

# Single Survey

survey report on:

<b>Property address</b>	Elm Croft Tyrie Fraserburgh AB43 7DR
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<b>Customer</b>	Mr Frank Morence and Mrs Sylvia Buchan
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<b>Prepared by</b>	Shepherd Chartered Surveyors
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<b>Date of inspection</b>	19/11/2025
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[www.shepherd.co.uk](http://www.shepherd.co.uk)

## PART 1 - GENERAL

### 1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

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, 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 to the Seller. It is the responsibility of the Seller to ensure that the amended Report is 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 marking 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.

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.

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

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 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.

## 1.5 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.

## 1.6 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.

## 1.7 PRECEDENCE

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

## 1.8 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 "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.

### 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.

<b>Description</b>	A small, single storey, detached cottage type dwellinghouse, together with outbuildings and agricultural land.
<b>Accommodation</b>	Ground Floor - Entrance porch, hallway, lounge/dining room, kitchen, two bedrooms and shower-room with wc.
<b>Gross internal floor area (m<sup>2</sup>)</b>	69 square metres or thereby.
<b>Neighbourhood and location</b>	The subjects are situated within a quiet rural location, close to a minor public road, approximately six miles south-west of Fraserburgh. Surrounding land is generally in agricultural use and adequate local amenities can be found within easy commuting distance. The subjects occupy an exposed, elevated site with an open outlook over surrounding countryside.
<b>Age</b>	Originally built around 1900, or before, and extended in the distant past, possibly in excess of sixty years ago.
<b>Weather</b>	Overcast and damp.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  There are two visible chimney stacks, of rendered stone and/or block construction, with clay chimney pots and having cement mortar skewers around the chimney heads. The chimneys were inspected from ground level only.

<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The main roof is of pitched timber construction, clad with corrugated asbestos sheeting, and having a tiled ridge. Over the extension the roof is flat and laid in mineral felt.</p> <p>An inspection of the roof space over the main part of the property was carried out from a ceiling hatch in the shower-room. Inspection was restricted due to limited accessibility and the presence of insulation material. This area is not floored or boarded and was not entered into on safety grounds.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Rainwater fittings comprise a mixture of cast iron and PVC gutters and downpipes. It was not raining at the time of inspection and the adequacy of the system could not be verified.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are of solid stone construction, with the extension walls being presumably of solid concrete block, and the whole property is externally rendered.</p>

<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are of timber and PVC framed construction, mainly equipped with sealed unit double glazing, and partly single glazed only. Not all windows were opened or tested in operation.</p> <p>The main entrance door, off the porch, is of timber construction, with single glazed fanlight. The back door, off the kitchen, into an adjoining outbuilding, is of timber construction, with single glazed upper sections.</p> <p>There are timber fascia to the external eaves around the extension.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>There is paintwork to rendering to the outer walls, to external joinery timbers and to cast iron rainwater fittings.</p>
<b>Conservatories / porches</b>	<p><b>Visually inspected.</b></p> <p>There is a small porch built onto the front of the house, of synthetic stone blockwork wall construction, with flat felt roof, and concrete flooring.</p>
<b>Communal areas</b>	<p>There are no communal areas.</p>
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>There is a single car garage attached to an adjoining outbuilding, of block wall construction, with corrugated metal clad roof.</p> <p>There is a range of small stores and sheds attached to the house, of stone and block wall construction, with corrugated metal, corrugated asbestos, flat felt and profiled metal clad roofs.</p> <p>There are further small outbuildings within the site although considered to be of a non-permanent nature and excluded from this report.</p>

<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>The subjects are contained within a sloping site, with garden ground surrounding the house, and adjoining agricultural land. The site is mainly in grass, with hardcore surfaced driveway/parking area.</p> <p>Site boundaries, where seen, are defined by timber post and wire fencing. Not all boundaries were fully inspected.</p> <p>It is understood the site extends in total to around seven acres or thereby, although not measured by us. Confirmation as to the extent of the site and the definition of boundaries should be ascertained from the Title Deeds.</p> <p>No detailed site inspection or investigation was carried out by us and we are unable to comment on soil conditions, land drainage, boundary fencing, etc.</p> <p>An inspection for Japanese Knotweed was not carried out. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or on neighbouring properties.</p>
<b>Ceilings</b>	<p><b>Visually inspected from floor level.</b></p> <p>Ceilings are partly timber lined and partly of plasterboard or similar material.</p>
<b>Internal walls</b>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>Internal walls and partitions are thought to be partly timber lined and partly of plasterboard or similar material. There is aqua-panelling to some walls in the shower-room.</p>
<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p>The flooring throughout is of solid concrete. No close inspection of the flooring was possible due to fixed and fitted floor coverings to most areas.</p> <p>As the flooring is of solid construction, there are no sub-floor areas in this instance.</p>

