick design and part rendered.</p> <p>Sub floor ventilation exists to the main sandstone external walls.</p> |
| Windows, external doors and joinery | <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Roofline details are of timber design.</p> <p>The entrance door to the main part of the property is timber framed and single glazed. The entrance door to the granny flat is PVC framed and double glazed.</p> <p>The windows throughout are double glazed most of which are PVC framed with some timber framed velux windows.</p> <p>PVC framed double glazed patio doors also exist to the rear elevation.</p> |
| External decorations | <p>Visually inspected.</p> <p>External timber details are painted.</p> |
| Conservatories / porches | <p>None.</p> |
| Communal areas | <p>None.</p> |
| Garages and permanent outbuildings | <p>Visually inspected.</p> <p>There is a large double garage to the side of the granny flat with sandstone retaining walls and brick walls, part rendered. There is a flat roof which appears to be felt clad covered over with tarpaulin.</p> <p>There is also a timber hut/kennel beside the garage.</p> <p>Attached to the utility room is an external WC used as garden store with brick wall and slate roof. Attached to this is a timber potting shed.</p> |

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| <p>Outside areas and boundaries</p> | <p>Visually inspected.</p> <p>The property fronts directly onto a public footpath.</p> <p>To the rear there are large gardens comprise concrete slab paths, patio, lawn and borders.</p> <p>Boundaries' are of stone retaining wall, and brick design.</p> |
| <p>Ceilings</p> | <p>Visually inspected from floor level.</p> <p>Ceilings throughout are of lath and plaster with plaster cornices and plasterboard design.</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>Internal walls are plastered on hard and lined with lath and plaster and plasterboard.</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 floor in part of the "granny flat" is of solid construction assumed to be concrete. Floors elsewhere are of suspended timber design. All floors are fully covered.</p> |
| <p>Internal joinery and kitchen fittings</p> | <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The main kitchen has a range of fitted units with cream/brown laminate door fronts and countertops.</p> <p>The smaller kitchen in the granny flat has fitted units with laminated door fronts and countertops.</p> |

