

# Single Survey

|                           |  |
|---------------------------|--|
| <b>Property Address</b>   | 7 Burnside Crescent Stuartfield Peterhead AB42 5FL                         |
| <b>Customer</b>           | Mr L Forbes  |
| <b>Date of Inspection</b> | 19/05/2025   |
| <b>Prepared by</b>        | Keith Alexander AssocRICS<br>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.<sup>1</sup>

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](http://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.<sup>2</sup>

## 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.

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

<sup>2</sup>Which 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.

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| <b>Description</b>                     | The subjects comprise a two storey semi-detached dwelling house.  |
| <b>Accommodation</b>                   | Ground floor- Entrance hall, living room, dining kitchen.<br>First floor- Landing, three bedrooms and bathroom with w.c.  |
| <b>Gross internal floor area (sqm)</b> | 78  |
| <b>Neighbourhood and location</b>      | The subjects are situated in an established residential area within the commuter village of Stuartfield. Surrounding properties are of a mixed style and design. There is a reasonable range of local amenities in the village. A wider range of amenities and facilities are available in nearby Mintlaw with Peterhead some 10 miles to the east. |
| <b>Age</b>                             | 1979  |
| <b>Weather</b>                         | Dry and bright.   |
| <b>Chimney stacks</b>                  | None  |

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| <b>Roofing including roof space</b> | <p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</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>The roof is of pitched timber truss design being overlaid with concrete tiles with a tiled ridge and cement verges.</p> <p>Photovoltaic panels have been fitted to the rear roof pitch.</p> <p>Access to the roof space is via a hatch on the landing ceiling. Our inspection of the roof void was restricted to a head and shoulders inspection only due to stored items and thickly laid insulation.</p> |
| <b>Rainwater fittings</b>           | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>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.</p> <p>The gutters and downpipes are of uPVC construction.</p>   |
| <b>Main walls</b>                   | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls are of solid block construction rendered externally.</p>   |



