

Single Survey

survey report on:

Property address	9 Knockinlaw Road, Onthank, Kilmarnock, Ayrshire, KA3 1SF
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Customer	Miss Nguyet Tran
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Customer address	
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	9th September 2026
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

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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;

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- 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

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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.

Description	The subjects comprise a detached and extended bungalow.
Accommodation	Ground floor - entrance vestibule, hallway, four bedrooms (master with en suite bathroom), open plan lounge/dining kitchen, cloakroom with WC, shower room with WC, and rear utility/drying area.
Gross internal floor area (m²)	140 sq.metres.
Neighbourhood and location	The subjects form part of established and settled residential area towards the North of Kilmarnock town centre. Surrounding properties are of a mixed age and style with most local amenities being readily available
Age	80 years approximately
Weather	Dry and bright. Period of mixed weather prior to inspection.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. Original chimney heads have been removed although there is a galvanised flue protruding through the roof at chimney head area to left hand side. For the purposes of this report it has been assumed that the closed room heater to lounge below and associated flue were fitted in accordance with recommendations and regulations in force at time of initial installation. Flue lining not inspected

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. 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. The roof over the main building and rear single storey projection is pitched and clad with slate. Main attic void has been historically part floored for storage purposes. As a result, our inspection of roofing members was restricted accordingly. You will appreciate that no comment can be made that areas covered are inaccessible are free from defect. Both the main roof and the rear roof are timber framed built up with timber sarking. Insulation material also restricted inspection, particularly within the rear void. There is a flat membrane/rubber style roof covering over rear kitchen/sitting room projection.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Rainwater goods are of PVC style.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The outer walls to the main original building are of brick cavity design with painted roughcast outer leaf. Cavity wall insulation has been injected. The rear projection is timber framed with brick and painted render, outer leaf to match.
Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. Windows are of replacement PVC double glazed style. Front and rear external doors are PVC clad and there are PVC

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Windows, external doors and joinery	framed double glazed French doors providing access to the rear from sitting area. Soffit and fascia boards are PVC.
External decorations	Visually inspected. External masonry subject to decoration.
Conservatories / porches	No conservatories or porches.
Communal areas	No internal communal circulation areas
Garages and permanent outbuildings	There are no garages. Off street parking exists on a monobloc style driveway. There are a series of timber framed and clad, together with lightweight and lean to style structures at side and rear, providing mixed style storage and utility accommodation.
Outside areas and boundaries	Visually inspected. There are garden grounds to front and rear, and the property is set on a generous and broadly regularly shaped plot, with boundaries defined by areas of rendered masonry walling (of mixed height, and with mixed style lighter weight fencing thereafter. There are a variety of shrubs, bushes and plants within rear garden grounds, and within a lean to style potting shed.
Ceilings	Visually inspected from floor level. Ceilings are of lath and plaster and plasterboard style.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls are of a plastered hard and plasterboard lined style.
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. Fitted carpets and floor coverings in place at time of inspection.