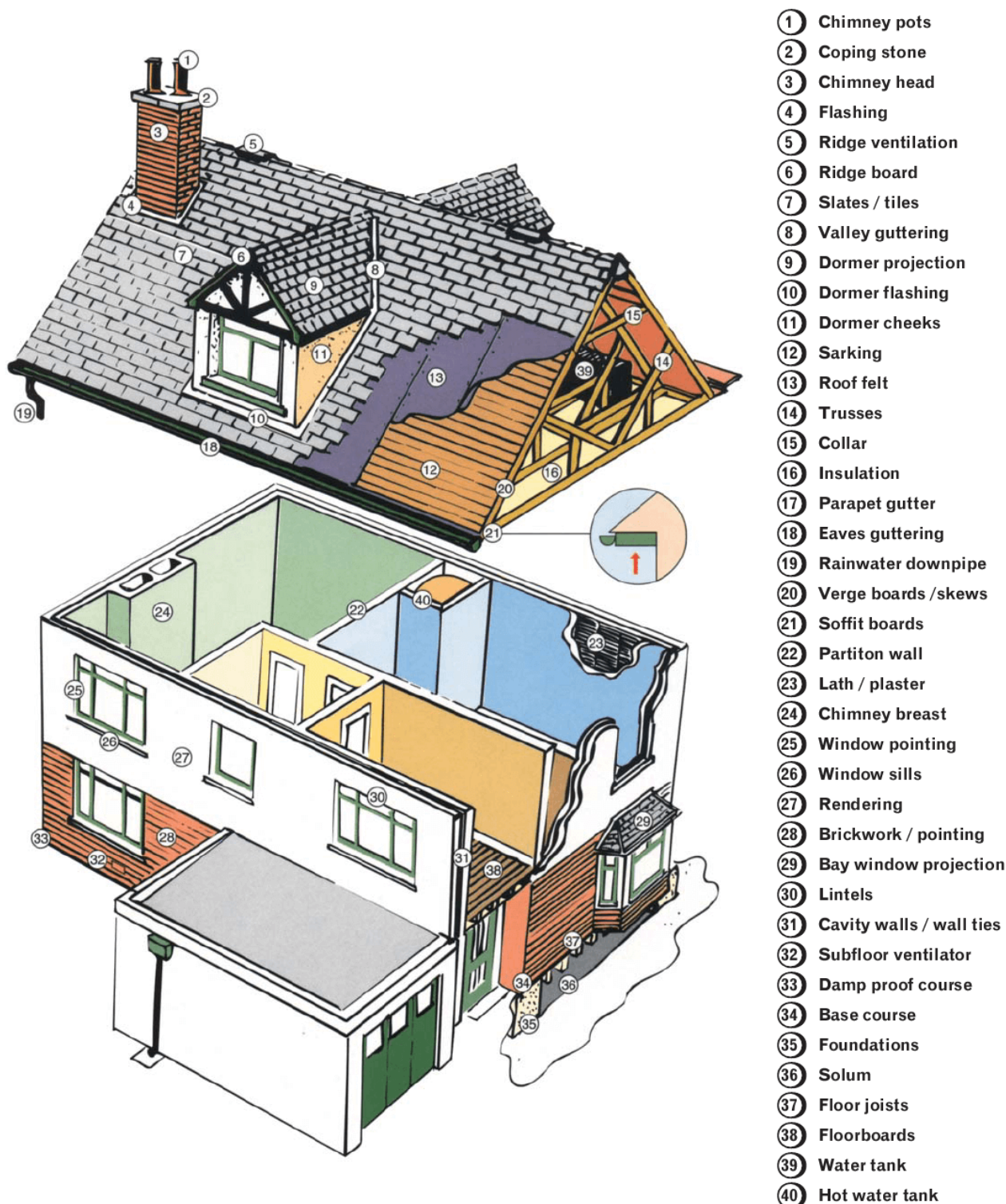
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| | <p>Other internal joinery is of timber design and is painted or varnished. Some internal doors have glazed panels with patterned glass.</p> |
| Chimney breasts and fireplaces | <p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>Fireplaces and flues were an original feature of this property however the fireplaces have been removed and the former openings boarded over.</p> <p>Chimney breasts are lined with the same materials as other internal walls.</p> |
| Internal decorations | <p>Visually inspected.</p> <p>A textured coating lines parts of the ceilings and walls and this is painted. It is beyond the scope of this inspection to test the textured coating for possible asbestos content.</p> <p>Timber tongue and groove boarding exists to parts of the kitchen. This is varnished.</p> <p>Tiling exists to the granny flat shower room and main bathroom.</p> <p>Other areas are papered and painted.</p> |
| Cellars | <p>None apparent.</p> |
| Electricity | <p>Accessible parts of the wiring were visually inspected without removing fittings.</p> <p>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>There is a mains electricity supply. The installation includes fuse boxes and circuit breakers. Most of the visible wiring is PVC however some older style corded wiring was noted to some pendant light fittings.</p> <p>It is noted that there is a separate meter to the "granny flat" and a separate meter to the main part of the property.</p> |
| Gas | <p>Accessible parts of the system were visually inspected</p> |

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| | <p>without removing fittings.</p> <p>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>There is a mains gas supply. The main part of the property and the "granny flat" have their own separate meters located in external boxes.</p> |
| <p>Water, plumbing and 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>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p> <p>There is a mains water supply. Water pipework is copper and plastic. Sanitary fittings throughout are white and include the following:-</p> <p>First floor main shower room - WC, wash hand basin and corner shower cubicle with electric shower installed.</p> <p>Granny flat shower room - WC, wash hand basin and shower cubicle with electric shower installed.</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>Full gas fired central heating systems exist in the property. The main part of the property is served by a separate system from the granny flat. The central heating details are as follows:-</p> <p>Main part of the property - an Ideal Mexico floor standing regular boiler is located in the utility room. This is connected to hot water radiators throughout with thermostatic radiator valves. The system provides the hot water for the main part</p> |

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| | <p>of the property and is connected to a foam lagged hot water tank.</p> <p>"Granny flat" - there is wall mounted Corvec Maxi Flame gas boiler serving hot water radiators and connected to a hot water tank. It provides the hot water for the granny flat.</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 be to the main public system.</p> |
| <p>Fire, smoke and burglar alarms</p> | <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p> <p>There are smoke alarms in the property.</p> |
| <p>Any additional limits to inspection</p> | <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best</p> |