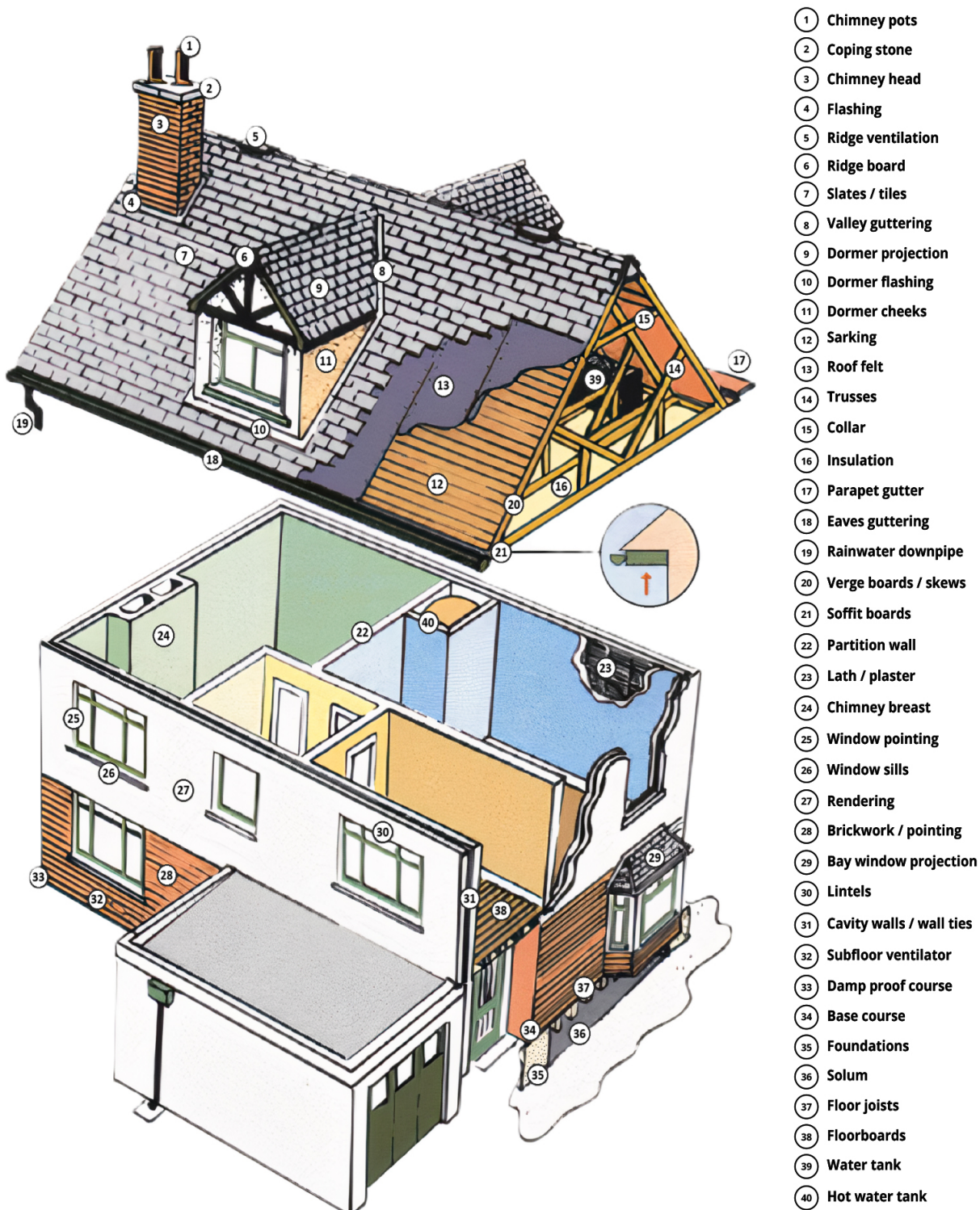
|  |  |
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| <b>Windows, external doors and joinery</b> | <p><b>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</b></p> <p>It should be appreciated that double glazed sealed units do have a limited life expectancy, and defective seals can lead to condensation between the panes, necessitating in the replacement of the unit. This can sometimes only be obvious during adverse weather conditions.</p> <p>The windows are of a double glazed uPVC design.</p> <p>The doors are of uPVC framed design incorporating double glazed units.</p> <p>Eaves details are uPVC.</p> |
| <b>External decorations</b>                | <p><b>Visually inspected.</b></p> <p>External decorations are self coloured.</p>   |
| <b>Conservatories / porches</b>            | <p>None</p>  |
| <b>Communal areas</b>                      | <p>None</p>  |
| <b>Garages and permanent outbuildings</b>  | <p><b>Visually inspected.</b></p> <p>There is an attached single car garage. The walls are of rendered blockwork construction under a pitched roof covered with tiles.</p> <p>Vehicular access is by way of a metal up and over door. There is a timber and glazed pedestrian door to rear.</p>  |
| <b>Outside areas and boundaries</b>        | <p><b>Visually inspected.</b></p> <p>The property benefits from private garden grounds to the front and rear bounded by timber fencing, blockwork walls and low level kerbing. The rear garden is mainly surfaced with gravel. Paths are formed in concrete slabs.</p> <p>The driveway is surfaced with lock block.</p>  |
| <b>Ceilings</b>                            | <p><b>Visually inspected from floor level.</b></p> <p>Ceilings are plasterboard lined.</p>   |