<b>Internal joinery and kitchen fittings</b>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Internal doors are of timber flush panel construction. Skirtings and door facings are thought to be of hardwood and softwood.</p> <p>The kitchen is equipped with a range of old style wall and base cupboards, worktop surfacing and a stainless steel sink unit and drainer.</p>
<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There is an open fire contained within a traditional style tiled fireplace and hearth on a chimney breast in one of the bedrooms.</p> <p>Chimney breasts elsewhere within the property have been boarded over and are no longer in use.</p> <p>The presence of a chimney, chimney breast or fireplace should not be taken as an indication that there is any adequate or usable flue present.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>Internal walls and ceilings are mainly painted, as are joinery timbers.</p>
<b>Cellars</b>	<p>There are no cellars.</p>
<b>Electricity</b>	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>A mains supply of electricity is laid on to the property. The electric meter is contained within an external box attached to the front wall of one of the outbuildings. An old style fusebox is located in the inner hallway. There is a distribution of socket outlets throughout the main accommodation.</p>

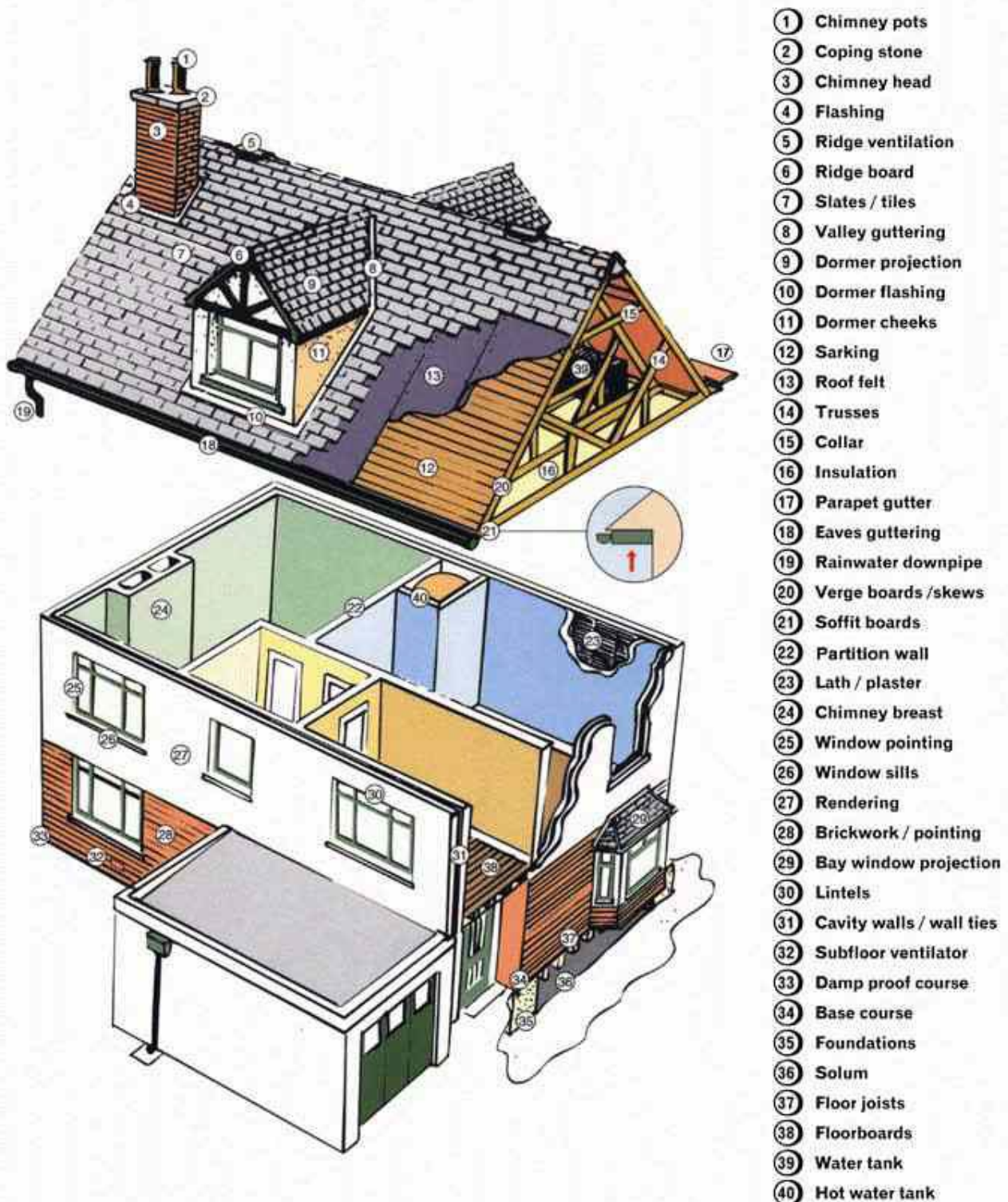
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<b>Gas</b>	There is no gas supply to the property and there is no mains gas in the vicinity.
<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There is no mains supply of water to the property. It is understood that water is provided from a private supply located within the site. This was not tested or checked by us and is therefore assumed to be wholesome and reliable. The water supply had been turned off prior to our inspection.</p> <p>Within the property, the plumbing system, where seen, comprises copper supply pipes and pvc wastepipes. There is a plastic cold water tank located within the roof space.</p> <p>The shower room is equipped with mixed age, white, three piece sanitary fittings, and an electric instantaneous shower unit. The area below the shower cubicle was unseen.</p> <p>Leakage can often occur around sanitary fittings causing deterioration to concealed areas which may only become apparent once the fittings are removed.</p>