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| | <p>undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p> <p>The external inspection was from ground level only. The property was occupied, furnished and the floors were covered. Fitted floor coverings limited the view of the flooring and no sub floor inspection was possible.</p> <p>Only very limited inspections of roof spaces were possible. The spaces were not fully entered. Insulation material further limited the view and was not moved for health and safety reasons.</p> |
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Sectional Diagram showing elements of a typical house




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


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


2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:


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


| Structural movement | |
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| Repair category: |  |
| Notes: | The property displays evidence of minor localised movement in the form of slight cracking. During the inspection, however, we identified no evidence of any recent or progressive settlement and all movement is therefore considered to be entirely historic and commensurate with a building of this age and design. It is our opinion that the movement would have no adverse effect on future saleability. |

| Dampness, rot and infestation | |
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| Repair category: |  |
| Notes: | Although staining to some decorative features suggests past water ingress, at the time of the inspection no positive moisture readings were obtained. Therefore within the limitations of the inspection there was no evidence of dampness, rot or infestation. |

| Chimney stacks | |
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| Repair category: |  |
| Notes: | Worn stone work and pointing gaps were noted to the chimney stack. Current and ongoing maintenance should be anticipated to prevent internal defects through penetrating damp. |


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


| Roofing including roof space | |
|------------------------------|---|
| Repair category: |  |
| Notes: | <p>There are a number of loose, chipped and slipped slates. Current maintenance is therefore required. Within the roof spaces able to be viewed and in the context of a limited inspection, there was some evidence of staining to the roof timber consistent with the effects of intermittent rainwater penetration over time.</p> <p>The felt clad flat roof over part of the "granny flat" will require regular pro active maintenance to ensure it remains water tight.</p> <p>The lead flat roof over the bay windows will also require regular maintenance.</p> <p>It should be borne in mind that the inspection of the roof spaces was limited. A competent roofing contractor would be able to provide further advice including the current requirement for maintenance and the likely timescales before significant repair or overhaul of the roof coverings should be anticipated.</p> |


| Rainwater fittings | |
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| Repair category: |  |
| Notes: | <p>Buckling was noted to PVC guttering the most likely caused being slate slippage. Repair or replacement is therefore required.</p> <p>There is evidence of past defects having occurred to the parapet gutter to the front elevation and the felt covering over the parapet gutter should be considered a short term solution. At the time of the inspection the parapet gutter was leaking however it was also noted to be choked with ice.</p> <p>Cast iron rainwater goods are of a type that will require regular pro active maintenance to ensure they remain water tight. It is considered necessary for repair or maintenance of the rainwater</p> |

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

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| | system to be actioned. |
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| Main walls | |
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| Repair category: |  |
| Notes: | <p>Worn stone work, pointing gaps and cracked mullions were noted to the external walls. The cost for masonry repairs should be budgeted for.</p> <p>Cracked and spalled render was noted to the parts of the "granny flat" walls.</p> |

| Windows, external doors and joinery | |
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| Repair category: |  |
| Notes: | <p>Misting was noted to be affecting some double glazed suggesting seals have blown.</p> <p>A number of the windows and the patio doors proved difficult to open suggesting defects have begun to occur to hinges and opening mechanisms.</p> <p>Due to the age of the windows, increasing maintenance to seals, catches and hinges should be anticipated.</p> <p>Isolated rot was noted to roof timbers at the parapet gutter to the front elevation.</p> |

| External decorations | |
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| Repair category: |  |

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

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| Notes: | Flaking paint was noted to parts of the external decoration. |
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| Conservatories / porches | |
| Repair category: | |
| Notes: | None. |


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| Communal areas | |
| Repair category: | |
| Notes: | None. |


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| Garages and permanent outbuildings | |
| Repair category: | 2 |
| Notes: | <p>The flat roof to the double garage is covered with tarpaulin and shows evidence of significant water ingress affecting the roof timbers. Extensive damp and rot was noted. It is likely the garage will require to be re-roofed.</p> <p>The detached hut and former kennel adjacent to the garage is considered to be in an advanced state of disrepair as is the potting shed attached to the external WC.</p> <p>Cracks were noted to the walls of the WC, spalled render was also observed and there are a number of loose and chipped slates.</p> |


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

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| Repair category: |  |
| Notes: | Pointing gaps were noted to boundary walls. The stone wall to the rear of the garden ground is a large significant retaining wall with a public road beyond this. Maintenance liabilities for this retaining wall should be confirmed from titles. |


