



C H A R T E R E D S U R V E Y O R S

Member Firm of
FIRST SURVEYORS SCOTLAND
National Valuation & Property Consultancy Service

SINGLE SURVEY REPORT

PROPERTY ADDRESS	Westfield House Westfield Bathgate West Lothian EH48 3DF
CLIENT	Gourlay
CLIENT ADDRESS	Westfield House Westfield Bathgate West Lothian EH48 3DF
DATE OF INSPECTION	18 th June 2021
PREPARED BY	DHKK Ltd Chartered Surveyors 54 Corstorphine Road Edinburgh EH12 6JQ Tel: 0131 313 0444 Fax: 0131 313 0555 Email: survey@dhkk.co.uk

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description

The subjects comprise a substantial detached two storey Victorian house.

Accommodation

Ground Floor: Entrance Porch and Reception Hall, Sittingroom, open plan Living/Dining Room/Kitchen, Cloakroom with WC and wash hand basin, Utility Room, WC/wash hand basin compartment and storage cupboards.

Upper Floor: Landing, Principal Bedroom with En-suite Dressing Room and Bathroom, 2 further Bedrooms and Family Bathroom.

A back stair leads up to the former maids rooms comprising a bedroom and bathroom.

A fixed stair leads up to a large Attic room which is floored and lined and has Velux rooflights.

Gross internal floor area (m²)

302 m² approximately.

Neighbourhood and location

The property is situated in a rural position to the south of the village of Westfield. All amenities and facilities are available in the nearby town of Bathgate.

Age

It is understood that the property was built in the 1850s.

Weather	It was dry and bright at the time of inspection.
Chimney stacks	<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>There are chimney stacks on each of the gable wallheads which are of stone construction.</p>
Roofing including roof space	<p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p> <p><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i></p> <p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></p> <p>The roof is of pitched timber truss design and covered with slates incorporating a flat central platform which appears to be covered with lead sheeting. There are small felt areas behind both gable chimney stacks.</p> <p>It was only possible to gain a very limited access into the eaves areas.</p>
Rainwater fittings	<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>The rainwater fittings are of cast iron manufacture with PVC waste stacks to the rear.</p>
Main walls	<p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The main walls are of traditional solid stone construction.</p>
Windows, external doors and joinery	<p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p> <p>The window frames are of traditional timber single glazed double hung sash and casement design with most of the units being fitted with internal secondary glazed panels. There are various roof lights to the attic room. The front and rear doors are of timber construction and the side door is of uPVC double glazed design.</p>

External decorations

Visually inspected.

The rainwater fittings, window frames, doors etc have a paint finish.

Conservatories / porches

Visually inspected.

There is a front porch which is of stone construction with stone balustrading set around a flat and felt covered roof.

Communal areas

Circulation areas visually inspected.

Not applicable.

Garages and permanent outbuildings

Visually inspected.

There is a garage at the side of stone construction under a pitched and slated roof. It has an inspection pit and an electricity supply. In addition there are outbuildings at the rear of blockwork construction under a pitched and slated roof which are used as stabling. There is also a greenhouse.

Outside areas and boundaries

Visually inspected.

There is an area of garden ground around the property which is understood to extend to approximately 2 acres (although this has not been verified) and is bounded by fencing/hedging. The access drive has a tarmacadam/gravel surface.

Ceilings

Visually inspected from floor level.

The ceilings are mostly of lath and plaster construction with some plasterboard lined sections.

Internal walls

Visually inspected from floor level.

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

The internal walls are mostly of solid construction and plastered on the hard.

Floors including sub floors

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

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

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.

The floors are mostly of suspended timber construction with solid sections to the ancillary accommodation.

Internal joinery and kitchen fittings

Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.

The internal joinery in terms of doors, facings, skirtings etc is generally in keeping with the style and character of the property.

The kitchen is fitted with a range of wall and base units and work surfaces and incorporating an Aga.

Chimney breasts and fireplaces

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

There is an open fireplace in the sittingroom, a fireplace in the living/dining room which is fitted with a multi fuel stove and open fireplaces in the three bedrooms.

Internal decorations

Visually inspected.