<b>Heating and hot water</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Space heating is provided by an oil-fired central heating system. A free-standing "Grant" boiler located externally at the front of the house, supplies pressed steel radiators throughout the main accommodation, most of which are individually thermostatically controlled. There is a plastic oil storage tank located externally at the side of the garage. The heating was not in use at the time of inspection and no warranties can be given as to its functioning capabilities.</p> <p>Hot water is also provided by the central heating boiler, with electric immersion back-up. A small capacity foam insulated copper hot water cylinder is located within a cupboard in the lounge.</p>

<b>Drainage</b>	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is understood to be connected to a septic tank located within the site, presumably with outfall to soakaway, the location of which is unclear.</p> <p>The exact nature and adequacy of the underground drainage installation could not be ascertained within the scope of our inspection.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p>

<b>Any additional limits to inspection</b>	<p>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Full and safe access was not available to the roof void area due to limited accessibility and the presence of insulation material.</p> <p>Woodwork or other parts of the structure that were covered, unexposed or inaccessible have not been inspected and we are therefore unable to confirm that any such part of the property is free from beetle, rot or other defects.</p> <p>Windows were not all fully opened or tested.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p>
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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	
<b>Repair category</b>	1
<b>Notes</b>	There was no evidence of significant structural movement within the limitations of our inspection.

 Dampness, rot and infestation	
<b>Repair category</b>	3
<b>Notes</b>	<p>Damp meter readings were taken where considered appropriate within the property and high moisture levels were detected to floors, walls and ceilings at various places. Under these circumstances there is the possibility of rot affecting concealed timbers due to damp absorption.</p> <p>There is evidence of dampness and rot affecting a section of timber ceiling lining in one of the bedrooms, requiring further investigation and repair.</p> <p>Traces of woodbore infestation were noted to timbers within the property.</p> <p>An inspection of the entire subjects, including exposure work, should be carried out by a reputable timber and damp specialist, prior to purchase, having particular regard to woodworm, dampness and timber rot, with a view to implementing all repairs and remedial works deemed necessary in this respect, to a guaranteed standard.</p>



