

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Survey report on:

Surveyor Reference	EA1637
Customer	George Douglas
Selling address	North Cottage Ashbank Monifieth, Dundee DD5 4HX
Date of Inspection	31/05/2024
Prepared by	Gary Black, MRICS Dundee - Allied Surveyors Scotland Ltd

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 will not be inspected or reported on.

Description	Substantial detached linked extended property over 2 levels, comprising former farm cottages.
Accommodation	GROUND FLOOR Hallway, Sitting/Dining Area, Snug, Kitchen, Study with Shower Room Off, Bedroom with En-Suite Shower Room, 2 Additional Bedrooms, Bathroom, Sun Porch. UPPER FLOOR Living Room with Balcony, Bedroom.
Gross internal floor area (m ²)	222
Neighbourhood and location	Rural location to the east of Monifieth. Surrounding properties are residential and agricultural and all amenities can be found close by.
Age	140 years approx.
Weather	Dry.
Chimney stacks	The chimneys are of brick construction. <i>Visually inspected with the aid of binoculars where required.</i>

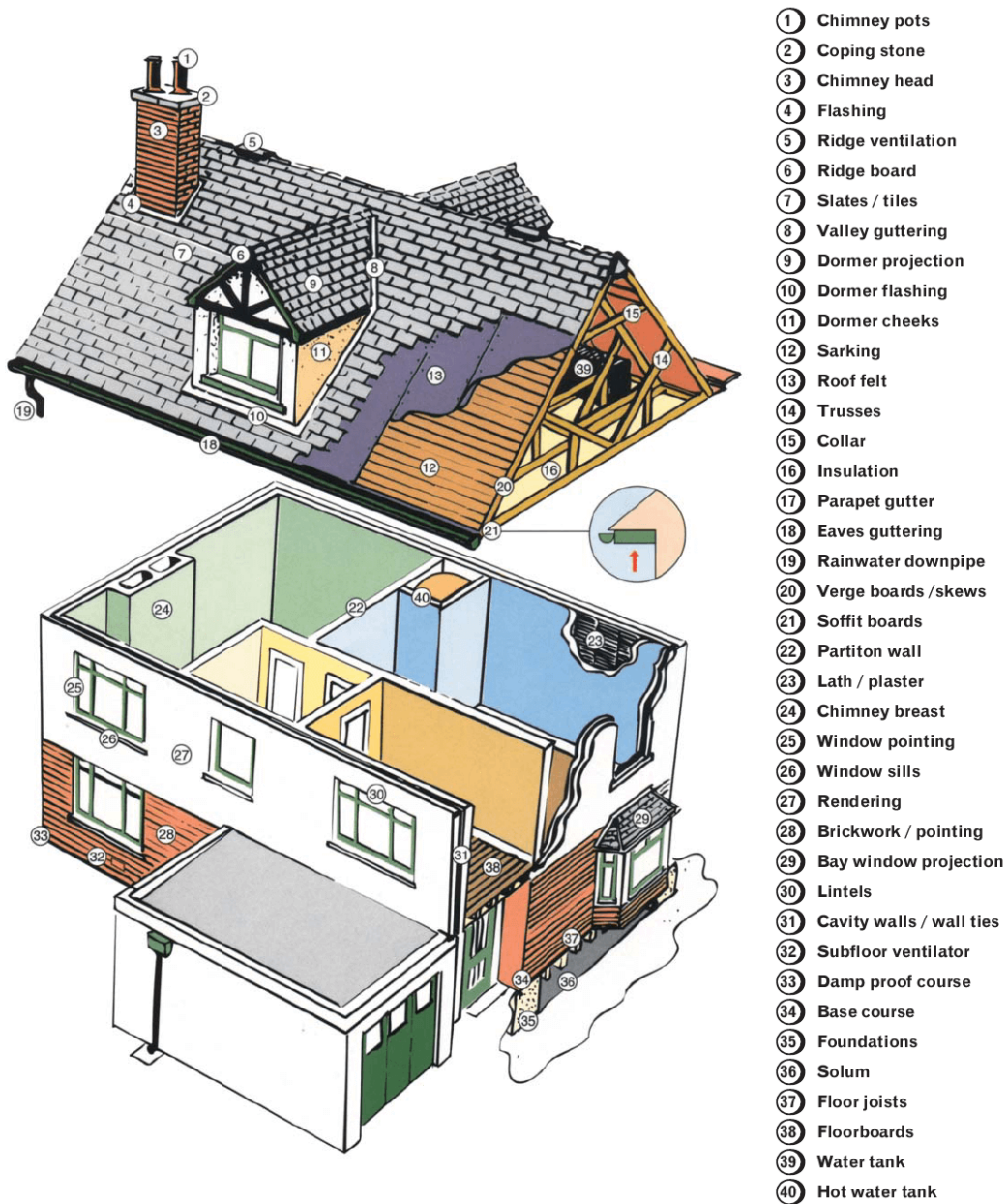
<p>Roofing including roof space</p>	<p>The roof is of pitched type clad in slates with tiled ridging. The roof incorporates dormer projections and valley guttering.</p> <p>Where viewed the roof is of pitched timber truss type with timber sarking. Insulation is installed.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</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>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 reputable tradesmen on an annual basis and especially after storms.</p>
<p>Rainwater fittings</p>	<p>The rainwater fittings are PVC.</p> <p><i>Visually inspected with the aid of binoculars where required.</i></p>
<p>Main walls</p>	<p>The property is of solid stone construction insulated/lined internally and roughcast/painted externally. Extended areas appear to be of modern timber frame/brick construction, roughcast and painted externally.</p> <p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p>
<p>Windows, external doors and joinery</p>	<p>The windows are of mixed age uPVC double glazed design with additional timber double glazed Velux windows. The property is accessed by uPVC glazed entrance doors including French doors to the ground floor bedroom and to the balcony.</p> <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>External decorations</p>	<p>External timbers and the main walls are painted.</p> <p><i>Visually inspected.</i></p>
<p>Conservatories / porches</p>	<p>Not applicable.</p>
<p>Communal areas</p>	<p>Not applicable.</p>

