

Single Survey

survey report on:

Property address	Burnside Lodge Fortrie Turriff AB53 4HX
Customer	Mr & Mrs M Buchan
Customer address	Burnside Lodge Fortrie Turriff AB53 4HX
Prepared by	ALLIED SURVEYORS SCOTLAND PLC
Date of inspection	29th May 2017



PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in the expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions. The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:-

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

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

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an Invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

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- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

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

WARNING:

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

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value, the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

1. Information and scope of inspection

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

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

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

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

Description	1.5 storey detached house with single storey additions, general purpose shed, part of which has been converted into accommodation and approx. 1.5 acre grounds.
Accommodation	Ground floor: vestibule and hall, kitchen / dining room, living room, master bedroom with ensuite shower room, utility room, study / bedroom 5 with store off, w.c. First floor: sitting room, bedroom, bedroom with ensuite shower room, bathroom, bedroom.
Gross internal floor area (m²)	Approx. 287 square metres, including only floor area with a ceiling height of greater than 1.5 metres and split between the ground floor of 168 square metres and the first floor of 119 square metres.
Neighbourhood and location	The property lies on its own adjoining the B9024 Forgue - Turriff road, surrounded by agricultural land. It is located 7 miles from Turriff (population 5,000), which has a secondary school, wide range of shops and public amenities. There are primary schools at Forgue (3 miles) and Largue (3.5 miles). Other nearby local centres include Huntly (population 4,500) 10 miles, Inverurie (population 13,500) 20 miles and Aberdeen 39 miles.
Age	6 years old (built in 2010/11)
Weather	The weather was dry and overcast during the inspection. The month preceding the inspection has been relatively dry.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are no chimney stacks. Steel flues from 2 stoves have been taken through the roof.

<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>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.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roofs are pitched and clad with slates. There are 5 bays within the roof - these have slated sides and roofs, lead flashings and valleys, timber lined facings, fascias, etc, and velux roof windows in the majority of roof faces. Roof detail includes grey ridge sections, lead lined valley gutters and timber fascias and soffits.</p> <p>An inspection was made of the roof space above the utility room, via a swing down hatch with a fold down timber ladder and of the main roof from a hatch in a bedroom ceiling. The roof is formed with timber trusses, overlaid with timber sarking boards. An underslate breathable membrane is visible between the sarking boards. There is approx. 250mm of mineral wool insulation between the joists. The utility room roof is largely floored with chipboard.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters and downpipes are black plastic.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls are built with modern timber frame cavity construction with a load-bearing timber frame inner leaf and concrete block outer leaf, roughcast externally, with the exception of two gable walls, the vestibule walls and a 2 storey bay which are faced externally with stone. The roughcast walls are approx. 380mm thick, including the internal wall lining.</p>
<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are timber framed double glazed casement windows, which incorporate metal splash strips along the base of the casements. The opening casements are bottom opening and have press release mechanisms. Glazed wall panels have been</p>

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	<p>incorporated in two 2 storey high bays and in the vestibule extension.</p> <p>There are 6 external doors, all fitted with triple locking mechanisms: (i) front door - timber framed double glazed panel door; (ii) 4 pairs of timber framed double glazed patio / balcony doors; (iii) rear door - solid timber door with double glazed upper pane.</p>
External decorations	<p>Visually inspected.</p> <p>The exterior joinery has been stained externally.</p>
Conservatories / porches	<p>There are no conservatories or porches.</p>
Communal areas	<p>There are no communal areas.</p>
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>There is a general purpose modern shed, built with a concrete floor, steel portal frame, concrete block lower walls, ventilated metal upper wall cladding and composite roof cladding. There is a 4.5 metre wide opening, fitted with a pair of sliding metal doors. Within the shed accommodation has been formed by a concrete block partition and sub-divided into 2 workshops, a utility area, a wet room and w.c - this accommodation is plasterboard lined, underfloor heated and has loft storage above. The shed has a total floor area of approx. 490 square metres, split between the general purpose element of 420 square metres and the accommodation of 70 square metres.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>Linking the rear door of the house with the shed, is a roofed open area.</p> <p>There is a tarred drive and yard and a concrete apron along one side of the shed.</p> <p>The owners advised that the grounds extend to approx. 1.5 acres. There are extensive paved areas around the house, including a patterned patio area. The remaining grounds are attractive landscaped. There is a combined timber glass house and garden shed. The majority of the boundaries of the property appear to be defined by stockproof fences.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The ceilings are lined with plasterboard.</p>