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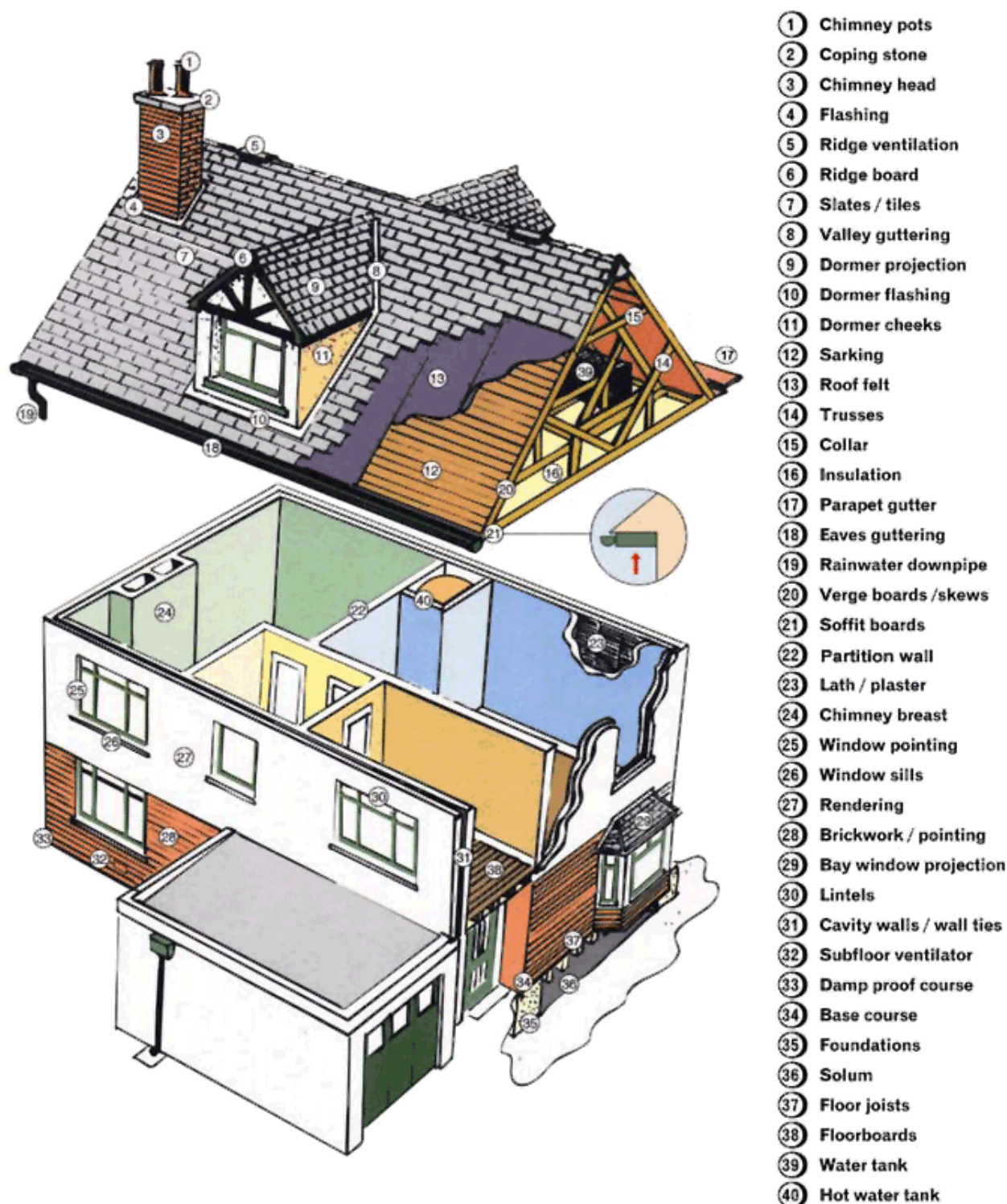
Floors including sub floors	Flooring to the main original building is mostly of a suspended timber design. Flooring to the rear projection is part suspended and part solid. Due to the presence of fitted carpets and floor coverings no sub floor inspection has been undertaken.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Internal joinery and kitchen fittings are of contemporary and predominately replacement design, featuring wall and base mounted units, a stainless steel sink, and detached worktop/island detail within the kitchen. The utility area at rear features predominantly base mounted units and a stainless steel sink. Internal doors are of decorative part glazed style. No comment can be made that internal glazing panels are of toughened or safety glass.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is a decorative solid fuel style stove within the lounge/sitting room area. The appliance was not in operation at the time of inspection
Internal decorations	Visually inspected. Mainly emulsion finishes, with areas of tile cladding.
Cellars	There are no cellars pertaining to the subjects.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Mains electricity supply. The electrical fuse box features circuit breaker fuses and where visible exposed wiring is encased in PVC connected to 13 amp power points.

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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. Mains gas supply.
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Mains water supply. Plumbing where visible is of copper and PVC style. Sanitary fittings to the shower room incorporate contemporary shower compartment, WC and wash and basin. Master en suite incorporates a contemporary bath, WC and wash hand basin. Cloakroom WC features a contemporary WC and wash hand basin.
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. Space heating and hot water is provided by a wall mounted gas fired combination boiler located within the a kitchen cupboard. This serves water filled radiators to the main apartments. Background heating from closed room heater. Supplementary hot water can be taken from electric shower.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. For the purposes of this report it is assumed that drainage is by gravity feed to the Local Authority sewer.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. A number of ceiling mounted smoke detectors were noted.