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| <b>Internal walls</b>                        | <p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The internal walls are lined with plasterboard.</p>   |
| <b>Floors including sub floors</b>           | <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The property has fully fitted floor coverings throughout which restricted the scope of our inspection.</p> <p>The floors are of suspended timber construction.</p> <p>A restricted inverted 'head and shoulders' sub-floor inspection was possible only to the area around the hatch at the front door. Accordingly no comment can be made on the condition or otherwise of the sub-floor area/timbers elsewhere.</p> |
| <b>Internal joinery and kitchen fittings</b> | <p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Internal joinery comprises timber skirtings, door facings and door surrounds. The doors are moulded timber units with part glazed design.</p> <p>The staircase is of timber design.</p> <p>Kitchen fittings comprise a range of wall and base units and work surfaces.</p>   |
| <b>Chimney breasts and fireplaces</b>        | None  |

|                                       |   |
|---------------------------------------|---|
| Internal decorations                  | <p><b>Visually inspected.</b></p> <p>The internal decorations are painted and papered.</p>  |
| Cellars                               | None  |
| Electricity                           | <p><b>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.</b></p> <p>A mains supply of electricity is connected with power points situated throughout the property. The consumer unit is located in the hall cupboard. Wiring, where visible, is sheathed in PVC. The electrical meter is located in an external meter box.</p> <p>There are photovoltaic panels on the roof which are understood to provide a feed in tariff. All details in this respect should be confirmed.</p> |
| Gas                                   | None  |
| Water, plumbing and bathroom fittings | <p><b>Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation.</b></p> <p>Water is supplied from the mains. The visible pipework is copper and plastic.</p> <p>There is a plastic cold water storage tank located in the roof void.</p> <p>The bathroom contains a three piece suite consisting of a bath with shower over, wash-hand basin and toilet.</p>  |
| Heating and hot water                 | <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is centrally heated by means of an electric system. Heating to rooms is provided by storage and convector heaters.</p> <p>Hot water is provided by an electric immersion heater and stored in an insulated cylinder located in the landing cupboard.</p>  |

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| <b>Drainage</b>                            | <p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Mains drainage is understood to be connected.</p>  |
| <b>Fire, smoke and burglar alarms</b>      | <p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property has smoke detection devices installed.</p> <p>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. Purchasers should satisfy themselves with regards to compliance.</p>   |
| <b>Any additional limits to inspection</b> | <p>The property was inspected within the limits imposed by occupation which included, throughout, closely nailed and fixed fitted carpeting, floor coverings, stored items and furnishings etc. The occupier's personal belongings were not removed from cupboards.</p> <p>It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> |

## 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 1 <span>1</span>                | Category 2 <span>2</span>   | Category 3 <span>3</span>  |
|--|---|--|
| No immediate action or repair is needed. | Repairs or replacement requiring future attention, but estimates are still advised. | 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. |

| Structural movement |   |
|---------------------|---|
| Repair category:    | <span>1</span>  |
| Notes               | No obvious significant structural movement noted, on the basis of a single inspection. All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently most buildings will have minor non structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non structural cracks of this nature will not be recorded or reported. |

| Dampness, rot and infestation |   |
|-------------------------------|---|
| Repair category:              | <span>1</span>  |
| Notes                         | An electronic moisture meter was used to measure levels of dampness, at random locations, to lower wall surfaces and floors, where accessible and without moving furniture or lifting floor coverings, if present.<br><br>No obvious significant dampness, timber decay or infestation noted, within the limitations imposed on the inspection. |

| Chimney stacks   |                |
|------------------|----------------|
| Repair category: |                |
| Notes            | Not applicable |



## Roofing including roof space

|                  |  |
|------------------|--|
| Repair category: | 1  |
| Notes            | <p>ROOF COVERING:</p> <p>Our inspection of the rear roof pitch was restricted due to site confinements.</p> <p>Some moss growth was noted to roof tiles.</p> <p>The manufacturers of concrete roof tiles expect that a roof tile will normally last for approximately 50 years. This should be taken into consideration having regard to the age of this property.</p> <p>ROOF VOID:</p> <p>No obvious significant defects were noted during the inspection of the roof space, within the limitations imposed on the inspection.</p> |

## Rainwater fittings

|                  |   |
|------------------|---|
| Repair category: | 1   |
| Notes            | <p>No significant disrepair was noted to the rainwater goods.</p> <p>Allowing leaves, moss, and other debris to accumulate and create blockages is one of the most frequent causes of gutter-related dampness problems. The weight of the accumulated material can cause gutters to leak at joints or even to collapse completely. However, all of this may be prevented by cleaning gutters frequently, preferably twice a year.</p> |