<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The majority of the internal walls are lined with plasterboard. A stone wall between the kitchen and living room has been left unlined as a feature.</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 ground floors are concrete and the first floor is suspended timber. The whole of the ground floor and the first floor bathrooms have tiled floors.</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 kitchen is fitted with an extensive range of floor and wall units, including a central work station. These include oak unit doors (some painted) and worktops. Built-in electrical appliances include an induction hob and extractor hood above, a dishwasher, a larder fridge and freezer and a double oven.</p> <p>The utility room is fitted with a range of floor and wall units, including wood effect unit doors and grey patterned worktops.</p> <p>There are oak effect timber internal doors, skirtings and facings. Some of the doorways into the living accommodation are timber framed glazed panel doors.</p> <p>There are 2 stairways, a main one from the hall with oak banisters and a spiral one within the living room.</p> <p>The main bedrooms are fitted with built-in wardrobes which have sliding mirror doors.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are no chimney breasts or fireplaces.</p> <p>Two wood burning stoves have been installed, one in the sitting room and one in the stone partition between the living room and kitchen.</p>

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<p>Internal decorations</p>	<p>Visually inspected.</p> <p>The majority of the internal linings have been painted. There are areas of wall tiling in the bathrooms and in the kitchen.</p>
<p>Cellars</p>	<p>There are no cellars.</p>
<p>Electricity</p>	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>The property is supplied with mains electricity. The house main switch and circuit breaker consumer unit are located in a utility room cupboard. All sockets are 13 amp. To the ground floor the majority of lights are inset ceiling lights.</p> <p>Within the shed, the electrical installation is wired to support a generator, in case of a power cut. The shed has separate circuit breaker units.</p>
<p>Gas</p>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Mains gas is not available to the property.</p>
<p>Water, plumbing, bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is supplied with private water from a borehole within its grounds. The supply is taken to the shed, in which are the main stop-cock, uv and particle filters and ph treatment unit. The owners advised that the water was tested around 6 years ago during the construction of the house.</p> <p>The internal water system is pressurised and there is no cold water storage tank. The internal pipework inspected was copper.</p> <p>There are 3 bathrooms and a w.c: (i) main first floor bathroom - 3 piece white suite, including a shower bath, tiled walls above the bath, a mixer shower and glazed screen along the bath edge, hand basin built into white unit; (ii) ensuite first floor shower room - tiled shower cubicle with oval glazed sliding doors and mixer shower, white w.c and hand basin built into white unit; (iii) ground floor ensuite wet room - tiled wet area with floor drainage point and mixer shower, 2 deep sinks mounted on timber effect units, white w.c with wood effect unit and marble worktop; (iv) w.c with white w.c and hand basin. Each has a mechanical extract fan and a chrome towel radiator.</p>