<p>Garages and permanent outbuildings</p>	<p>There is a detached double garage of concrete block construction and replacement felt roof over.</p> <p>Visually inspected.</p>
<p>Outside areas and boundaries</p>	<p>The property occupies a larger than average sized site which is of irregular shape and part sloping in nature. Boundaries, where viewed, comprise traditional dry stone walls and post/wire fencing. The property is accessed by way of a shared drive and there is private off-street parking.</p> <p>Visually inspected.</p>
<p>Ceilings</p>	<p>The ceilings are plasterboard and are partially coombed at upper level.</p> <p>Visually inspected from floor level.</p>
<p>Internal walls</p>	<p>The internal walls are lined solid masonry and plasterboard. The surfaces are decorated and partially clad.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
<p>Floors including sub floors</p>	<p>The floors appear to be floating timber and suspended timber. Due to fully fitted floorcoverings no detailed inspection was possible and no access was gained to any sub-floor area.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>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.</p>
<p>Internal joinery and kitchen fittings</p>	<p>The internal doors are timber and timber/glazed. The kitchen units are modern. The staircase is timber. The property has fitted storage space.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
<p>Chimney breasts and fireplaces</p>	<p>Within the snug there is a fireplace with stove and there is a further living flame gas fire in the dining area.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
<p>Internal decorations</p>	<p>Internal surfaces are papered/painted.</p> <p>Visually inspected.</p>
<p>Cellars</p>	<p>Not applicable.</p>

Electricity	<p>Mains supply. The meter is external. The consumer unit is in the hallway.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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.</p>
Gas	<p>There is an LPG supply. The tank is in the north garden.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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.</p>
Water, plumbing and bathroom fittings	<p>Mains supply. Where viewed the plumbing system is PVC and copper. There is a sink unit in the kitchen. Sanitary fittings in the property are on modern lines.</p> <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</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>
Heating and hot water	<p>Heating is by an LPG system. There are boilers located off the front hall and in the sun porch. Hot water is supplied by the heating system.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
Drainage	<p>To a shared septic tank. Full details should be verified.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>

<p>Fire, smoke and burglar alarms</p>	<p><i>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required.</i></p> <p><i>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</i></p> <p><i>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</i></p>
<p>Any additional limits to inspection</p>	<p>Asbestos was commonly used in building materials up to the end of the 20th century by which time it became a banned substance. The current informed view is that provided these remain in good condition and undisturbed then they should present no significant hazard to health. In the event of damage or disturbance, however, above average costs may be incurred for repair or removal by a Specialist Contractor. Care should be taken when carrying out maintenance, repair or renewal.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. 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.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 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:	The property is affected by past external movement. This appears longstanding and non-progressive.