## Main walls

|                  |  |
|------------------|--|
| Repair category: | 2  |
| Notes            | <p>Damaged smooth cement render noted.</p> |

## Windows, external doors and joinery

|                  |   |
|------------------|---|
| Repair category: | 1   |
| Notes            | <p>No obvious significant defects were noted to the windows, doors or external joinery.</p> |

## External decorations

|                  |                       |
|------------------|-----------------------|
| Repair category: | 1                     |
| Notes            | Low maintenance uPVC. |

## Conservatories / porches

|                  |                |
|------------------|----------------|
| Repair category: |                |
| Notes            | Not applicable |

## Communal areas

|                  |                |
|------------------|----------------|
| Repair category: |                |
| Notes            | Not applicable |

## Garages and permanent outbuildings

|                  |   |
|------------------|---|
| Repair category: | 2   |
| Notes            | <p>Moss growth was noted to roof tiles. Damaged cement noted to roof verge.</p> <p>Weed growth was noted to gutters.</p> <p>Our inspection was restricted due to stored belongings.</p> |

## Outside areas and boundaries

|                  |  |
|------------------|--|
| Repair category: | 1                                      |
| Notes            | Garden areas require some cultivation. |

## Ceilings

|                  |   |
|------------------|---|
| Repair category: | 1   |
| Notes            | <p>The ceilings may contain asbestos based materials. Further investigation by a licensed contractor should be carried out.</p> <p>There are areas of hairline cracking and minor blemishes to the ceiling surfaces. These can be attended to during the course of normal redecoration.</p> |



## Internal walls

|                  |   |
|------------------|---|
| Repair category: | 1   |
| Notes            | No obvious significant defects were noted to the internal walls. A partition has been removed at some time in the past to provide a dining kitchen. |

## Floors including sub floors

|                  |  |
|------------------|--|
| Repair category: | 1  |
| Notes            | <p>Flooring is generally level and firm to the tread with the exception of some areas which were noted to be loose and noisy.</p> <p>Spillage often occurs to enclosed areas around sanitary fittings and washing appliances with consequent risk of deterioration or decay. The need for repairs can be revealed when coverings and fittings are removed.</p> |

## Internal joinery and kitchen fittings

|                  |  |
|------------------|--|
| Repair category: | 1  |
| Notes            | <p>Timberwork and kitchen units have all suffered wear and deterioration, consistent with age.</p> <p>There are timber panel doors incorporating glazing panels and the presence of safety glass cannot be verified.</p> |

## Chimney breast and fire places

|                  |                |
|------------------|----------------|
| Repair category: |                |
| Notes            | Not applicable |

## Internal decorations

|                  |  |
|------------------|--|
| Repair category: | 1  |
| Notes            | No obvious significant defects were noted to the internal decorations. |

## Cellars

|                         |                |
|-------------------------|----------------|
| <b>Repair category:</b> |                |
| <b>Notes</b>            | Not applicable |

## Electricity

|                         |  |
|-------------------------|--|
| <b>Repair category:</b> | 2  |
| <b>Notes</b>            | <p>No obvious significant visual defects noted, however, it is likely that only the most recently rewired properties will have electrical installations that fully comply with current regulations. The installation in this property appears relatively modern but there is no evidence of a recent test. As the property is over 10 years old, it would be prudent to have the electrical system tested.</p> <p>Thereafter it is recommended good practice that all electrical installations should be checked periodically, approximately every five years or when a property changes hands. This should be regarded as a routine safety and maintenance check.</p> |

## Gas

|                         |                |
|-------------------------|----------------|
| <b>Repair category:</b> |                |
| <b>Notes</b>            | Not applicable |

## Water, plumbing and bathroom fittings

|                         |  |
|-------------------------|--|
| <b>Repair category:</b> | 1  |
| <b>Notes</b>            | <p>No obvious significant defects noted to accessible plumbing or sanitary fittings.</p> <p>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.</p> |

