



**SCHEDULE 1**

**Survey Report  
On**

**18 South End.  
Stromness,  
KW16 3DJ.**

**Client:** Executry of William L Craigie.

**Client address:** Per Lows,  
Solicitors,  
5 Broad Street,  
Kirkwall,  
KW15 1DH.

**Date of inspection:** 1st September 2014.

**Prepared by:** Stephen J Omand, F.R.I.C.S.,  
Chartered Valuation Surveyor,  
R.I.C.S. Registered Valuer.

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## 1. INFORMATION AND SCOPE OF INSPECTION

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

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

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. were not inspected or reported on.

### Description

1½ storey house with basement. There is a two storey concrete and timber constructed extension attached to the seaward gable of the main building. The lower floor is at basement level with the upper floor at ground floor level.

### Accommodation

Basement- External access via doors, internal access via ladder from coat cupboard in entrance lobby. Entrance, Utility, Store, Sitting Room, Shed with WC.  
Ground Floor- Entrance, Stairs, Coat Cupboard, Sitting Room, Kitchen, Wet-room, 2 No Sun Rooms.  
First Floor- Landing, 2 Bedrooms and Boxroom with WC.

### Gross external floor area (m<sup>2</sup>)

Basement- 70.11m<sup>2</sup>. Attached Shed- 13.45m<sup>2</sup>.  
Ground Floor- 70.11m<sup>2</sup>. Attached Sun Rooms- 13.45m<sup>2</sup>.  
First Floor- Internal floor area 42m<sup>2</sup>.

### Neighbourhood and location

Situated in a Conservation Area within walking distance of the town centre. The street elevation faces west, the front door elevation faces south, the seaward gable faces east and the elevation with the main door to the basement faces north.

### Age

The main building is 1800's with some works over the years. The gable extension might be 1960's to 1970's.

<b>Weather</b>	Dry and sunny at time of inspection.
<b>Chimney stacks</b>	<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>Single chimney stack, to east gable, of stone construction, plastered and dashed, with concrete and cement copings two pots and no leadwork.</p>
<b>Roofing including roof space</b>	<p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p> <p><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i></p> <p><i>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.</i></p> <p>Pitched main roof clad asbestos slate to the north elevation, with Welsh slate to the south elevation, on felt, sarking boards and timber rafters. Concrete skews to east elevation. Two dormers to north elevation, of timber construction with flat, felt clad roofs and copper apron to front. Single central Velux roof light to north elevation with three Velux rooflights to south elevation.</p> <p>Flat mono-pitch roof to extension clad slate.</p>
<b>Rainwater fittings</b>	<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>P.V.C. and cast iron rainwater goods.</p>
<b>Main walls</b>	<p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</i></p> <p>Main House- Stone walls with smooth, Ashlar finish to south, east and west elevations and plaster and dash to north elevation. The south elevation is painted.</p> <p>Extension- Concrete and timber walls.</p>

**Windows, external doors and joinery**

*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.*

Double glazed u.P.V.C entrance door and screen, single glazed timber windows, double glazed Velux rooflights. Basic timber doors to basement. Redundant timber door at upper level to extension, appears to have had a stair access in the past, which is no longer in existence.

**External decorations**

*Visually inspected.*

Paint or treatment to timber.

**Conservatories / porches**

*Visually inspected.*

No conservatories or porches.

**Communal areas**

*Visually inspected.*

No obvious communal areas. Confirm if the public has access to the slip.

**Garages and permanent outbuildings**

*Visually inspected.*

No garage. Basic timber shed with corrugated sheet roof.

**Outside areas and boundaries**

*Visually inspected.*

The west gable of the house bounds with the street. The access off the street, to the south elevation, is via a suspended concrete and steel slab, with a storage area underneath, which is accessed off garden level. There is a timber gate to the main entrance area, with stone walls and timber fence either side, and a timber fence and gate to the east side of the entrance, which would appear to have lead to now non-existent steps down to garden level. There is a stone pier and concrete slip, to the seaward side of the site, and an area of garden ground. There is a parking area just off the main street, which leads down to the garden level via a steep concrete drive. Part of the parking area is formed by a suspended concrete slab with open storage area under it.

