

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:

Customer	Mr. Alan Lillie
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Selling address	Inveresk Canonbie DG14 0SY
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Date of Inspection	22/07/2026
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Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Ltd
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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	The property consists of a detached, one and a half storey dwellinghouse.
Accommodation	Ground floor: Porch, entrance hall, open plan lounge and dining room, sun room, 3 bedrooms and rear hallway leading to kitchen/diner, utility room and bathroom incorporating WC. Attic floor: Landing/sitting room, master bedroom with ensuite dressing room and bathroom incorporating WC, study/boxroom.
Gross internal floor area (m2)	Approximately 238 m ² (including upper floor accommodation where ceiling height exceeds 1.5 m).
Neighbourhood and location	The subjects are situated in the village of Canonbie, neighbouring properties being residential in nature. Only limited facilities are available within the village, whilst a wider range of local amenities can be found in the nearby towns of Langholm and Longtown, both of which lie within 6 miles of the property.
Age	The original bungalow is believed to date from the late 1930s.
Weather	Dry with sunny intervals.
Chimney stacks	There are no chimney stacks.

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where required. 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 pitched and hip ended roof is timber framed and clad with slate styled tiles. Where limited access was available, the tiles were seen to be laid over a breathable membrane and timber sarking boards. There are concrete ridge tiles and valley gutters appear to be lead lined. A dormer window projection incorporated within the main rear roof elevation is tile clad and roofed. The roof above the entire property is understood to have been reconstructed circa 2011. An inspection of the timber roof structure and remaining roof voids was severely restricted due to the incorporation of the upper floor accommodation within the roof space and a lack of access hatches. Where limited access was available at the front left-hand eaves, adequate insulation was seen to have been provided.
Rainwater fittings	Visually inspected with the aid of binoculars where required. Rainwater gutters and downpipes are formed in PVC.
Main walls	Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected. The main walls of both the original dwellinghouse and subsequent extensions are believed to be of traditional cavity masonry construction, with a smooth rendered external finish. Walls are generally plastered on the hard internally. Subfloor ventilation would appear to be adequate.
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 generally of a UPVC framed casement design, incorporating sealed unit double glazing. Timber framed, double glazed Velux windows are incorporated within the roof elevations. External doors fitted to the front porch and rear hallway are of a composite design, whilst UPVC framed and fully double glazed French doors are incorporated within the outer wall of the sun room.
External decorations	Visually inspected.
Conservatories / porches	Visually inspected. The front porch consists of cement rendered cavity masonry walls, surmounted by a pitched and tiled roof. The outer door is of a composite design, whilst windows are UPVC framed and double glazed.