## Heating and hot water

|                         |  |
|-------------------------|--|
| <b>Repair category:</b> | 1  |
| <b>Notes</b>            | <p>The heating system has not been checked.</p> <p>No significant defects were noted to the hot water system, however, it should be appreciated that this has not been tested.</p> |

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

# Single Survey

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

|                                       |   |
|---------------------------------------|---|
| Structural movement                   | 1 |
| Dampness, rot and infestation         | 1 |
| Chimney stacks                        |   |
| 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    | 2 |
| Outside areas and boundaries          | 1 |
| Ceilings                              | 1 |
| Internal walls                        | 1 |
| Floors including sub floors           | 1 |
| Internal joinery and kitchen fittings | 1 |
| Chimney breasts and fireplaces        |   |
| Internal decorations                  | 1 |
| Cellars                               |   |
| Electricity                           | 2 |
| Gas                                   |   |
| Water, plumbing and bathroom fittings | 1 |
| Heating and hot water                 | 1 |
| Drainage                              | 1 |

## Category 1

1

No immediate action or repair is needed.

## Category 2

2

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

## Category 3

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.

### 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?                 | No     |
| 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.

The outright ownership details have not been checked by the surveyor, It is assumed that there are no unusually onerous provisions in the title documents.

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.

It is understood that the property is tenanted but will be sold with the benefit of full vacant possession. The legal adviser should confirm this. Our valuation has been prepared on the assumption of vacant possession.

An internal partition has been removed although this appears to have been carried out in excess of 20 years ago.

The property has a photovoltaic installation and appropriate enquiries should be made as to whether the property is receiving the government feed-in-tariff scheme and that the panels were purchased outright and are not subject to any finance/lease arrangements.

There is a small watercourse to the rear of the site, although we are unaware of any flooding in the past further enquiries can made to SEPA.

Checks should be made regarding assumed right of access and maintenance liabilities over the shared private drive leading to the property.

The legal adviser should check confirm that the roads and sewers are adopted by the local authority.

It is assumed that there are no statutory, town planning, road or environmental matters which may have an adverse effect on the marketability or value of the property.

### Estimated re-instatement cost (£) for insurance purposes

The estimated reinstatement cost for insurance purposes is £245,000 (Two Hundred and Forty Five Thousand pounds sterling).

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

**Valuation (£) and market comments**

In its present condition our opinion of valuation for the Outright Ownership interest assuming full vacant possession on 19 May 2025 can be fairly stated in the sum of:

£135,000 (One Hundred and Thirty Five Thousand pounds sterling).

|                                  |   |
|----------------------------------|---|
| <b>Report author:</b>            | Keith Alexander AssocRICS                                     |
| <b>Company:</b>                  | Harvey Donaldson & Gibson Chartered Surveyors                 |
| <b>Address:</b>                  | Rubislaw Den House 23 Rubislaw Den North<br>Aberdeen AB15 4AL |
| <b>Electronically Signed By:</b> | Keith Alexander AssocRICS                                     |
| <b>Date of report:</b>           | 11/06/2025  |

# Mortgage Valuation Report

## CASE DETAILS

|                                  |                     |        |  |
|----------------------------------|---------------------|--------|--|
| Seller Name(s):                  | Mr L Forbes         |        |  |
| Property Address:                | 7 Burnside Crescent |        |  |
|                                  | Stuartfield         |        |  |
|                                  |                     |        |  |
| Town:                            | Peterhead           | County |  |
| Postcode:                        | AB42 5FL            |        |  |
| Date of Inspection (dd/mm/yyyy): | 19/05/2025          |        |  |

## PROPERTY DETAILS

|   |               |                                |  |
|---|---------------|--------------------------------|--|
| Property Type:                                | House         |                                |  |
| Property Style:                               | Semi-Detached |                                |  |
| 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):         | 1  | No. of Bedroom(s): | 3        | No. of Kitchen(s):    | 1 |
| No. of Bathroom(s):            | 1  | No. of WC(s):      | 0        | No. of Other room(s): | 0 |
| Description of Other room(s) : |    |                    |          |                       |   |
| Floor Area (m²):               | 90 | Floor Area type:   | External |                       |   |