Any additional limits to inspection	No access was gained above ceiling linings or behind fixed timber goods or sanitary ware. We have not tested all window/doors and associated handles to avoid excessive physical contact. We have not tested any elements of the electrical, heating and plumbing system and it would be prudent to do so prior to purchase. Due to ever changing climate conditions, it would therefore be prudent to conduct appropriate background checks with regard to potential flood risks in and around the area, by reference to SEPA flood map/similar. No furniture, fixtures/fittings or breakable items were moved during the course of our inspection. It would be prudent to check behind/under prior to purchase. Potential purchasers should satisfy themselves with regard to Fire Safety regulations and fire escape arrangements pertaining to the subject property, prior to purchase. Limited external building fabric inspections were available, predominantly due to split and mixed height roofs and close proximity of boundaries and structures. We have not inspected reverse side of boundary walling. Limited attic space inspection was available. A number of sheds and storage areas were limited in terms of inspection due to stored items. 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.
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Sectional Diagram showing elements of a typical house



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

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2. Condition

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

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



Structural movement

Repair category	1
Notes	There is no visible evidence of significant settlement or localised movement affecting the property.



Dampness, rot and infestation

Repair category	2
Notes	In the course of our inspection no significant evidence of dampness, rot or infestation. Moisture readings previously identified at chimney breast area have been repaired and we understand a valid Guarantee in this respect is available for transfer. Scattered woodworm bore holes were noted to some joinery items within accessible attic space areas. In the absence of valid guarantees for previous treatments, further advice can be obtained via a reputable and qualified specialist.



Chimney stacks

Repair category	-
Notes	Flue lining not inspected. It is assumed that the flue and associated closed room heater were fitted in accordance with recommendations and regulations in force at time of initial installation.



Roofing including roof space

Repair category	2
Notes	Slating displays evidence of wear and tear associated with age with some loose, slipped and missing slates identified. Some staining noted to sarking panels within loft spaces.



Roofing including roof space

Repair category	2
Notes	Flat roof covering appear modern, however, these require more regular maintenance. Any guarantee documentation that exists should be made available for transfer. Routine maintenance expenditures should be anticipated.



Rainwater fittings

Repair category	1
Notes	A degree of wear and tear was noted to joints and junctions, particularly to older components, within the limitations of our inspection and weather conditions. Monitor during periods of rainfall.



Main walls

Repair category	2
Notes	General wear and tear noted. Areas of bossed roughcast identified. Given the presence of cavity wall insulation it is important that the external leaf of the property remains water tight otherwise damp penetration could be experienced to plaster finishes internally. No evidence to suggest that this is a current problem. Some external landscaping works have raised the ground level around the perimeter of the property in places. Vents should be kept cleared of obstruction to provide suitable ventilation to sub floor areas. It would be prudent to check more thoroughly, prior to purchase.



Windows, external doors and joinery

Repair category	2
Notes	It is appreciated that some replacement window units have been installed in recent times, however, some stiff handles and hinges were noted, together with cracked PVC details to front entrance door, and some worn roof line joinery. In addition, some lightweight joinery items and older style traditional door exists at rear utility/drying area. A degree of maintenance and upgrade is required to the aforementioned items.



External decorations

Repair category	1
Notes	Redecoration on a regular basis will preserve a fresh appearance. General weathering noted.



Conservatories/porches

Repair category	-
Notes	No conservatories or porches.



Communal areas

Repair category	-
Notes	No internal communal circulation areas.



Garages and permanent outbuildings

Repair category	2
Notes	Mixed style and partly lightweight structures and storage areas were noted, some of which display a degree of wear and tear.



Outside areas and boundaries

Repair category	2
Notes	Garden areas appear to be in typical condition for time of year. Slight lean and misalignment was noted to some boundary walls, together with localised render cracking. It is appreciated that some upgrades and landscaping works have been carried out in recent times, and garden grounds were found to be neat and tidy. Bushes, shrubs, trees etc., will require to be pruned and tended as necessary.



Ceilings

Repair category	1
Notes	No significant defects noted.



Internal walls

Repair category	1
Notes	No reportable defects noted.



Floors including sub-floors

Repair category	1
Notes	Weight testing of flooring at random at various points throughout the property proved it to be generally level and well supported. No sub floor inspection undertaken.



Internal joinery and kitchen fittings

Repair category	1
Notes	General wear and tear noted to older goods. No comment can be made that internal glazing panels are of toughened or safety glass.



Chimney breasts and fireplaces

Repair category	1
Notes	It should be confirmed that the stove/similar was installed in accordance with necessary regulations in force, and in line with manufacturers guidelines.



Internal decorations

Repair category	1
Notes	Some selective redecoration may be required upon removal of existing furniture and wall hangings. Textured finishes to ceilings can contain asbestos based material. Care should be taken during any repair or removal.