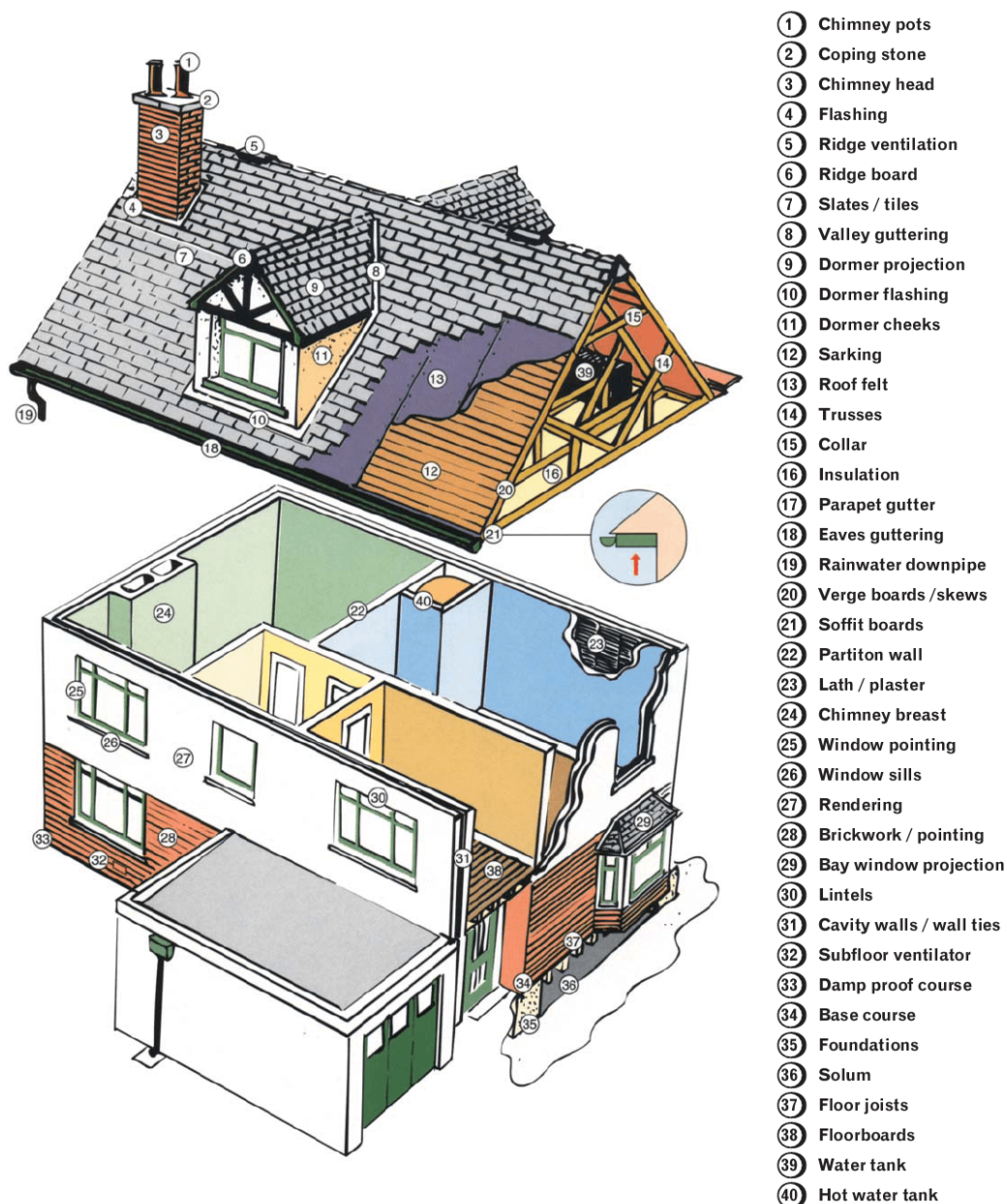
Communal areas	None.
Garages and permanent outbuildings	Visually inspected. There is no garage, although an integrated, open sided carport is situated to the side of the dwellinghouse. To the rear of the property, there is a brick built store/workshop with corrugated sheet metal clad roof and timber access door. There is a UPVC framed double glazed window. Adjacent to this building is a timber framed and clad shed with corrugated sheet metal roof.
Outside areas and boundaries	Visually inspected. The property includes private garden ground to the front and rear of the dwellinghouse, with a carport and connecting footpath to the sides. A block paved driveway leads to the dwellinghouse and carport. Garden areas are otherwise laid to a mixture of grass and paving. Property boundaries are defined by dry stone walls, timber fencing and a conifer hedge.
Ceilings	Visually inspected from floor level. Ceilings would appear to be lined with plasterboard and plaster.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls are either solid masonry with a plaster finish or consist of timber framed stud partitions lined with plasterboard and plaster.
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. Floors are either of suspended timber or solid concrete construction. An inspection of floor surfaces was prevented by the presence of securely fitted floor coverings. Subfloor areas could not be accessed.

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 includes moulded timber skirting boards, facings, panelled doors and surrounds. The kitchen has been provided with a range of base and wall mounted cupboard units, with wood panelled doors and fitted worktops. There is an inset sink unit, range cooker and integrated dishwasher. An additional base cupboard unit, worktop and double, Belfast style sink have been installed in the utility room.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. A solid fuel stove has been installed in the lounge, set upon a polished stone hearth.
Internal decorations	Visually inspected. Papered and/or painted finishes have been applied to most wall and ceiling surfaces. Internal joinery has been painted or varnished.
Cellars	None.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on. Mains electricity is connected, serving 13 amp square pin sockets. Visible wiring was seen to be PVC sheathed and insulated. The meter is housed in an external cabinet incorporated within the side wall of the utility room. There is a consumer unit in the utility room. An EV car charging point has been provided adjacent to the carport.
Gas	There is no gas connection to the property, nor is mains gas available locally.
Water, plumbing and bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Mains water is connected and visible plumbing was seen to be copper or PVC. Bathrooms have been provided with modern white suites comprising WCs, wash hand basins, standard sized baths and walk-in style shower enclosures.

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. Central heating is provided by an oil fired Warmflow B33 Boiler, which is located in the main outbuildings and serves radiators throughout the dwellinghouse. The heating would appear to be controlled by a central programmer, thermostat and individual thermostatic valves fitted to radiators. Domestic hot water is provided by the central heating boiler, supplemented by an electric immersion system fitted to a factory insulated hot water storage cylinder located in the roof void.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Drainage is understood to be connected to a shared private Klargestor installation, located outwith the boundaries of the property.
Fire, smoke and burglar alarms	Visually inspected. No test whatsoever were carried out to any systems or appliances. The provision of smoke/heat detectors within the property does not meet current fire safety standards, which are as detailed beneath. 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 required to be installed prior to sale. This of course should be confirmed by your legal advisor.

