

# Single Survey

survey report on:

|                         |                                                           |
|-------------------------|-----------------------------------------------------------|
| <b>Property address</b> | Flat H,<br>86 Middlefield Place,<br>Aberdeen,<br>AB24 4PA |
|-------------------------|-----------------------------------------------------------|

|                 |              |
|-----------------|--------------|
| <b>Customer</b> | Ms J Pringle |
|-----------------|--------------|

|                         |                                                           |
|-------------------------|-----------------------------------------------------------|
| <b>Customer address</b> | Flat H,<br>86 Middlefield Place,<br>Aberdeen,<br>AB24 4PA |
|-------------------------|-----------------------------------------------------------|

|                    |                               |
|--------------------|-------------------------------|
| <b>Prepared by</b> | Allied Surveyors Scotland Ltd |
|--------------------|-------------------------------|

|                           |               |
|---------------------------|---------------|
| <b>Date of inspection</b> | 14th May 2025 |
|---------------------------|---------------|



## 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.

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.

---

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

# Terms and Conditions

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

---

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

# Terms and Conditions

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.

## 1.1 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;

# Terms and Conditions

- 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" 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*

# Terms and Conditions

*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.

# Single Survey

## 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>                               | The subjects comprise a purpose built second floor flat within a two storey and attic detached block containing eight flats in total.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Accommodation</b>                             | Second Floor: Entrance hallway, lounge/kitchen on open plan, bedroom and bathroom with WC and wash hand basin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | 55 sq.m approximately.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Neighbourhood and location</b>                | The subjects are located within a well established residential neighbourhood of public and private sector housing, situated approximately 3 miles northwest of Aberdeen city centre. Adequate facilities and amenities are available locally.                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Age</b>                                       | 14 years approximately.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Weather</b>                                   | At the time of our inspection, the weather was dry and sunny. Our report should be read within the context of these weather conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Chimney stacks</b>                            | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <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> |

# Single Survey

|                                            |                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Roofing including roof space</b>        | <p>The roof is of pitched timber frame design clad in concrete tiles incorporating a flat central section not seen from ground level. There are additional flat roofed sections over bay window projections.</p> <p>A head and shoulders inspection of the roof space was carried out via a ceiling hatch within the hallway.</p>                |
| <b>Rainwater fittings</b>                  | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater fittings are of PVC design.</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 external walls are of cavity construction, incorporating a modern load bearing timber framed inner leaf, blockwork clad and rendered externally.</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>There are timber framed double glazed Velux windows fitted throughout. The entrance door is of timber construction.</p> |
| <b>External decorations</b>                | <p><b>Visually inspected.</b></p>                                                                                                                                                                                                                                                                                                                |
| <b>Conservatories / porches</b>            | <p>None.</p>                                                                                                                                                                                                                                                                                                                                     |
| <b>Communal areas</b>                      | <p><b>Circulation areas visually inspected.</b></p> <p>There is a secured shared entrance, mutual internal hallway and stairwell.</p>                                                                                                                                                                                                            |
| <b>Garages and permanent outbuildings</b>  | <p>None.</p>                                                                                                                                                                                                                                                                                                                                     |
| <b>Outside areas and boundaries</b>        | <p><b>Visually inspected.</b></p> <p>There are communal garden areas in addition to surfaced residents' car parking located to the rear. We understand the subjects benefit from one allocated space. The defined boundaries are formed in stone walls.</p>                                                                                      |

