

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	GF/9115
Customer	Mr. John Moore
Selling address	Flat 4/4 1071 Argyle Street Finnieston Glasgow G3 8LZ
Date of Inspection	12/03/2025
Prepared by	A E MacDonald, BSc (Hons) MRICS Glasgow North - 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	Purpose built fourth floor flat in a seven storey block containing 50 flats on the upper floors and a Tesco supermarket and Italian restaurant on the ground floor.
Accommodation	Fourth Floor: Entrance hall; open plan living room, dining area and kitchen, with balcony off (rear); bedroom one (rear), with en-suite shower room off (internal); bedroom two (rear); bathroom, with WC (internal).
Gross internal floor area (m2)	74m ²
Neighbourhood and location	<p>The property is situated within the Finnieston district of Glasgow, a popular and mainly residential area situated within the city's west end.</p> <p>The immediately surrounding area has been developed with properties of varying age and character and all usual residential amenities and transport links are available nearby.</p> <p>The property is situated in the St Vincent Crescent Conservation Area.</p>
Age	The property dates from around 2007.
Weather	On the day of inspection the weather was dry, bright and sunny.
Chimney stacks	There are none.

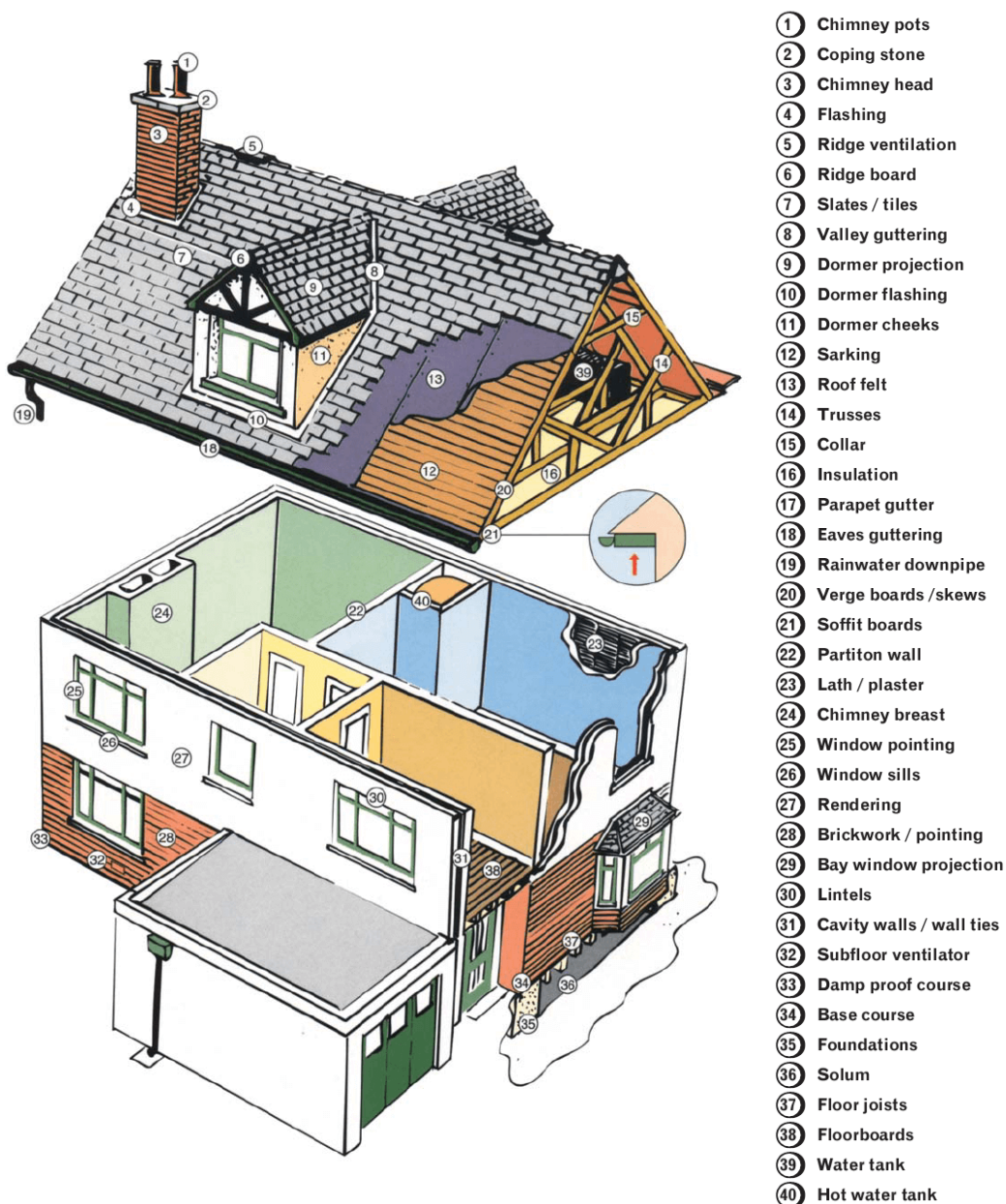
Roofing including roof space	<p>The roof is of flat, or near flat design and is assumed to be overlaid with profile metal sheeting or a modern membrane.</p> <p>No line of sight was available to the roof covering.</p> <p>There are no accessible roof voids.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</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. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</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><i>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.</i></p>
Rainwater fittings	<p>The gutters are predominantly of parapet design and are assumed to be lined in a same material as the roof covering.</p> <p>The downpipes are PVC, where visible.</p> <p><i>Visually inspected with the aid of binoculars where required.</i></p>
Main walls	<p>The main walls are of modern steel frame construction, with timber framed infill panels, finished externally in metal alloy sheeting, stone blocks, facing brick and insulated render.</p> <p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p>
Windows, external doors and joinery	<p>The windows are the original aluminium framed, double glazed units, mainly of tilt and turn design.</p> <p>The front door to the flat is timber, and the door leading to the balcony is aluminium framed and double glazed.</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>
External decorations	<i>Visually inspected.</i>
Conservatories / porches	There are none.