Dampness, rot and infestation	
Repair category:	1
Notes:	There is no evidence of significant dampness or rot affecting accessible areas. There is evidence of previous woodworm to accessible roof timbers. It is presumed that this has been treated in the past and that a valid guarantee exists. This should be verified.

Chimney stacks	
Repair category:	1
Notes:	No significant adverse comments. Chimney flashings require updating from time to time.

Roofing including roof space	
Repair category:	2
Notes:	The slates are affected by general weathering and there are one or two broken and dislodged slates along with missing pointing from the ridge tiles. The roof should be expected to require regular and ongoing maintenance. An annual inspection is recommended.

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.

Rainwater fittings	
Repair category:	1
Notes:	No significant defects noted.

Main walls	
Repair category:	1
Notes:	The main walls present in fair overall condition. There is evidence of past movement, most notably to the east gable where stonework is bulging/deflected. It is reiterated that the movement appears longstanding and non-progressive. Pockets of boss roughcast were detected.

Windows, external doors and joinery	
Repair category:	1
Notes:	Where tested the windows were found to be in satisfactory working order. All external doors were tested and were found to operate satisfactorily.

External decorations	
Repair category:	1
Notes:	Regular updating is recommended.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	
Notes:	Not applicable.

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.

Garages and permanent outbuildings	
Repair category:	1
Notes:	No significant adverse comments.

Outside areas and boundaries	
Repair category:	1
Notes:	Boundaries should be verified by reference to the Title Deeds. Fences/walls are in acceptable condition (where viewed).

Ceilings	
Repair category:	1
Notes:	No significant defects noted.

Internal walls	
Repair category:	1
Notes:	No significant defects noted.

Floors including sub-floors	
Repair category:	1
Notes:	No immediate action necessary.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	The internal joinery has been updated and well maintained in recent years and appears well presented. Internal glazing should be of safety glass type.

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.

Chimney breasts and fireplaces

Repair category:	1
Notes:	<p>It is presumed that the stove is fitted in line with manufacturer recommendations.</p> <p>Annual servicing of the gas fire is recommended. Current test certification should be obtained.</p>

Internal decorations

Repair category:	1
Notes:	To a good standard throughout.

Cellars

Repair category:	
Notes:	Not applicable.

Electricity

Repair category:	1
Notes:	<p>The system appears satisfactory, nonetheless current test certification should be obtained.</p> <p>It is generally recommended to check electrical systems every 5 years or upon taking possession of a property.</p>

Gas

Repair category:	1
Notes:	It is appropriate to have gas fittings tested on a regular basis.

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.

Water, plumbing and bathroom fittings

Repair category:	1
Notes:	The plumbing system appears functional, although was not tested.

Heating and hot water

Repair category:	1
Notes:	LPG heating systems are installed. It is understood that the boilers have recently been serviced. Test certification should be obtained.

Drainage

Repair category:	1
Notes:	There is no evidence to suggest the system is choked or leaking.

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	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	
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	1
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

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 coinoperated machines.

1. Which floor(s) is the living accommodation on?	Ground and Upper.
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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 re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer	
<p>Tenure is assumed absolute ownership.</p> <p>We are unaware of any adverse proposals affecting the subjects although this can be confirmed by obtaining a Property Enquiry Certificate.</p> <p>It is understood that the southmost extended area was added around 12 years ago.</p> <p>The property is accessed by a shared drive.</p> <p>Drainage is to a shared private system.</p> <p>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.</p>	
Estimated re-instatement cost (£) for insurance purposes	
The subjects should be insured for a sum of not less than £900,000.	
Valuation (£) and market comments	
<p>Market value assuming vacant possession is £425,000.</p> <p>Our valuation reflects current market conditions relating to this area. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.</p>	
Report author:	Gary Black, MRICS
Company name:	Dundee - Allied Surveyors Scotland Ltd
Address:	8 Whitehall Crescent Dundee DD1 4AU
Signed:	Electronically Signed: 260137-7c6569ca-554c
Date of report:	03/06/2024