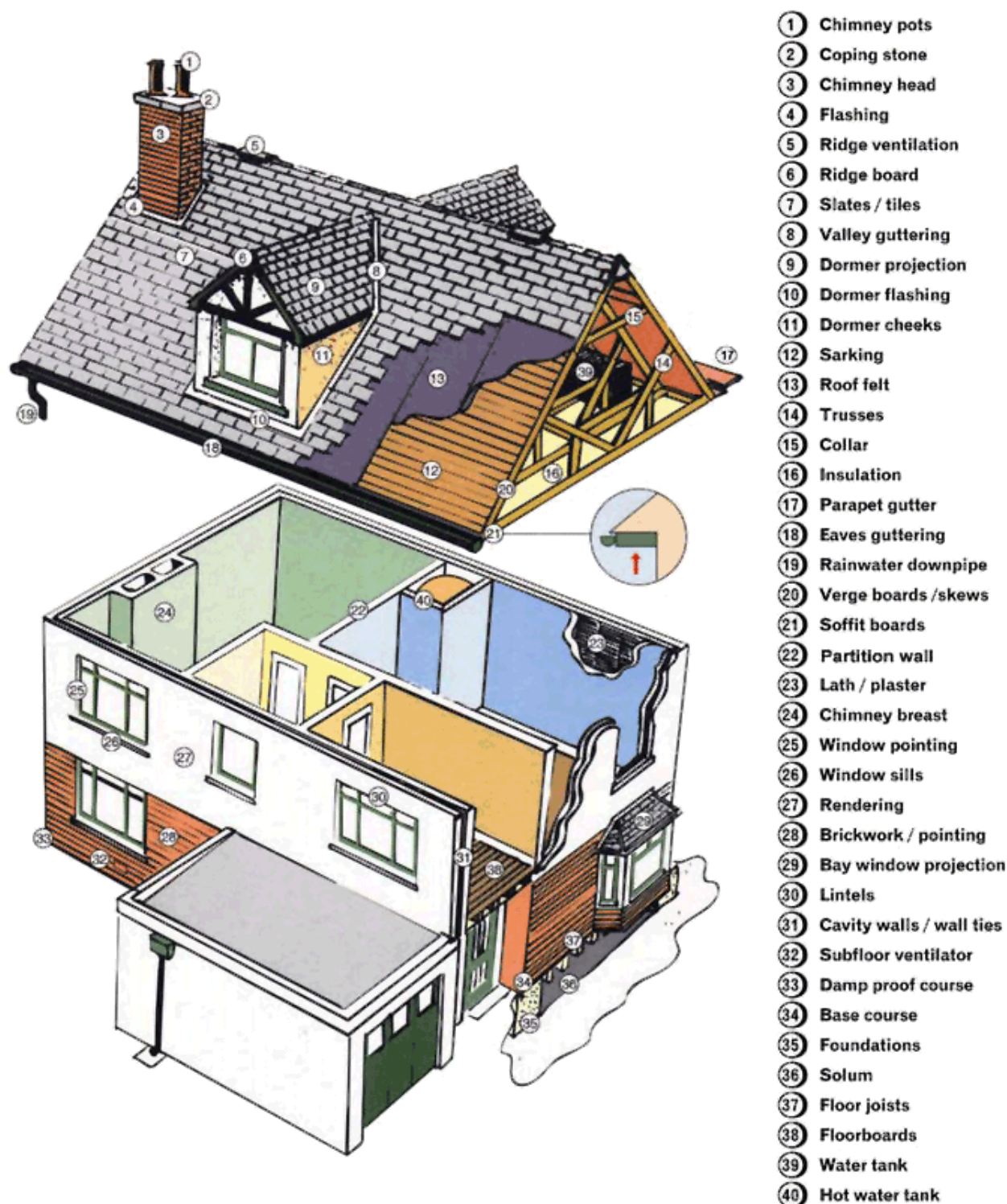
# Single Survey

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ceilings                              | <p><b>Visually inspected from floor level.</b></p> <p>The ceilings are of plasterboard construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Internal walls                        | <p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The internal walls are plasterboard lined.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Floors including sub floors           | <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b></p> <p>The flooring is of suspended timber construction. Fitted coverings restricted our inspection.</p> <p>Being an upper floor flat, there are no sub-floor areas.</p> |
| Internal joinery and kitchen fittings | <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>The internal doors are of timber construction. Door frames and skirtings are formed in timber and are painted. Within the kitchen, there is an adequate range of fitted cabinets, worktops and wall cupboard units.</p>                                                                                                                                                                                                                                                                                                                                                        |
| Chimney breasts and fireplaces        | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Internal decorations                  | <b>Visually inspected.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Cellars                               | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Electricity                           | <p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>The property is connected to mains electricity, with the consumer unit located within the hall cupboard. The meter is located within a cupboard on the communal landing.</p>                                                                                                                                                             |