## Ceilings

*Visually inspected from floor level.*

Ceilings to the ground and first floor appear to be lined hardboard over original ceiling finishes. The basement ceiling is lined plasterboard with the original lathe and plaster still present between joists, where open to inspection.

## Internal walls

*Visually inspected from floor level.*

*Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

Internal walls and partitions to the main house appear to be lined hardboard over original wall and partition finishes. The basement is lined timber boarding with some plasterboard. The rooms to the extension are lined timber boarding.

## Floors including sub floors

*Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.*

*Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.*

Suspended timber floors of floorboards on joists, to basement, ground and first floors.

## Internal joinery and kitchen fittings

*Built-in cupboards were looked into but no stored items were moved.*

*Kitchen units were visually inspected excluding appliances.*

Timber doors, facings and skirtings. Metal sink units to kitchen and utility plus joiner manufactured units to kitchen.

## Chimney breasts and fireplaces

*Visually inspected. No testing of the flues or fittings was carried out.*

There is a decorative fire surround to the main sitting room, fitted over the fire opening, and a solid fuel stove to the kitchen. The chimney and skewers to the street gable have been removed in the past and the gable slated over, therefore, the sitting room fire opening is redundant. There has been a stove to the basement sitting room but this has been removed and the flue opening roughly plugged. The chimney breasts to the main sitting room and the kitchen are finished with hardboard over the original linings. The chimney breast to the basement is lined tongued and grooved boarding.

**Internal decorations**

*Visually inspected.*

Walls to the main house are emulsioned, in some cases on woodchip paper. Some basement walls are finished with wall paper. Ceilings are emulsioned with polystyrene tiles to the sitting room and first floor landing.

**Cellars**

*Visually inspected.*

See comments throughout report re Basement.

**Electricity**

*Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.*

Mains electricity supply.

**Gas**

*Visually inspected.*

No mains gas in Orkney.

**Water, plumbing and bathroom fittings**

*Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.*

Mains water supply.

Wet-room- Altro, or similar, lined walls and floor to shower with mixer shower, basin and toilet.

First floor toilet- Toilet with plastic cistern.

Kitchen and Utility- One enamel sink each.

Basement- Toilet with plastic cistern.

Galvanised cold water storage tank and plastic central heating header tanks in the loft, possibly redundant.

**Heating and hot water**

*Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.*

Combi oil boiler with balanced flue to basement, heating radiators with TRV's, to all but the basement, the street side bedroom and the boxroom. P.V.C. oil storage tank in garden. Solid fuel stove to kitchen. Disconnected, old, copper hot water cylinder with galvanised header tank in basement cupboard next to fireplace. The oil boiler has been built up on a concrete block plinth to protect it in the event of flooding.

**Drainage**

*Drainage covers etc were not lifted.  
Neither drains nor drainage systems were tested.*

Confirm if drainage is to the mains or the sea.

**Fire, smoke and burglar alarms**

*Visually inspected.  
No tests whatsoever were carried out to the system or appliances.*

Smoke detector to ground and first floor landings.  
Carbon monoxide alarm to kitchen.