The walls are lined with plain paper with emulsion painted finishes. The woodwork mostly has a natural finish.

Cellars

Visually inspected where there was safe and purpose-built access.

There is no cellarage.

Electricity

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

Mains electricity is connected to the property.

Gas

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.

No mains gas is connected to the property.

Water, plumbing and bathroom fittings

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

Mains water is connected to the property.

The plumbing system, where visible, is to modern standards.

The bathrooms and WC compartment are fitted with white sanitaryware.

Heating and hot water

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

There is an LPG fired central heating system with a wall mounted Saunier Duval boiler housed in the utility room serving panel radiators in all rooms. Hot water is supplied by the central heating boiler and it is assumed that there is a back-up immersion heater to the hot water cylinder which is housed in the cupboard above the upper floor landing.

Drainage

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

Drainage is to a private septic tank – not inspected or tested.

Fire, smoke and burglar alarms

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

There is a burglar alarm system. No smoke detectors have been fitted.

Any additional limits to inspection:

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. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.

The valuation assumes that no deleterious nor hazardous materials nor techniques have been used in the construction, and that the land is not contaminated.

A structural survey was not instructed and we have not inspected the woodwork or other parts of the property which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

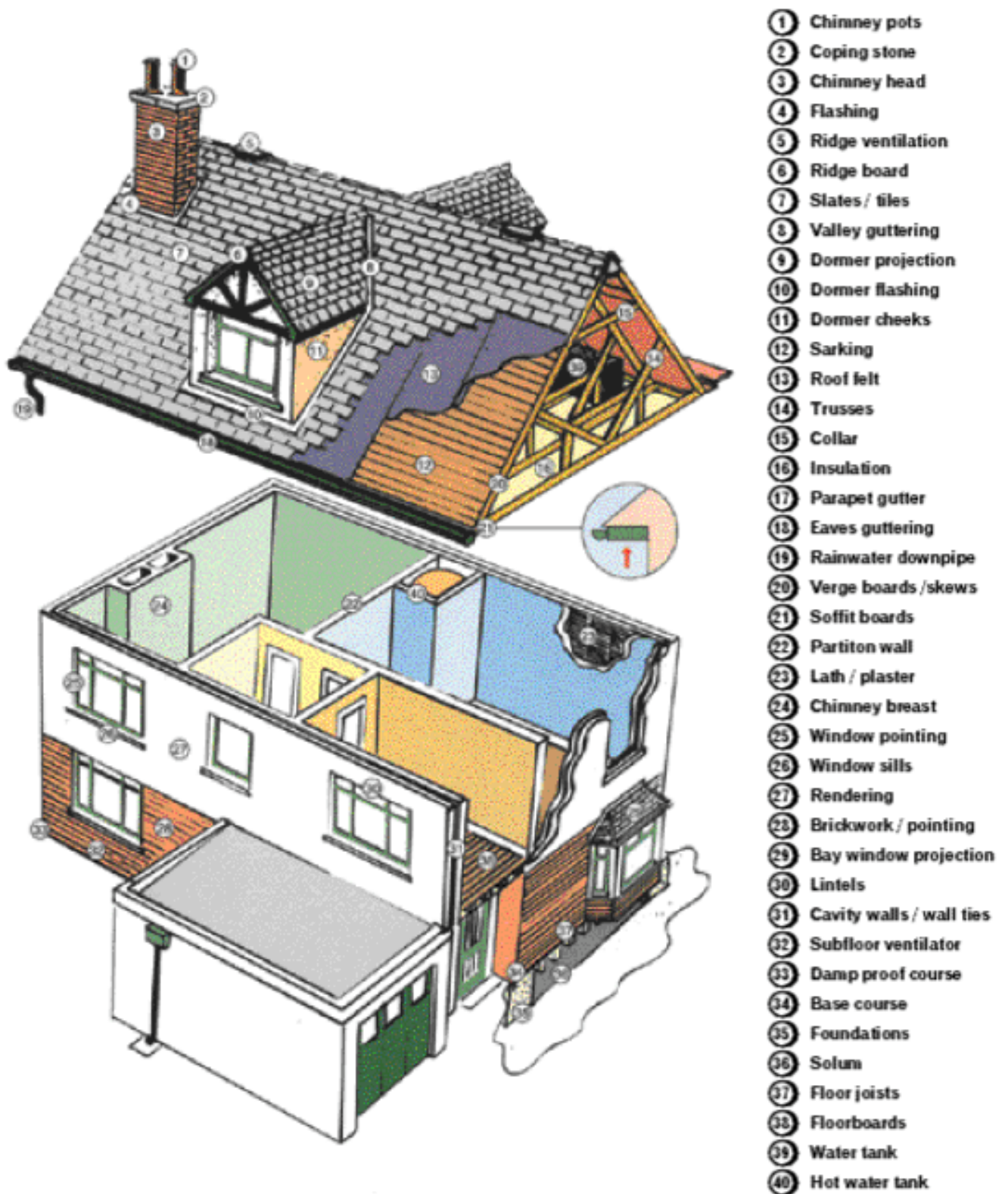
It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.