## Chimney stacks


<b>Repair category</b>	1
<b>Notes</b>	<p>Chimney stacks appear to be in a fair state of repair within the limitations of our inspection but can be vulnerable to defect and should be regularly maintained.</p> <p>Chimneys are of a type and age where a degree of regular, ongoing maintenance should be anticipated.</p>





## Roofing including roof space


<b>Repair category</b>	3
<b>Notes</b>	<p>The main roof covering is of a non-traditional nature, thought to be of a material with an asbestos content, and of an old and weathered appearance. Consideration will require to be given to complete removal and replacement with traditional materials.</p> <p>Asbestos materials, if damaged or disturbed, can be hazardous to health. Further specialist advice should be obtained prior to implementation of any works in this regard.</p> <p>The flat roof covering to the extension is of an old and weathered appearance, and may be approaching the end of its efficient lifespan. Consideration will require to be given to complete removal and replacement in the short term.</p> <p>The further advice of a competent roofing contractor should be obtained in respect of the foregoing, prior to purchase.</p> <p>Within the roof space, there is evidence of damp ingress, due to defects associated with the roof coverings, as outlined above.</p> <p>Roof timbers have been affected by woodworm, possibly requiring eradication treatment works by a specialist contractor, as referred to above.</p> <p>Insulation cover within the roof space is considered inadequate by current standards. The provision of additional insulation would reduce heat loss through the roof.</p>

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 Rainwater fittings	
<b>Repair category</b>	2
<b>Notes</b>	<p>Cast iron rainwater fittings are corroded and will be susceptible to leakage.</p> <p>All rainwater fittings should be checked and overhaul or replaced as necessary to ensure adequate rainwater discharge.</p>

 Main walls	
<b>Repair category</b>	2
<b>Notes</b>	<p>There is cracking in the rendering to the outer walls at localised areas, requiring repair to prevent further deterioration and damp ingress.</p>

 Windows, external doors and joinery	
<b>Repair category</b>	2
<b>Notes</b>	<p>Double glazed windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p> <p>Some double glazed units are defective having failed and allowed condensation to form between the panes. Repairs, including the replacement of defective units, will be required.</p> <p>There is weathering and decay evident to external joinery timbers.</p> <p>Consideration will require to be given to complete replacement of existing windows and doors.</p>

 External decorations	
<b>Repair category</b>	2
<b>Notes</b>	<p>The external decoration is weathered, and in need of renewal, following any necessary repairs.</p> <p>Paint finished and decorated external surfaces will require redecoration on a regular basis.</p>

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## Conservatories/porches

<b>Repair category</b>	2
<b>Notes</b>	<p>The flat roof covering to the porch is of an old and weathered appearance, likely to require repair/replacement in the short term.</p> <p>External joinery timbers to the porch are badly decayed. Extensive repair/replacement should be anticipated.</p>



## Communal areas

<b>Repair category</b>	N/A
<b>Notes</b>	



## Garages and permanent outbuildings

<b>Repair category</b>	2
<b>Notes</b>	<p>The roof cladding to the garage is old and corroded, in need of replacement. There is cracking to the garage walls, requiring repair.</p> <p>Outbuildings were noted to be generally in fairly poor condition, in need of repair and upgrading.</p> <p>Some roof claddings are thought to be of a material with an asbestos content. Asbestos materials, if damaged or disturbed, can be hazardous to health. Further specialist advice should be obtained prior to implementation of any works in this regard.</p>



## Outside areas and boundaries

<b>Repair category</b>	1
<b>Notes</b>	<p>Within the limitations of our inspection no significant defects were noted to the outside areas and boundaries.</p> <p>Boundary fencing should be routinely checked and maintained as necessary. Ongoing maintenance and repair should be anticipated.</p>



## Ceilings

<b>Repair category</b>	2
<b>Notes</b>	<p>Timber clad ceilings are affected by woodworm and rot in places. Extensive repair and re-lining should be anticipated.</p>

# Single Survey



## Internal walls

<b>Repair category</b>	2
<b>Notes</b>	Internal wall linings are deteriorated due to dampness and mould in places. Extensive repair and re-lining should be anticipated.



## Floors including sub-floors

<b>Repair category</b>	2
<b>Notes</b>	Dampness was detected to solid flooring within the property, possibly due to the lack of an effective damp proof membrane.