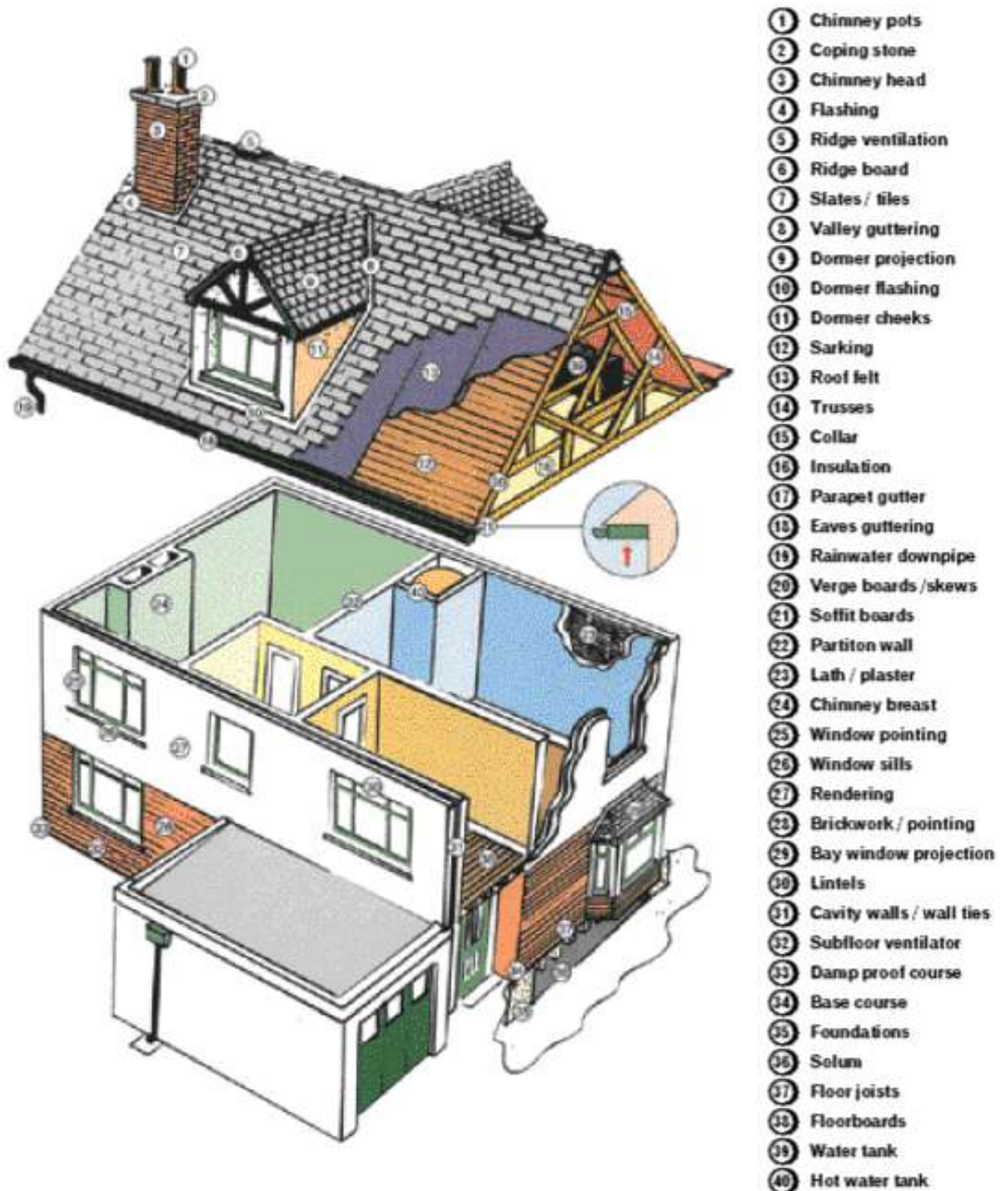
**Any additional limits to inspection:**

There was no access for inspection to the foundations, to behind side wall linings or to the main floor construction. Fitted coverings prevented access to some floor surfaces. The efficiency of the heating and drainage systems cannot be commented upon.

Tests by the Health Protection Agency have identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the Health Protection Agency. Telephone 01235 822745/876/737.

An inspection for Japanese Knotweed or other invasive plant species was not carried out and unless otherwise stated, for the purposes of this report, it is assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties.