The roof and other external areas were viewed from ground floor level only.

No access was available to any sub floor areas.

The storage areas were fully stocked with household effects.

Sectional diagram showing elements of a typical house










- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank







Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these terms.







2. CONDITION






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

 Structural movement	
Repair category	1
Notes:	There is some evidence of old settlement to the building, however, this is considered to be of a longstanding nature rather than of recent origin and is not serious or progressive.
 Dampness, rot and infestation	
Repair category	1
Notes:	<p>The walls were tested for dampness, as far as possible and slightly high readings were obtained to the wall above the mantelpiece and also to the side wall in the cloakroom. These do not appear to be particularly serious problems, but it would be advisable to monitor the situation.</p> <p>No evidence was found of any rot or timber infestation, within the limitations of the inspection. It was noted that there is newer flooring in the ground floor WC compartment and also evidence of newer roof timbers within the rear eaves area. It is assumed that these repairs were necessitated due to previous rot problems and that appropriate specialist documentation/guarantees are available.</p>
 Chimney stacks	
Repair category:	2
Notes:	The chimney stacks, as viewed from ground level and from the Velux roof lights appear to be in reasonable condition although it was noted that the stonework is showing signs of weathering and there are areas of open pointing. In the circumstances repair works will become necessary.

 Roofing including roof space	
Repair category:	2
Notes:	<p>The roof coverings, from the restricted view available from ground level, appear to be in reasonable condition, however, the slaterwork may well be original. In the circumstances it should be anticipated that the roof of this age and type will always require a high level of ongoing maintenance on a frequent basis to slipped and cracked slates. In addition, it would be advisable to check the covering, which appears to be of lead sheeting, to the flat platform to ensure that it is in sound watertight condition. It should be ensured that the feltwork to the small areas behind the chimney stacks are kept in good order.</p> <p>It is recommended that an inspection is carried out by a reputable roofing contractor and that all found maintenance/repair works are undertaken as necessary.</p> <p>No signs of any defects were noted within the roof space, although it is emphasised that the flooring and ceiling linings did restrict the scope of inspection i.e. the roof timbers, etc, were not available for inspection.</p>
 Rainwater fittings	
Repair category:	1
Notes:	<p>The rainwater fittings, as viewed from ground level, appear to be in reasonable condition with no signs of any water staining being noted to the external walls which would indicate that there are any current leaks. It should be ensured that the waste stacks at the rear are kept in good watertight condition. Nevertheless it should be anticipated that a high level of maintenance will be required in terms of checking joints, cleaning out gutters etc.</p>
 Main walls	
Repair category:	1
Notes:	<p>The stonework and pointing appeared to be in reasonable order with only typical signs of weathering being noted. The creeper plants should be kept under control.</p>
 Windows, external doors and joinery	
Repair category:	2
Notes:	<p>The window frames would benefit from a general overhaul in terms of mastic repointing, freeing paint fast frames, replacing cracked panes of glass etc. In addition, it was noted that the Velux roof light within the roof space to the front has failed and therefore the installation of a replacement unit will be necessary.</p>