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Gas</b>                                | <p><b>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.</b></p> <p>The property is connected to mains gas, with the meter located in the hall cupboard.</p>                                                                                                                                                                                                                                      |
| <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>Water is from the main public supply with internal plumbing, where seen, being a mixture of copper supply and PVC waste pipes.</p> <p>Within the bathroom, there is a white three piece suite comprising bath with electric shower over, WC and wash hand basin.</p>                                                                                                                                                                                                                                           |
| <b>Heating and hot water</b>              | <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is serviced through a full gas-fired radiator system, with both heating and hot water provided via a 'Vokera Unica 28 HE' condensing combination boiler located within a cupboard off the hallway.</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 to the main public sewer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Fire, smoke and burglar alarms</b>     | <p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The subjects are fitted with smoke/heat detectors.</p> <p>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires 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. The purchaser should satisfy themselves in this regard.</p> |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Any additional limits to inspection</b> | <p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>Fitted floor coverings and furnishings restricted our internal inspection.</p> <p>Not all windows were tested.</p> <p>No sight of the flat central roof covering was possible.</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 neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a Category 1 rating is provided, this means the property must continue to be maintained in the normal way.</p> |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 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.

# Single Survey

## 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 signs of structural movement affecting the property. |



### Dampness, rot and infestation

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Repair category | 1                                                      |
| Notes           | No evidence of dampness, rot or infestation was noted. |



### Chimney stacks

|                 |                 |
|-----------------|-----------------|
| Repair category | -               |
| Notes           | Not applicable. |



### Roofing including roof space

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Notes           | <p>It was noted that several tiles have lifted, whilst there is a slipped roof tile to the two storey rear projection.</p> <p>A degree of condensation was visible within the roof space.</p> <p>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by a reputable tradesman on an annual basis and especially after storms.</p> |

# Single Survey



## Rainwater fittings

|                 |                     |
|-----------------|---------------------|
| Repair category | 1                   |
| Notes           | No visible defects. |



## Main walls

|                 |                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                 |
| Notes           | Sections of the external render to the bay windows was noted to be cracked and chipped in places. |



## Windows, external doors and joinery

|                 |                                                                                                                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                            |
| Notes           | Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted. |



## External decorations

|                 |                     |
|-----------------|---------------------|
| Repair category | 1                   |
| Notes           | No visible defects. |



## Conservatories/porches

|                 |                 |
|-----------------|-----------------|
| Repair category | -               |
| Notes           | Not applicable. |



## Communal areas

|                 |                                               |
|-----------------|-----------------------------------------------|
| Repair category | 1                                             |
| Notes           | The communal areas have been well maintained. |



## Garages and permanent outbuildings

|                 |                 |
|-----------------|-----------------|
| Repair category | -               |
| Notes           | Not applicable. |



## Outside areas and boundaries

|                 |                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                              |
| Notes           | The outside areas have been well maintained. Sections of open pointing were noted to the stone boundary walls. |



## Ceilings

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Repair category | 1                                                    |
| Notes           | Some plaster cracking was noted to ceiling finishes. |



## Internal walls

|                 |                     |
|-----------------|---------------------|
| Repair category | 1                   |
| Notes           | No visible defects. |



## Floors including sub-floors

|                 |                      |
|-----------------|----------------------|
| Repair category | 1                    |
| Notes           | No adverse comments. |



## Internal joinery and kitchen fittings

|                 |                      |
|-----------------|----------------------|
| Repair category | 1                    |
| Notes           | No adverse comments. |

# Single Survey



## Chimney breasts and fireplaces

|                 |                 |
|-----------------|-----------------|
| Repair category | -               |
| Notes           | Not applicable. |



## Internal decorations

|                 |                         |
|-----------------|-------------------------|
| Repair category | 1                       |
| Notes           | Generally satisfactory. |



## Cellars

|                 |                 |
|-----------------|-----------------|
| Repair category | -               |
| Notes           | Not applicable. |



## Electricity

|                 |                                                                                                                                                                                                                                                                 |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                                               |
| Notes           | <p>No visible defects.</p> <p>It is recommended good practice that all electrical installations are periodically checked, approximately every 10 years or when a property changes hands. This should be regarded as a routine safety and maintenance check.</p> |



## Gas

|                 |                                                                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                      |
| Notes           | <p>No adverse comments.</p> <p>In the interests of safety and in light of recent regulations, it would be prudent to have all gas appliances checked annually by a Gas Safe registered contractor.</p> |



