

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	WH/7112
Customer	K Wilkie
Selling address	79e Shawhill Road Glasgow G41 3RW
Date of Inspection	23/09/2026
Prepared by	Gary Firth, MRICS Glasgow South - 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	Second floor flat in a two storey and attic modern flatbed block containing six flats in total. No lift.
Accommodation	Second floor: entrance hallway, living room/dining area, two bedrooms, kitchen and bathroom with WC.
Gross internal floor area (m2)	76m sq. or thereby.
Neighbourhood and location	The subject property is located within a mixed residential area. Shopping and transport facilities are available within walking distance.
Age	45 years old.
Weather	Dry and sunny following period of inclement weather.
Chimney stacks	None.

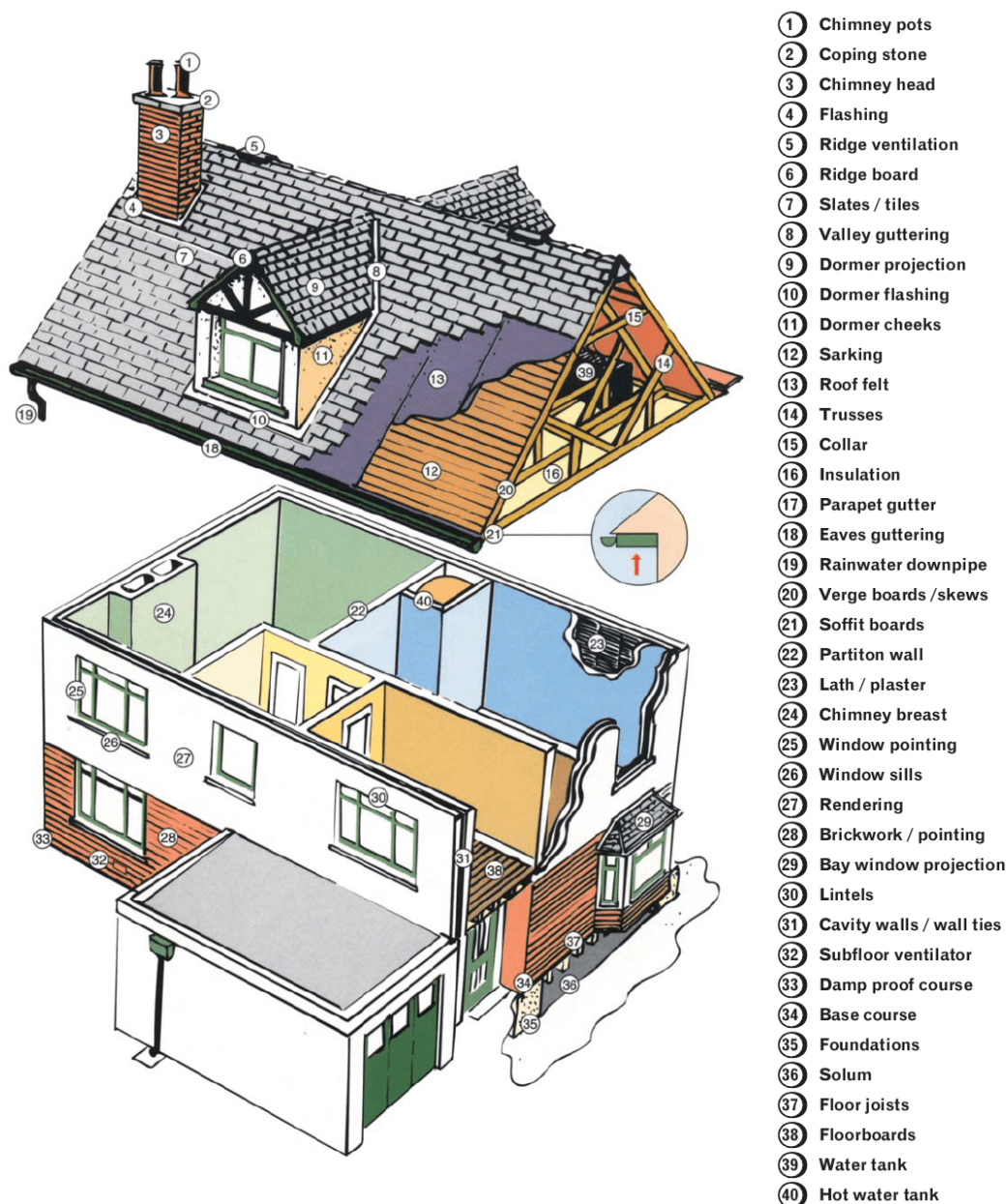
Roofing including roof space	The roof is a mansard style, pitched and clad with concrete tiles. No access was gained to any roof timbers. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where 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. 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. 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.
Rainwater fittings	PVC. Visually inspected with the aid of binoculars where required.
Main walls	Cavity brick construction having a brick outer leaf. Dry lined internally. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Original timber Velux windows fitted with hermetically sealed double glazed units. Timber door from common entrance close/stairwell to flat under report. Timber and glazed front and back close doors. Timber soffit and fascia boards. 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.
External decorations	Paint/stained finish. Visually inspected.
Conservatories / porches	Not applicable.