## Internal joinery and kitchen fittings

<b>Repair category</b>	2
<b>Notes</b>	Internal joinery is generally serviceable however some wear and tear items were noted to kitchen fittings/internal doors/facings etc. and future maintenance or upgrading should be anticipated.  Kitchen fittings are of considerable age, and in need of modernisation.



## Chimney breasts and fireplaces

<b>Repair category</b>	2
<b>Notes</b>	Dampness was detected at chimney breasts.



## Internal decorations

<b>Repair category</b>	2
<b>Notes</b>	Redecorative works will be required throughout to suit the purchaser's taste.



## Cellars

<b>Repair category</b>	N/A
<b>Notes</b>	

# Single Survey



## Electricity

<b>Repair category</b>	3
<b>Notes</b>	<p>The electrical installation is of considerable age and unlikely to comply with current regulations and standards.</p> <p>The installation should be thoroughly checked by an electrical contractor, prior to purchase, and upgraded as necessary.</p>



## Gas

<b>Repair category</b>	N/A
<b>Notes</b>	



## Water, plumbing and bathroom fittings


<b>Repair category</b>	2
<b>Notes</b>	<p>The property is understood to have a private water supply from within the site. The source is assumed to be reliable. Neither the reliability nor purity of the supply have been tested and any purchaser should fully satisfy themselves in these respects prior to conclusion of missives.</p> <p>The water supply had been turned off prior to our inspection. This should be reinstated under professional supervision and any repairs or upgrading carried out by a reputable contractor.</p> <p>Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.</p> <p>Sanitary fittings will likely require modernisation to suit the purchaser's taste.</p>



## Heating and hot water

<b>Repair category</b>	2
<b>Notes</b>	<p>Aspects of the central heating system, including the boiler, may be nearing the end of their economic lifespan. Further advice should be obtained from a competent heating contractor to fully ascertain the condition, life expectancy and efficiency of the system. Upgrading should be anticipated.</p> <p>The hot water cylinder is showing signs of corrosion and will be susceptible to leakage. Consideration will require to be given to replacement in the short term.</p>

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 Drainage	
<b>Repair category</b>	2
<b>Notes</b>	We were unable to determine the position of the septic tank/private drainage system. The location of the septic tank/soakaway and legal access should be confirmed with the Title Deeds. The condition of the installation should be ascertained by further investigation. It should also be confirmed that the drainage arrangements have SEPA consents.

# 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	3
Chimney stacks	1
Roofing including roof space	3
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	2
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	2
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	2
Cellars	N/A
Electricity	3
Gas	N/A
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	2

## 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.

## 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 type="checkbox"/>	No	<input checked="" 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 checked="" type="checkbox"/>	No	<input 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

Due to the non-traditional nature of the main roof covering, and the general poor condition of the subjects, the property would not be recommended as suitable security for mortgage purposes in present condition.

The property has been altered and extended in the distant past, possibly in excess of 50 years ago. As far as we could ascertain, no further significant alterations or additions have been made to the property in recent years which would have required local authority approval, although this cannot be guaranteed.

It is understood that water is from a private supply, and that drainage is to a septic tank within the site. The nature and adequacy of all services should be fully ascertained by further investigation and appropriate testing carried out as necessary. Confirmation should be obtained that the septic tank has been registered with SEPA.

The subjects are contained within a large site, understood to extend to around 7 acres or thereby, although not measured by us. Confirmation as to the extent of the site and definition of boundaries should be ascertained from the Title Deeds.

The minor road leading to the property is made up and assumed maintained by the local authority. This should be confirmed.

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

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than **FOUR HUNDRED THOUSAND POUNDS STERLING (£400,000)**.

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

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of **ONE HUNDRED AND THIRTY FIVE THOUSAND POUNDS STERLING (£135,000)**.

# Single Survey

<b>Signed</b>	<i>Alan V Kennedy</i> Electronically signed :- 08/12/2025 11:41
<b>Report author</b>	Alan V Kennedy
<b>Company name</b>	J & E Shepherd Chartered Surveyors
<b>Address</b>	54 Broad Street Fraserburgh AB43 9AH
<b>Date of report</b>	19/11/2025