 External decorations	
Repair category:	1
Notes:	The external paintwork is in reasonable order although regular ongoing maintenance should be anticipated to prevent weathering.
 Conservatories / porches	
Repair category:	2
Notes:	It should be noted that the feltwork covering the flat platform will require above average attention, with eventual renewal, since these types of covering only tend to have a limited lifespan. The rainwater outfall should be kept clear of debris in order to ensure efficient dispersal of rainwater. The stone balustrades are showing signs of weathering.
 Communal areas	
Repair category:	Not applicable
Notes:	Not applicable
 Garages and permanent outbuildings	
Repair category:	1
Notes:	The outbuildings are in reasonable condition, commensurate with their type of use. It was noted that there is a slight separation of the walls to the front of the garage and it would appear that a bracing has been fitted to stabilise the structure. The branches overhanging the roof of the outbuilding at the rear should be cut back.
 Outside areas and boundaries	
Repair category:	1
Notes:	The outside areas have been generally well maintained although the external boundaries were not marched/checked. The mature trees will require careful management.
 Ceilings	
Repair category:	1
Notes:	The ceiling surfaces are in reasonable order although general plaster cracks may require to be repaired prior to any redecoration.

 Internal walls	
Repair category:	1
Notes:	The internal walls are in reasonable condition although general cosmetic repairs may be required prior to commencement of any redecoration programme.
 Floors including sub-floors	
Repair category:	1
Notes:	No signs of any significant defects were noted, where visible.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	<p>The internal joinery is in reasonable order.</p> <p>The kitchen fitments are in serviceable condition. It is assumed that the Aga is in satisfactory working condition.</p>
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	No signs of any significant defects were noted although the flues were not checked.
 Internal decorations	
Repair category:	1
Notes:	Décor is generally a matter of personal taste although it is anticipated that some redecoration works will be envisaged.
 Cellars	
Repair category:	Not applicable
Notes:	Not applicable

 Electricity	
Repair category:	2
Notes:	The electrical wiring installation serves 13 amp sockets and it was noted that the numbers of powerpoints in many rooms are fairly limited and therefore upgrading works should be anticipated to suit future requirements. Regulations with regard to electrical installations are constantly upgraded and it is always prudent to have an electrical system checked and tested on a periodic basis by an electrical contractor to ensure compliance with the latest regulations. It was noted that there are some older style glass light switches.
 Gas	
Repair category:	Not applicable
Notes:	Not applicable
 Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>The plumbing system, where visible, appears to run using modern materials. There was no obvious evidence of any leakage from the pipework. It was noted that the water supply to one of the taps in the family bathroom has been turned off. It is understood, however, that the vendor will be fixing the problem.</p> <p>The sanitary fittings are in serviceable condition. It should be ensured that the splash protection finishes are kept in good watertight condition otherwise any leaks/spillage could lead to future problems.</p>
 Heating and hot water	
Repair category:	1
Notes:	The central heating system appears to be in serviceable condition with no obvious signs of any defects being noted. Many of the radiators are of an older style. It is recommended that the system is checked and tested as a matter of routine by a registered engineer to ensure safe operation and compliance with the latest regulations.
 Drainage	
Repair category:	1
Notes:	The foul and surface water drainage appears to be satisfactory. The system was not inspected although we noted no surface defects at the time of visit.

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

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

Repair Categories

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

It is apparent that internal alteration works have been carried out to form the existing layout and accommodation and in this connection it is assumed that all appropriate permissions and consents have been obtained from the Council and are in order.

It is assumed that appropriate specialist documentation/guarantees are available in respect of the timber treatment works.

All issues in respect of the septic tank should be established.

Estimated re-instatement cost for insurance purposes

£1,350,000 (ONE MILLION THREE HUNDRED AND FIFTY THOUSAND POUNDS).

Valuation and market comments

The market value of the heritable property, reflecting current market conditions, is reasonably stated at £765,000 (SEVEN HUNDRED AND SIXTY FIVE THOUSAND POUNDS).

Property market activity has been impacted due to the current response to Covid-19. This has resulted in an unprecedented set of circumstances on which to make a valuation judgement. The advice is therefore reported on the basis of "material valuation uncertainty" as per the RICS Red Book Global definition. Consequently, less certainty can be attached to the valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.

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Signed:



Date of report:

22nd June 2021