## Water, plumbing and bathroom fittings

|                 |                                                                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                      |
| Notes           | <p>No visible defects identified.</p> <p>Concealed areas around baths and shower trays cannot be inspected, however, water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p> |

# Single Survey



## Heating and hot water

|                        |                                                                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                              |
| <b>Notes</b>           | No visible defects.<br><br>Copies of servicing documentation should be made available. It is common practice for incoming purchasers to have the heating system tested upon taking occupation. |



## Drainage

|                        |                                                  |
|------------------------|--------------------------------------------------|
| <b>Repair category</b> | 1                                                |
| <b>Notes</b>           | No adverse comments from our surface inspection. |

# Single Survey

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

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

## 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?                                      | Second                                  |                                        |
| 2. Are there three steps or fewer to a main entrance door of the property?             | Yes <input type="checkbox"/>            | No <input checked="" 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 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

It is understood the property was constructed by Bancon Homes in 2011. It has been assumed all necessary local authority documentation was sought and obtained in this regard.

It is assumed that external maintenance is split on an equitable basis. The development is managed and maintained by an appointed factor. Clarification should be sought over charges payable in this regard.

The subjects benefit from one allocated parking space.

Where defects or repairs have been identified within this report, it is recommended that prior to entering into any legally binding seal or purchase contract, further specialist 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

£145,000 (One Hundred and Forty Five Thousand Pounds)

### Valuation and market comments

£90,000 (Ninety Thousand Pounds)

Our valuation has fully reflected recent sales transactions and current market trends.

**Signed**

Security Print Code [423200 = 6104 ]  
Electronically signed

**Report author**

Nick Rose

**Company name**

Allied Surveyors Scotland Ltd

**Address**

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

# Single Survey

|                |               |
|----------------|---------------|
| Date of report | 20th May 2025 |
|----------------|---------------|

# Mortgage Valuation Report



## Property Address

Address Flat H, 86 Middlefield Place, Aberdeen, AB24 4PA  
Seller's Name Ms J Pringle  
Date of Inspection 14th May 2025

## Property Details

Property Type ☐ House ☐ Bungalow ☐ Chalet ☐ Purpose built maisonette  
☐ Coach ☐ Studio ☐ 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

None.

# Mortgage Valuation Report

## Construction

Walls ☐ Brick ☐ Stone ☐ Concrete ☒ Timber frame  
☐ Solid ☐ Cavity ☐ Steel frame ☐ Concrete block ☐ Other (specify in General Remarks)

Roof ☒ Tile ☐ Slate ☐ Asphalt ☐ Felt  
☐ Lead ☐ Zinc ☐ Artificial slate ☐ Flat glass fibre ☐ 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 Connection

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 Water ☒ Mains ☐ Private ☐ None  
Electricity ☒ Mains ☐ Private ☐ None Gas ☒ Mains ☐ Private ☐ None  
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating:

Gas-fired radiator system.

## 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  
☐ Agricultural land included with property ☐ Ill-defined boundaries ☐ 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

The subjects are located within a well established residential neighbourhood of public and private sector housing situated approximately 3 miles northwest of Aberdeen city centre. Adequate facilities and amenities are available locally.

At the time of our inspection, the general condition of the property appeared commensurate with its age and type of construction. Some routine maintenance repairs are required.

It is understood the property was constructed by Bancon Homes in 2011. It has been assumed all necessary local authority documentation was sought and obtained in this regard.

It is assumed that external maintenance is split on an equitable basis. The development is managed and maintained by an appointed factor. Clarification should be sought over charges payable in this regard.

The subjects benefit from one allocated parking space.

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 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.

## Essential Repairs

None.

Estimated cost of essential repairs £

Retention recommended? ☐ Yes ☒ No

Amount £

# Mortgage Valuation Report

## Comment on Mortgageability

We consider the subjects to form suitable security for mortgage loan purposes, subject to the specific lending criteria of any mortgage provider.

## Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £   
(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 [423200 = 6104 ]  
Electronically signed by:-

Surveyor's name Nick Rose

Professional qualifications MA (Hons) MRICS

Company name Allied Surveyors Scotland Ltd

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

Telephone 01224 571163

Fax

Report date 20th May 2025