Communal areas	<p>There is a communal stairwell giving access to all flats within the block.</p> <p>Access is obtained via aluminium framed, double glazed doors and there is a door entry system.</p> <p>Natural light is obtained to the stairwell from aluminium framed, double glazed windows.</p> <p>There is lift access to all floors.</p> <p>Circulation areas visually inspected.</p>
Garages and permanent outbuildings	<p>There is an integrated bin store at ground floor level.</p> <p>Visually inspected.</p>
Outside areas and boundaries	<p>The communal garden grounds, to the rear, have been landscaped and are bounded by brick or stone walls.</p> <p>This area accommodates residents' parking. It is understood that the subject flat has a single allocated parking space.</p> <p>Visually inspected.</p>
Ceilings	<p>The ceilings are plasterboard.</p> <p>Visually inspected from floor level.</p>
Internal walls	<p>The internal walls are plasterboard.</p> <p>The walls in the bathroom and en-suite shower room are partially tiled.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
Floors including sub floors	<p>The floors are of suspended concrete construction, covered throughout with laminate or carpet.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p>
Internal joinery and kitchen fittings	<p>The internal joinery is typical of a property of this age.</p> <p>The kitchen has a range of wall and floor mounted storage units and work surfaces which incorporate a stainless steel sink and draining board.</p> <p>There are some integrated appliances.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
Chimney breasts and fireplaces	<p>There are none.</p>
Internal decorations	<p>Internally, the walls and ceilings are papered or painted.</p> <p>Visually inspected.</p>

Cellars	There are none.
Electricity	<p>Electricity is from the mains supply. The circuit breaker consumer unit is wall mounted in a cupboard in the entrance hall.</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>Gas is from the mains supply. The gas meter is located in a cupboard in the entrance hall.</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>Water is from the mains supply. Plumbing, where visible, is copper or PVC.</p> <p>The bathroom has a three piece suite and includes a shower over the bath. The en-suite shower room also has a three piece suite.</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 and hot water are supplied from the gas fired combination boiler which is wall mounted in a cupboard in the entrance hall.</p> <p>Heat is thereafter carried to panel radiators throughout.</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>Drainage is assumed to be to a mains sewer.</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>There are smoke alarms in the property.</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>Any additional limits to inspection</p>	<p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the Surveyor is able to give an opinion on the general condition and standard of maintenance.</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:	No obvious significant structural movement was noted.

Dampness, rot and infestation	
Repair category:	1
Notes:	No obvious significant dampness, rot or infestation was noted.

Chimney stacks	
Repair category:	
Notes:	There are none.

Roofing including roof space	
Repair category:	1
Notes:	<p>As the roof covering is generally unseen, the valuation assumes that this is free from significant defect.</p> <p>Flat roofs will require a higher degree of continual and ongoing maintenance, when compared to a pitched roof.</p>

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:	<p>As the rainwater fittings are largely unseen, the valuation assumes that there are no significant defects.</p> <p>Parapet gutter details will require to be carefully maintained to prevent blockage.</p>

Main walls	
Repair category:	1
Notes:	<p>No obvious significant defects were noted although the smooth rendered finishes to the rear are affected by staining and hairline cracking in places.</p> <p>There is some vegetation growth evident at the front elevation which should be removed as part of a regular maintenance program.</p> <p>There is graffiti at the western gable of the building.</p> <p>It was noted that there are sections of the external wall finish that require further clarification. We have been advised by the Vendor that an EWS1 Form has been prepared (see comments under 'Matters for Solicitor or Licensed Conveyancer').</p>

Windows, external doors and joinery	
Repair category:	1
Notes:	<p>No obvious significant defects were noted, although the mechanisms are stiff in operation in places. General easing and a degree of maintenance can be expected.</p> <p>Double glazing can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.</p>

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.