Any additional limits to inspection	At the time of inspection, the property was occupied and furnished. Floor coverings were present throughout the property, severely restricting an inspection of floor surfaces. Subfloor areas could not be accessed. Windows and external doors were not all fully opened or tested. Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric. We do not carry out an inspection for Japanese Knotweed, which 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. We have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. 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.

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:	Whilst some of the original internal door openings are a little off-square, there is no evidence of significant structural movement currently affecting the property.

Dampness, rot and infestation	
Repair category:	1
Notes:	No indications of significant penetrating dampness, rot or infestation were identified within accessible areas of the property.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	1
Notes:	Ground level and restricted roof space inspections revealed no significant issues. There is some loose pointing to the sides of the valley gutters, which the property owner has indicated is to be addressed.

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:	Weather conditions were dry at the time of inspection, thus restricting a full assessment of the effectiveness of the rainwater conductors. No obvious defects were identified from ground level.

Main walls	
Repair category:	2
Notes:	There is some displaced render towards the base of the external walls. The property owner has indicated that these areas will be repaired and prospective purchasers should satisfy themselves in this regard.

Windows, external doors and joinery	
Repair category:	1
Notes:	Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of the inspection, no significant defects were noted. The older windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.

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

Conservatories / porches	
Repair category:	1
Notes:	No significant issues were noted.

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.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	1
Notes:	Whilst no serious issues were identified, the outbuildings are dated and are suffering from general weathering, wear and tear. Continuing maintenance should be expected. The carport is in satisfactory condition.

Outside areas and boundaries	
Repair category:	1
Notes:	Outside areas and boundaries generally appear to have been adequately maintained. No significant issues were noted.

Ceilings	
Repair category:	1
Notes:	No significant issues were noted.

Internal walls	
Repair category:	1
Notes:	No significant issues were noted.

Floors including sub-floors	
Repair category:	1
Notes:	Where floor surfaces were accessible, no significant issues were noted.

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 joinery and kitchen fittings

Repair category:	1
Notes:	Internal joinery, kitchen and utility room fittings are generally in satisfactory condition relative to their age, normal wear and tear accepted.

Chimney breasts and fireplaces

Repair category:	1
Notes:	It is assumed that the solid fuel stove in the lounge has been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements. A visual inspection revealed no obvious issues, although the fire was not lit at the time of inspection.

Internal decorations

Repair category:	1
Notes:	Whilst decoration is largely a subjective matter, the property is considered to be in good decorative order.

Cellars

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.

Electricity	
Repair category:	1
Notes:	A visual inspection revealed no obvious issues. It should however be noted that relevant trade associations recommend that electrical installations be checked every ten years or on change of ownership, in order to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.

Gas	
Repair category:	
Notes:	Not applicable.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No obvious defects were identified in the accessible water feed and plumbing systems. Bathroom fittings are along modern lines and, whilst not tested, appear to be in sound condition. The seals around shower trays should be checked regularly to ensure that they are maintained in fully watertight condition.

Heating and hot water	
Repair category:	1
Notes:	It is assumed that the central heating and hot water systems have been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements. Whilst the boiler is of a modern, efficient design, failure to regularly test and service central heating boilers and associated fittings can nevertheless increase safety risks and reduce efficiency. The most recent date of servicing should therefore be confirmed, prior to making a commitment to purchase.

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:

A surface inspection within the immediate vicinity of the property revealed no obvious issues. It should however be appreciated that drainage is to a shared private installation, and that the property owner will likely be at least partially responsible for any future maintenance and repair.

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	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	1
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	
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 attic floors
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	
The assumed tenure is absolute ownership. Roads and footpaths within the vicinity of the property have been made up and are believed to be maintained at public expense. The property has been altered and extended on a number of occasions. It should be ensured that appropriate local authority consents and completion certificates have been obtained the relevant times. Drainage is understood to be to a shared private installation, located outwith the boundaries of the property. Details should be confirmed with regard to the use and maintenance of the drainage installation.	
Estimated re-instatement cost (£) for insurance purposes	
£650,000 Six Hundred and Fifty Thousand Pounds. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.	
Valuation (£) and market comments	
£390,000 The market value of the property as described in this report is Three Hundred and Ninety Thousand Pounds. This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. The property is considered to be of a type and in a location for which continuing demand might reasonably be anticipated.	
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Signed:	Electronically Signed: 318964-26356689-8508

Date of report:	23/07/2026
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