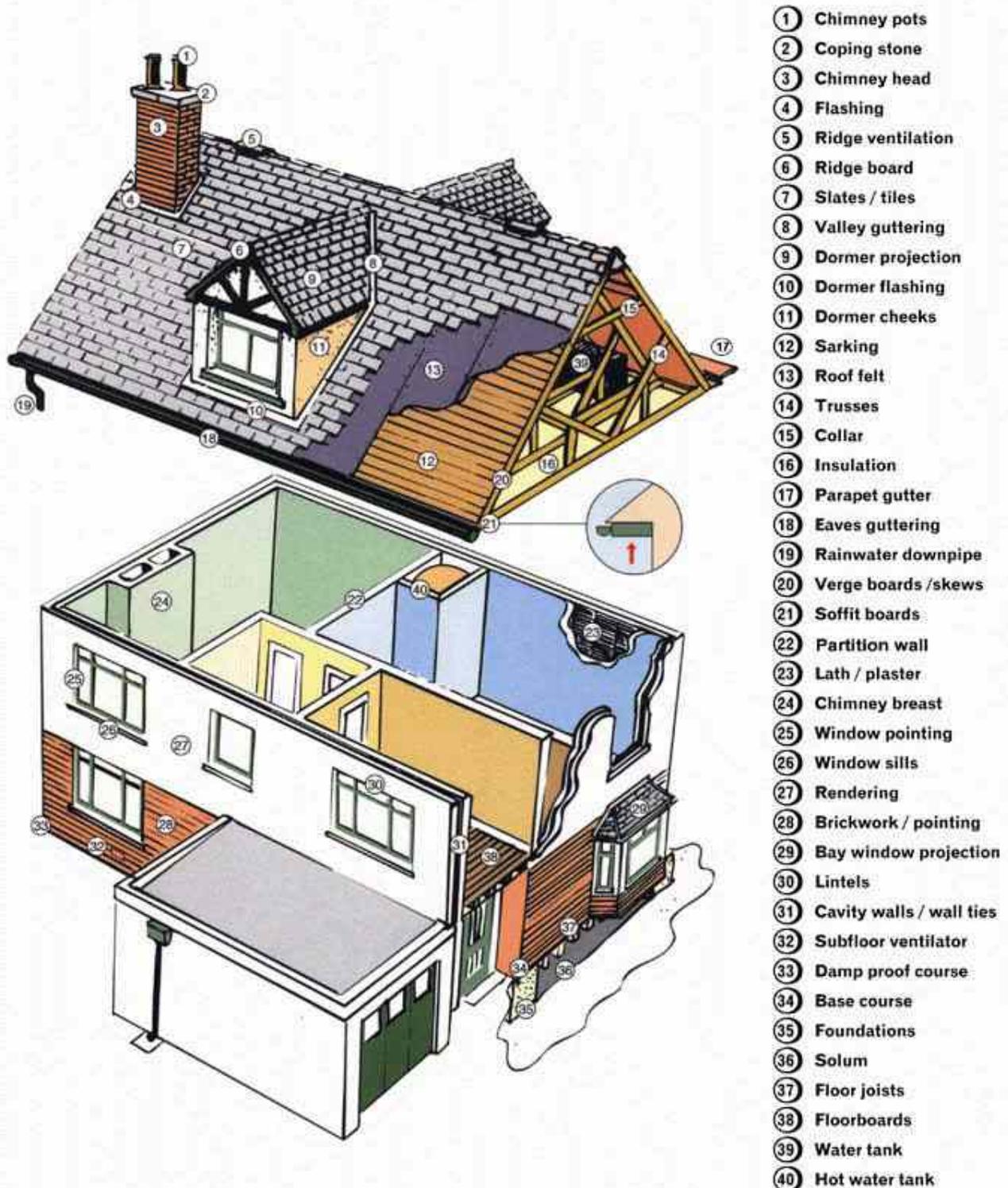
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	<p>There is a deep white sink in the kitchen and a stainless steel sink in the utility room.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The house is fully centrally heated from a Eco Angus Super gasification 130kw log boiler within the shed. There is back up from an oil fired Grant Vortex Pro Utility 26-36 boiler, floor mounted within a workshop, supplied by a 1,200 litre plastic oil tank on a block bund in a partitioned off corner of the shed.</p> <p>The house has ground floor underfloor heating, controlled by room thermostats in each room and first floor heating from by radiators, fitted with thermostatically controlled valves. The system is controlled by a programmer, in a cupboard off the utility room.</p> <p>There is a 210 litre unvented hot water cylinder in a cupboard off the sitting room landing. The hot water is primarily heated by the central heating system.</p>
<p>Drainage</p>	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a septic tank and soakaway / partial discharge system located on the property. The system includes waste treatment plant.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains operated smoke alarms are fitted to the ground and first floors.</p>
<p>Any additional limits to inspection</p>	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>The presence of floor coverings, furniture and personal belongings</p>

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	limited the extent of the inspection.
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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.

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2. Condition

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

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

 Structural movement	
Repair category	1
Notes	There are no significant signs of settlement/structural movement affecting the building.

 Dampness, rot and infestation	
Repair category	1
Notes	Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.

 Chimney stacks	
Repair category	-
Notes	None

 Roofing including roof space	
Repair category	1
Notes	No significant defects were noted to the roof and roof spaces inspected.

 Rainwater fittings	
Repair category	1
Notes	No defects were noted to the rainwater system. No assessment has been made on the operation and effectiveness of the system.

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Main walls

Repair category	1
Notes	No significant defects were noted to the main walls.



Windows, external doors and joinery

Repair category	1
Notes	No significant defects were noted to the windows and external doors. A selection of opening windows casements and doors were tested and found to operate effectively.



External decorations

Repair category	1
Notes	The exterior joinery was re-stained in 2016 and is in good condition.



Conservatories/porches

Repair category	-
Notes	None



Communal areas

Repair category	-
Notes	None



Garages and permanent outbuildings

Repair category	1
Notes	The shed has been well maintained and its internal accommodation built to a good standard.



Outside areas and boundaries

Repair category	1
Notes	The drive, yard areas, paved and patio areas and grounds have been maintained to a high standard.

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Ceilings

Repair category	1
Notes	No significant defects were noted to the ceiling linings.



Internal walls

Repair category	1
Notes	No significant defects were noted to the internal wall linings.



Floors including sub-floors

Repair category	1
Notes	From a limited inspection made of the floors, no defects were noted.



Internal joinery and kitchen fittings

Repair category	1
Notes	The kitchen and utility room fittings were in good condition. No assessment was made on the condition of the built-in electrical appliances.



Chimney breasts and fireplaces

Repair category	1
Notes	No defects were noted to the 2 stoves. No assessment has been made on the condition and operation of the stoves and their flues.



Internal decorations

Repair category	1
Notes	The interior decoration was in good condition throughout.



Cellars

Repair category	-
Notes	None

Single Survey



Electricity

Repair category	1
Notes	No defects were noted to the visible electrical fittings inspected.