## GARAGES & OUTBUILDINGS

|                         |                  |
|-------------------------|------------------|
| Garages:                | 1 single garage. |
| Permanent Outbuildings: | None             |

## CONSTRUCTION

|                                   |              |  |    |
|-----------------------------------|--------------|--|----|
| Wall Construction:                | Solid Block  |  |    |
| Roof Construction:                | Pitched tile |  |    |
| Approximate Year of Construction: | 1979         | Any evidence of alterations or extensions? | No |
| Alterations / Extensions details: |              |  |    |

## RISKS

|   |    |  |  |
|---|----|--|--|
| Is there evidence of movement to the property?      | No | If Yes, does this appear longstanding? |  |
| Are there any other risk matters?                   | No |  |  |
| If yes to any of the above, please provide details: |    |  |  |

## SERVICES

|                   |   |           |       |        |       |
|-------------------|---|-----------|-------|--------|-------|
| Electricity:      | Mains   | Gas:      | None  | Water: | Mains |
| Central Heating:  | Full  | Drainage: | Mains |        |       |
| Provide comments: | Heating fuel: Electric<br>Heating type: Storage and convector |           |       |        |       |

## 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 residential area in a commuter village with an average level of local amenities. |
|-------------------|--|

## ROADS

|                   |                            |
|-------------------|----------------------------|
| Road description: | The road has been adopted. |
|-------------------|----------------------------|



#### GENERAL REMARKS

The subjects are situated in an established residential area within the commuter village of Stuartfield. Surrounding properties are of a mixed style and design. There is a reasonable range of local amenities in the village. A wider range of amenities and facilities are available in nearby Mintlaw with Peterhead some 10 miles to the east. The subjects were found to be in a condition of repair consistent with the age and type. Areas of routine maintenance and repair are required. It is understood that the property is tenanted but will be sold with the benefit of full vacant possession. The legal adviser should confirm this. Our valuation has been prepared on the assumption of vacant possession.

An internal partition has been removed although this appears to have been carried out in excess of 20 years ago.

The property has a photovoltaic installation and appropriate enquiries should be made as to whether the property is receiving the government feed-in-tariff scheme and that the panels were purchased outright and are not subject to any finance/lease arrangements.

There is a small watercourse to the rear of the site, although we are unaware of any flooding in the past further enquiries can made to SEPA.

Checks should be made regarding assumed right of access and maintenance liabilities over the shared private drive leading to the property. The legal adviser should check confirm that the roads and sewers are adopted by the local authority.

It is assumed that there are no statutory, town planning, road or environmental matters which may have an adverse effect on the marketability or value of the property.

#### ESSENTIAL REPAIRS

None

#### MORTGAGEABILITY REMARKS

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

#### VALUATION

|                                       |    |                            |          |
|---------------------------------------|----|----------------------------|----------|
| Market Value in present condition:    |    |                            | £ 135000 |
| Market Value after essential repairs: |    |                            | £        |
| Insurance reinstatement value:        |    |                            | £ 245000 |
| Retention required?                   | No | Retention amount:          | £        |
| Are repairs required?                 | No | Estimated cost of repairs: | £        |

#### DECLARATION

|                  |   |                           |  |                           |            |
|------------------|---|---------------------------|--|---------------------------|------------|
| Surveyor's Name  | Keith Alexander                               | Surveyor's Qualifications | ASSOCRICS  | Report Date (dd/mm/yyyy): | 11/06/2025 |
| Company Name     | Harvey Donaldson & Gibson Chartered Surveyors | Address                   | Rubislaw Den House 23 Rubislaw Den North Aberdeen AB15 4AL |                           |            |
| Telephone Number | 01224 418749                                  | Email Address             | Https://homereportscotland.scot/                           |                           |            |

Surveyor's Signature