## 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 terms.















## 2. CONDITION









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

<p><b>Category 3:</b> 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.</p>	<p><b>Category 2:</b> Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p><b>Category 1:</b> No immediate action or repair is needed.</p>
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 <p style="text-align: center;"><b>Structural movement</b></p>	
Repair category	1
Notes:	There was no evidence of significant subsidence, settlement or cracking to the main walls but the concrete to the extension walls is in very poor condition, with significant cracking and deterioration evident.
 <p style="text-align: center;"><b>Dampness, rot and infestation</b></p>	
Repair category	3
Notes:	<p>Basement doors and all windows are of an age where repair or full replacement is required. The timber facings to the dormer roofs are rotten.</p> <p>The following is an indication of where higher than acceptable moisture readings were noted</p> <ol style="list-style-type: none"> <li>1- Throughout the linings and floor to the basement.</li> <li>2- To the kitchen ceiling adjacent to the gable.</li> <li>3- To the upper ingo through from the kitchen to the sun rooms.</li> <li>4- To the lower corners of the window ingo linings to the wet-room.</li> <li>5- To the ceiling and throughout the gable linings of the seaward side bedroom.</li> <li>6- To the floorboards of the street side bedroom, coming out from the gable wall.</li> </ol> <p>Some scattered woodworm was noted throughout floors, roof timbers and lining boards.</p>
 <p style="text-align: center;"><b>Chimney stacks</b></p>	
Repair category:	2
Notes:	Some hair cracking to the render to the inner face of the stack with at least two cracks to the coping.

 <b>Roofing including roof space</b>	
Repair category:	3
Notes:	The asbestos slate is now very dated. Both dormers are in poor condition, requiring full upgrading to everything including the flat roofs. There are a number of broken Welsh slate. Woodworm was noted to roof timbers and lining boards.
 <b>Rainwater fittings</b>	
Repair category:	2
Notes:	Gutters are faded and require cleaning out. There is no downpipe to the gutter of the extension. The efficiency of the system cannot be commented upon, as it was not raining at the time of inspection.
 <b>Main walls</b>	
Repair category:	3
Notes:	The concrete to the extension walls is in very poor condition with significant cracking and deterioration. From the evidence available to the lintel over the south facing, ground floor door, the concrete has been formed from beach pebbles. The whole structure is very basic with a fairly lightweight timber frame. The plaster and dash render to the north elevation is very patchy. The render at the north east corner of the house, adjacent to the extension, is splitting and threatening to fall away.
 <b>Windows, external doors and joinery</b>	
Repair category:	3
Notes:	Basement doors and all windows are in poor to fair condition. The first floor door to the extension leads nowhere. There is failed double glazing to rooflights. The u.P.V.C front entrance door is catching on the frame.
 <b>External decorations</b>	
Repair category:	3
Notes:	Full external re-decoration will be required, following upgrading of doors and windows.
 <b>Conservatories / porches</b>	
Repair category:	N/A
Notes:	
 <b>Communal areas</b>	
Repair category:	1
Notes:	Confirm if the properties to the west side of the main street have access over this property to the sea.