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| Ceilings | |
| Repair category: |  |
| Notes: | Some cracks were noted to lath and plaster ceiling and cornice details. While these may be capable of repair during the course of redecoration, care should be taken as plasterwork, particularly of this age and design, is liable to be brittle if disturbed. |


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| Internal walls | |
| Repair category: |  |
| Notes: | No significant defects were identified. |


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| Floors including sub-floors | |
| Repair category: |  |
| Notes: | No significant defects were identified. |

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

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| Repair category: |  |
| Notes: | The style of the fitted units in the main kitchen and the smaller kitchen in the "granny flat" are considered to be dated and some wear was noted to the door fronts and countertops consistent with the effects of normal use. Most purchasers would wish to replace the kitchen units. |


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| Chimney breasts and fireplaces | |
| Repair category: |  |
| Notes: | When tested with a hand held damp meter there was no evidence of dampness to the former fireplaces or chimney breasts. |


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| Internal decorations | |
| Repair category: |  |
| Notes: | The property would benefit from some redecoration. |


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| Cellars | |
| Repair category: | |
| Notes: | None apparent. |


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

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| Repair category: |  |
| Notes: | Aspects of the electrical system appear dated. An NIC/EIC registered contractor would be able to provide further advice including the costs for upgrading the systems to comply with current safety standards. |


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| Gas | |
| Repair category: |  |
| Notes: | Industry best practice directives suggest annual checks are desirable. Current test certification should be exhibited. |

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| Water, plumbing and bathroom fittings | |
| Repair category: |  |
| Notes: | No significant defects were identified. |

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| Heating and hot water | |
| Repair category: |  |
| Notes: | <p>The central heating system in the "granny flat" was not in operation at the time of the inspection however the central heating boilers in both areas are considered to be of dated style and increasing maintenance should be anticipated.</p> <p>Prior to first use, the central heating boiler in the granny flat should be tested to ensure its safe and efficient operation. It is however assumed both systems have been annually maintained. This should be confirmed by the potential purchaser.</p> |

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

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| | Given the age of both boilers, it is considered likely that replacing both systems with condensing combination boilers would provide energy saving benefits. |
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| Drainage | |
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| Repair category: |  |
| Notes: | Drainage is by gravity feed to the Local Authority sewer. Drainage covers were not lifted nor were any tests undertaken on the system. |

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

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

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| <p>Matters for a solicitor or licensed conveyancer</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p> <p>Riverside Villas is a fully made up road which it is assumed has been adopted for maintenance by the Local Authority. It is assumed that there is free and unrestricted legal access to the property from the public road and that the existing physical boundaries coincide with the title description.</p> <p>The property forms part of an area with a history of coal mining. This report assumes a satisfactory Coal Authority report is obtained.</p> <p>The property is identified on the SEPA flood map as having an elevated risk of flooding. The source of funds should therefore be confirmed prior to purchase and insurance premiums may be affected.</p> <p>The property is a two storey semi-detached villa with integral/attached "granny flat". The "granny flat" is identified as number 1 Riverside Villas and the main property identified as 2 Riverside Villas. It is understood however that both properties form part of the one title. This should however be confirmed by title search.</p> <p>For valuation purposes, the property has been considered as one property. The existence of two kitchens and separate services may render the property unsuitable security for some lenders therefore the source of funds should be confirmed prior to purchase.</p> <p>It is assumed that the property and its value are unaffected by any matters which would or should be revealed to a completing Solicitor by a local search/replies to usual enquiries or by any statutory notice or planning proposal.</p> |
| <p>Estimated re-instatement cost (£) for insurance purposes</p> <p>700,000 Seven Hundred Thousand Pounds</p> |
| <p>Valuation (£) and market comments</p> <p>250,000 Following a return in confidence to the market, properties are now generally selling well providing mortgage finance remains available and they are realistically priced.</p> |

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| We value the property vacant and in its present condition at the capital sum of Two Hundred and Fifty Thousand Pounds. | |
| Report author: | Mark Shanks, BSc MRICS |
| Company name: | Ayr - Allied Surveyors Scotland Plc |
| Address: | 3 Alloway Street Ayr KA7 1SP |
| Signed: | Electronically Signed: 247566-09401549-D9C0 |
| Date of report: | 09/01/2024 |