Communal areas	Communal entrance close and stairwell. Circulation areas visually inspected.
Garages and permanent outbuildings	Unallocated residents parking at rear. Visually inspected.
Outside areas and boundaries	Garden ground to the front, side and rear which is predominantly grass and adequately enclosed with hedging to the front. Visually inspected.
Ceilings	Plasterboard design. Visually inspected from floor level.
Internal walls	Timber framing finished with plasterboard. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	Suspended timber. 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.
Internal joinery and kitchen fittings	Internal woodwork is typical of a property of this type and age. The kitchen has been replaced within the recent past. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	None.
Internal decorations	Colourwash emulsion. Visually inspected.

Cellars	None.
Electricity	Mains. 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.
Gas	Mains. 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.
Water, plumbing and bathroom fittings	Mains. Modern white sanitary 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.
Heating and hot water	Located in the wardrobe in the rear bedroom is a Vokera central heating boiler which we also assume provides domestic 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.
Drainage	Both foul and storm drainage are assumed to be to the public sewer. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms	None. 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. 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. We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will require to be installed prior to sale. This of course should be confirmed by your legal advisor.
Any additional limits to inspection	Only the subject flat and internal communal areas giving access to the flat were inspected. 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. 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. 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.

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 or serious defects noted within limitations of this inspection.

Dampness, rot and infestation	
Repair category:	1
Notes:	No visible indication of any defects of this nature noted.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	2
Notes:	The roof is the original. Chipped and broken tiles. Moss growth.

Rainwater fittings	
Repair category:	1
Notes:	Appear adequately maintained.

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.

Main walls

Repair category:	2
Notes:	Efflorescent salts and moss growth were noted on brickwork. Loose and missing cement pointing. The brickwork at the front is stained with dampness due to leaking gutters.

Windows, external doors and joinery

Repair category:	2
Notes:	Windows are original and showing general signs of weathering and deterioration. Frames of this type and age are always prone to failure of mechanisms and seals. Rot and deterioration were noted to timber soffit and fascia boards.

External decorations

Repair category:	1
Notes:	Some general weathering.

Conservatories / porches

Repair category:	
Notes:	Not applicable.

Communal areas

Repair category:	1
Notes:	Adequately maintained.

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 visual defects defects noted.

Outside areas and boundaries

Repair category:	1
Notes:	No essential repairs noted.

Ceilings

Repair category:	1
Notes:	Stipple effect paints on ceilings may include some asbestos based products in its construction and it would be prudent to have this tested prior to any work being undertaken.

Internal walls

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

Floors including sub-floors

Repair category:	1
Notes:	No essential repairs noted.

Internal joinery and kitchen fittings

Repair category:	1
Notes:	Internal woodwork has been predominantly upgraded. There is a modern fitted kitchen.

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Chimney breasts and fireplaces	
Repair category:	
Notes:	None.

Internal decorations	
Repair category:	1
Notes:	Fresh.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	2
Notes:	The electrical wiring system appears of mixed age and should therefore be checked, tested and upgraded by a competent electrician preferably NICEIC Registered. Any recommendations made with regard to the safety of the installation should be undertaken.

Gas	
Repair category:	1
Notes:	All gas appliances should be checked by a Gas Safe Registered contractor prior to any further use.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	The sanitary fittings are modern and appear of a serviceable 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.

Heating and hot water	
Repair category:	1
Notes:	Modern boiler. Any warranties or Gas Safety certificate should be sought as a condition of purchase.

Drainage	
Repair category:	1
Notes:	No evidence of surface problems at present.

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	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
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	1
Chimney breasts and fireplaces	
Internal decorations	1
Cellars	
Electricity	2
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?	Second floor.
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 re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer	
We understand that the building is managed by Speirs Gumley. This should be confirmed in writing. Where items of maintenance or repair have been identified, the purchaser, should, prior to purchase, satisfy themselves as to the costs and implications of these issues.	
Estimated re-instatement cost (£) for insurance purposes	
249,000 Two Hundred and Forty Nine Thousand Pounds.	
Valuation (£) and market comments	
205,000 Two Hundred and Five Thousand Pounds.	
Report author:	Gary Firth, MRICS
Company name:	Glasgow South - Allied Surveyors Scotland Ltd
Address:	246 Kilmarnock Road Glasgow G43 1TT
Signed:	Electronically Signed: 324118-18bb5722-d7b5
Date of report:	23/09/2026