 <b>Garages and permanent outbuildings</b>	
Repair category:	3
Notes:	The shed is of very basic construction and is in poor condition.
 <b>Outside areas and boundaries</b>	
Repair category:	3
Notes:	<p>The supporting steel to the concrete slab at the house entrance is very corroded and laminating. The gate to the east fence at the house entrance leads nowhere. The timber fencing and gates at the house entrance are in poor condition. It would appear there have been steps in the past both from this gate and to the south facing, upper floor door of the extension. A former boat derrick is very corroded. There are the remains of steps still present. A secure handrail is required to the edge of the car parking area.</p> <p>The slip and pier are in serviceable condition, where accessible.</p>
 <b>Ceilings</b>	
Repair category:	3
Notes:	Polystyrene tiles are considered a fire hazard and should, therefore, be removed. There are seams evident to most ceilings linings, where hardboard has been used. See also comments under "Dampness, Rot and Infestation". The ceiling linings to the two sun rooms are damaged. The headroom at the top of the first floor stairs is very restricted by the comb. First floor ceiling height is approximately 1.9m.
 <b>Internal walls</b>	
Repair category:	3
Notes:	High moisture readings were noted throughout the basement linings. This area will flood in extreme weather and/or tidal conditions and is, therefore, not suitable for occupation as living accommodation. There are seams evident to most wall linings, where hardboard has been used. See also comments under "Dampness, Rot and Infestation". The linings to the extension are basic timber boarding.
 <b>Floors including sub-floors</b>	
Repair category:	2
Notes:	Some woodworm was noted to floor boards, where open to inspection. Although the basement has probably flooded in the past the floor boards are still quite sound. The condition of the joists cannot be commented upon however.

 <b>Internal joinery and kitchen fittings</b>	
Repair category:	3
Notes:	The property is of an age where an amount of upgrading is required to built-in units. The units to the two sinks are in poor condition. If the walls are to be relined all new facings and skirtings will be required.
 <b>Chimney breasts and fireplaces</b>	
Repair category:	3
Notes:	See comments under "Internal Walls". The stove to the kitchen is in poor condition. The efficiency or condition of the flues cannot be commented upon.
 <b>Internal decorations</b>	
Repair category:	3
Notes:	Full internal re-decoration will be required.
 <b>Cellars</b>	
Repair category:	3
Notes:	See comments throughout report.
 <b>Electricity</b>	
Repair category:	3
Notes:	The electrical system is now dated. The electrical system should be checked by a time served electrician and any recommendations implemented.
 <b>Gas</b>	
Repair category:	N/A
Notes:	
 <b>Water, plumbing and bathroom fittings</b>	
Repair category:	2
Notes:	The plumbing system should be checked by a time served plumber and any recommendations implemented. The basin to the wet-room is cracked. There is "crazy" cracking to the pan.
 <b>Heating and hot water</b>	
Repair category:	1
Notes:	A sticker next to the oil boiler states the next test should be in June 2014. It should be confirmed if the boiler has been serviced this year. A cage is required to the balanced flue outlet.



## Drainage

Repair category:	2
Notes:	It should be confirmed if the drainage is to the sea or to a mains connection. The brackets to the soil/vent stacks are corroding.

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.

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

#### Remember

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

#### Warning

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

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

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

#### 4. VALUATION AND CONVEYANCER ISSUES

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

##### Matters for a solicitor or licensed conveyancer

Confirm

- 1- Site boundaries.
- 2- If the drainage goes to the sea or the mains.
- 3- Confirm if the properties to the west side of the main street have access over this property to the sea.

##### Estimated re-instatement cost for insurance purposes

£530,000.

##### Valuation and market comments

One Hundred and Thirty Five Thousand Pounds, £135,000.

##### Report author:

Stephen J Omand, F.R.I.C.S.,  
Chartered Valuation Surveyor,  
R.I.C.S. Registered Valuer.

##### Address:

14 Victoria Street,  
Kirkwall,  
KW15 1DN.



##### Signed:

.....

##### Date of report:

13th September 2014.



# SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

## 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 Property. <sup>1</sup>

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's 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.

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

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

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

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

### **1.3 LIABILITY**

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

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

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

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

#### **1.4 GENERIC MORTGAGE VALUATION REPORT**

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

#### **1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES**

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report. 2

#### **1.6 INTELLECTUAL PROPERTY**

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

#### **1.7 PAYMENT**

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid.

Additional fees will be charged for subsequent inspections and Reports.

#### **1.8 CANCELLATION**

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

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

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

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

#### **1.9 PRECEDENCE**

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

#### **1.10 DEFINITIONS**

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

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- 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;
- 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.

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

## 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.

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## 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