Gas

Repair category	-
Notes	None



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>No defects were noted to the visible parts of the plumbing system inspected. The water should be periodically tested chemically and bacterially at the house to confirm that it is being satisfactorily treated and the treatment plant will require regular maintenance.</p> <p>The bathroom fittings were found to be in good condition.</p>



Heating and hot water

Repair category	1
Notes	No defects were noted to the visible central heating and hot water fittings inspected. The central heating boiler(s) will require regular servicing in the future.



Drainage

Repair category	1
Notes	No major problems with the drainage were visible during our inspection. The owners advised that they have not needed to empty the septic tank; however periodic emptying may be required in the future. The waste water electrical plant will require annual servicing in the future.

Single Survey

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

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

Single Survey

3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

The tenure is understood to be outright ownership. The titles have not been checked by the surveyor. It is assumed that there are no unduly onerous provisions in the title documents and management/service charge agreements. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor.

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 or by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

We have not had sight of the completed property questionnaire and would reserve the right to amend our report should any material issues come to light upon its completion.

The house was built in 2010/11 - it should be verified that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works.

Estimated reinstatement cost for insurance purposes

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussion with your insurers is advised.

£810,000 (Eight Hundred and Ten Thousand Pounds)

Valuation and market comments

In its present condition, it is our opinion that the market value of the heritable interest in the property with the benefit of vacant possession and as at the date of our inspection, is £450,000 (Four Hundred and Fifty Thousand Pounds)

Our valuation has fully taken into account the prevailing market conditions.

Signed

Security Print Code [461857 = 9316]
Electronically signed

Report author

David Silcocks

Company name

ALLIED SURVEYORS SCOTLAND PLC

Address

Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE

Single Survey

Date of report	6th June 2017
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Mortgage Valuation Report



Property Address

Address Burnside Lodge, Fortrie, Turriff, AB53 4HX
Seller's Name Mr & Mrs M Buchan
Date of Inspection 29th May 2017

Property Details

Property Type House Bungalow Purpose built maisonette Converted maisonette
 Purpose built flat Converted flat Tenement flat Flat over non-residential use
 Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

There is a general purpose modern shed, built with a concrete floor, steel portal frame, concrete block lower walls, ventilated metal upper wall cladding and composite roof cladding. There is a 4.5 metre wide opening, fitted with a pair of sliding metal doors. Within the shed accommodation has been formed by a concrete block partition and sub-divided into 2 workshops, a utility area, a wet room and w.c - this accommodation is plasterboard lined and underfloor heated and has loft storage above. The shed has a total floor area of approx. 490 square metres, split between the general purpose element of 420 square metres and the accommodation of 70 square metres.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame Other (specify in General Remarks)
Roof Tile Slate Asphalt Felt Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

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

Brief description of Central Heating:

Full central heating from a log gasification boiler, with back-up from an oil fired boiler. The ground floor is underfloor heated, with room thermostats in each room and the first floor radiator heated, with radiator thermostatically controlled valves.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
 Ill-defined boundaries Agricultural land included with property Other (specify in General Remarks)

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? Yes No

If Yes provide details in General Remarks.

Roads

Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

Mortgage Valuation Report

General Remarks

Other accommodation includes a utility room.

The property lies on its own adjoining the B9024 Forgue - Turriff road, surrounded by agricultural land. It is located 7 miles from Turriff (population 5,000), which has a secondary school, wide range of shops and public amenities. There are primary schools at Forgue (3 miles) and Largue (3.5 miles). Other nearby local centres include Huntly (population 4,500) 10 miles, Inverurie (population 13,500) 20 miles and Aberdeen 39 miles.

The house was built in 2010/11 - it should be verified that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works.

The house is set in attractive 1.5 acre grounds. It has been built to a high specification, including some external stone facing to some walls, a slated roof and some feature glazed wall panelling. Internally it has been fitted to a high standard. The shed could be adapted for a variety of uses and includes some upgraded accommodation within it, including workshops, a wet room and w.c.

The residential property market within commuting distance of Aberdeen has suffered during 2016/17 as a result in the decline in the Region's oil economy. Residential values have fallen during this period, particularly for larger properties and both the number of properties on the market and the average marketing period have increased.

Essential Repairs

No essential repairs are required to the property.

Estimated cost of essential repairs £

Retention recommended? Yes

No

Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property is considered to be suitable security for mortgage purposes.

Valuations

Market value in present condition £ 450,000
Market value on completion of essential repairs £
Insurance reinstatement value £ 810,000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)
Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £
Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [461857 = 9316]
Electronically signed by:-
Surveyor's name David Silcocks
Professional qualifications BSc MRICS
Company name ALLIED SURVEYORS SCOTLAND PLC
Address Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Telephone 01224 571163
Fax 01224 589042
Report date 6th June 2017