External decorations	
Repair category:	1
Notes:	No obvious significant defects were noted.

Conservatories / porches	
Repair category:	
Notes:	There are none.

Communal areas	
Repair category:	1
Notes:	The communal areas are affected by general wear and tear.

Garages and permanent outbuildings	
Repair category:	1
Notes:	No obvious significant defects were noted.

Outside areas and boundaries	
Repair category:	1
Notes:	The outside areas appear well maintained.

Ceilings	
Repair category:	1
Notes:	Ceiling finishes are affected by minor blemishes and shrinkage cracking.

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.

Internal walls	
Repair category:	1
Notes:	Wall finishes are affected by minor blemishes and general wear and tear.

Floors including sub-floors	
Repair category:	1
Notes:	No obvious significant defects were noted.

Internal joinery and kitchen fittings	
Repair category:	2
Notes:	The kitchen fittings are the original and are affected by general wear and tear.

Chimney breasts and fireplaces	
Repair category:	
Notes:	There are none.

Internal decorations	
Repair category:	1
Notes:	The property is freshly presented throughout.

Cellars	
Repair category:	
Notes:	There are none.

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.

Electricity	
Repair category:	1
Notes:	<p>It is good practice to have the electrical system tested by a SELECT registered contractor, to ensure the system is safe and complies with current regulations.</p> <p>Any recent test certificates should be retained.</p>

Gas	
Repair category:	1
Notes:	<p>All gas appliances should be subject to a regular maintenance programme by a Gas Safe registered plumber.</p> <p>The valuation assumes that the gas installation complies with current regulations.</p>

Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	<p>The bathroom and en suite fittings would appear to be largely the original.</p> <p>The shower seal is perished and there is a cracked tile which will be allowing water to escape to concealed areas. The underlying condition of the wall and floor is unknown.</p> <p>The bath seal in the main bathroom is also perished.</p> <p>Both seals and the cracked tile will require replacement.</p>

Heating and hot water	
Repair category:	2
Notes:	<p>The boiler and system are largely the original and will be less efficient than a modern equivalent.</p> <p>It is good practice to have a regular maintenance contract in place in respect of the heating system.</p>

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.

Drainage	
Repair category:	1
Notes:	No obvious significant defects were noted.

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	
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	1
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	2
Chimney breasts and fireplaces	
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	2
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?	Fourth Floor
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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input checked="" type="checkbox"/> YES <input 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 checked="" type="checkbox"/> YES <input 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

The valuation assumes that the flat is burdened with an equitable share of the cost of common repairs to the building of which it forms a part.

The property is situated within the St Vincent Crescent Conservation Area.

The flat is contained within a building with commercial premises at the ground floor. These consist of a Tesco Express and a restaurant.

Checks should be made with the chosen Lender as to the suitability of this for Lending purposes.

Sections of the external wall finish have elements that require further clarification due to the materials used and construction system adopted. We have been advised by the vendor that an EWS 1 Form has been obtained. For the avoidance of doubt, we have not had sight or reviewed the EWS 1 Form, and for the purposes of our valuation, we have assumed that there are no major issues or comments that would have an adverse effect on the property's suitability for loan purposes or market value. Any purchaser and solicitor acting in the purchase should review that EWS 1 form for suitability and content in respect of the transaction.

Individual lenders will require sight of this document as part of the mortgage processing and it is recommended that confirmation is obtained from your chosen lender that they are prepared to offer loan facilities prior to commitment to purchase.

The re-building cost for insurance purposes is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

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 re-instatement cost (£) for insurance purposes

205,000

Two Hundred and Five Thousand Pounds

Valuation (£) and market comments

The market value of the property, in its present condition, and with vacant possession is: £240,000 (Two Hundred and Forty Thousand Pounds Sterling)

Report author:	A E MacDonald, BSc (Hons) MRICS
Company name:	Glasgow North - Allied Surveyors Scotland Ltd

Address:	Herbert House 24 Herbert Street Glasgow G20 6NB
Signed:	Electronically Signed: 281218-C76CD5A6-F95A
Date of report:	17/03/2025