Cellars

Repair category	-
Notes	There are no cellars pertaining to the subjects.



Electricity

Repair category	2
Notes	It is appreciated that the installation incorporates a modern circuit breaker consumer unit, however, some mixed style wiring was evident within the property, and the roof space, indicative of an installation that would not comply with current regulations in force. This is further reinforced by the presence of a light switch within the hallway shower room. Precautionary advice should therefore be obtained via a reputable and qualified electrician.



Gas

Repair category	1
Notes	No evidence is available to confirm recent testing or servicing. Failure to test the service regularly increases safety risks.



Water, plumbing and bathroom fittings

Repair category	2
Notes	It is appreciated that most components are of contemporary design, found to be well presented, neat and tidy. However, a cracked glazed wash hand basin was noted within the WC/cloakroom (off kitchen area). In addition, it would be prudent to reinstate the door to the vestibule area adjacent. There are some unusual pipework arrangements, noted externally at gable wall adjoining the master en suite bathroom. It would be prudent to confirm via the advice of an appropriately qualified plumber/heating engineer, that this is satisfactory. A missing flue/breather pipe cover detail was noted. This should be addressed.



Heating and hot water

Repair category	1
Notes	The central heating is provided via a modern combination boiler. Any supporting service or warranty documentation should be made available for transfer.



Drainage

Repair category	1
Notes	The drainage system was not inspected or tested.

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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	2
Chimney stacks	-
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
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?	Ground	
2. Are there three steps or fewer to a main entrance door of the property?	Yes ☒	No ☐
3. Is there a lift to the main entrance door of the property?	Yes ☐	No ☒
4. Are all door openings greater than 750mm?	Yes ☐	No ☒
5. Is there a toilet on the same level as the living room and kitchen?	Yes ☒	No ☐
6. Is there a toilet on the same level as a bedroom?	Yes ☐	No ☒
7. Are all rooms on the same level with no internal steps or stairs?	Yes ☐	No ☒
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes ☒	No ☐

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

The property has been altered/extended to provide existing layout and footprint with rear projection being completed around seven years ago.

For the purposes of this report it has been assumed that all works undertaken to provide existing layout/footprint were completed in accordance with relevant consents in force at the appropriate time.

The property is located within an area of known past coal mining activity, and therefore a mining report should be obtained as standard practice for properties in the general location.

The property was found to be tenanted during our inspection, however, our valuation has been prepared on a full vacant possession basis.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Estimated reinstatement cost for insurance purposes

420,000 (Four hundred and twenty thousand pounds).

Valuation and market comments

280,000

Taking current market conditions into account together with points detailed within our report we are of the opinion that the current market value of the heritable property is fairly stated in the capital sum of TWO HUNDRED AND EIGHTY THOUSAND POUNDS.

Signed

Security Print Code [527309 = 9064]
Electronically signed

Report author

Nick Davis

Company name

Allied Surveyors Scotland Ltd

Address

91 John Finnie Street, Kilmarnock, KA1 1BG

Single Survey

Date of report

10th September 2026

Mortgage Valuation Report



Property Address

Address 9 Knockinlaw Road, Onthank, Kilmarnock, Ayrshire, KA3 1SF
Seller's Name Miss Nguyet Tran
Date of Inspection 9th September 2026

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) m² (Internal) m² (External)

Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

Mixed style and partly lightweight structures and storage areas were noted, some of which display a degree of wear and tear.

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 to steel radiators.

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 comprise a well presented extended bungalow forming part of established and settled residential area. The subjects are of a size and style for which there has proved to be a reasonable demand in the past.

Essential Repairs

None.

Estimated cost of essential repairs £

Retention recommended? ☐ Yes ☒ No

Amount £

Mortgage Valuation Report

Comment on Mortgageability

We are of the opinion that the subjects would provide suitable security for mortgage purposes.

Valuations

Market value in present condition £ 280,000
Market value on completion of essential repairs £
Insurance reinstatement value £ 420,000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)
Is a reinspection necessary? ☐ Yes ☒ No

Buy To Let Cases

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

Declaration

Signed Security Print Code [527309 = 9064]
Electronically signed by:-
Surveyor's name Nick Davis
Professional qualifications MSc MRICS
Company name Allied Surveyors Scotland Ltd
Address 91 John Finnie Street, Kilmarnock, KA1 1BG
Telephone 01563 572341
Fax
Report date 10th September 2026