

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	FB/3093
Customer	Mr. Scott Meenagh
Selling address	2 Castlecary Road Cumbernauld, Glasgow G68 0HQ
Date of Re-inspection	31/03/2026
Date of Original Inspection	15/10/2025
Prepared by	Scott Livingstone, BSc (Hons) MRICS Falkirk - 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	The subjects comprise a detached bungalow.
Accommodation	Entrance hall, kitchen with dining area, conservatory, utility, living room, bedroom with en-suite bathroom, family bathroom and two further bedrooms.
Gross internal floor area (m ²)	172 approximately.
Neighbourhood and location	The property is located on the outskirts of Cumbernauld where surrounding housing is of a mixed age and style. All main amenities and facilities are reasonably convenient.
Age	35 years approximately.
Weather	Dry and overcast.
Chimney stacks	Brick built. Visually inspected.

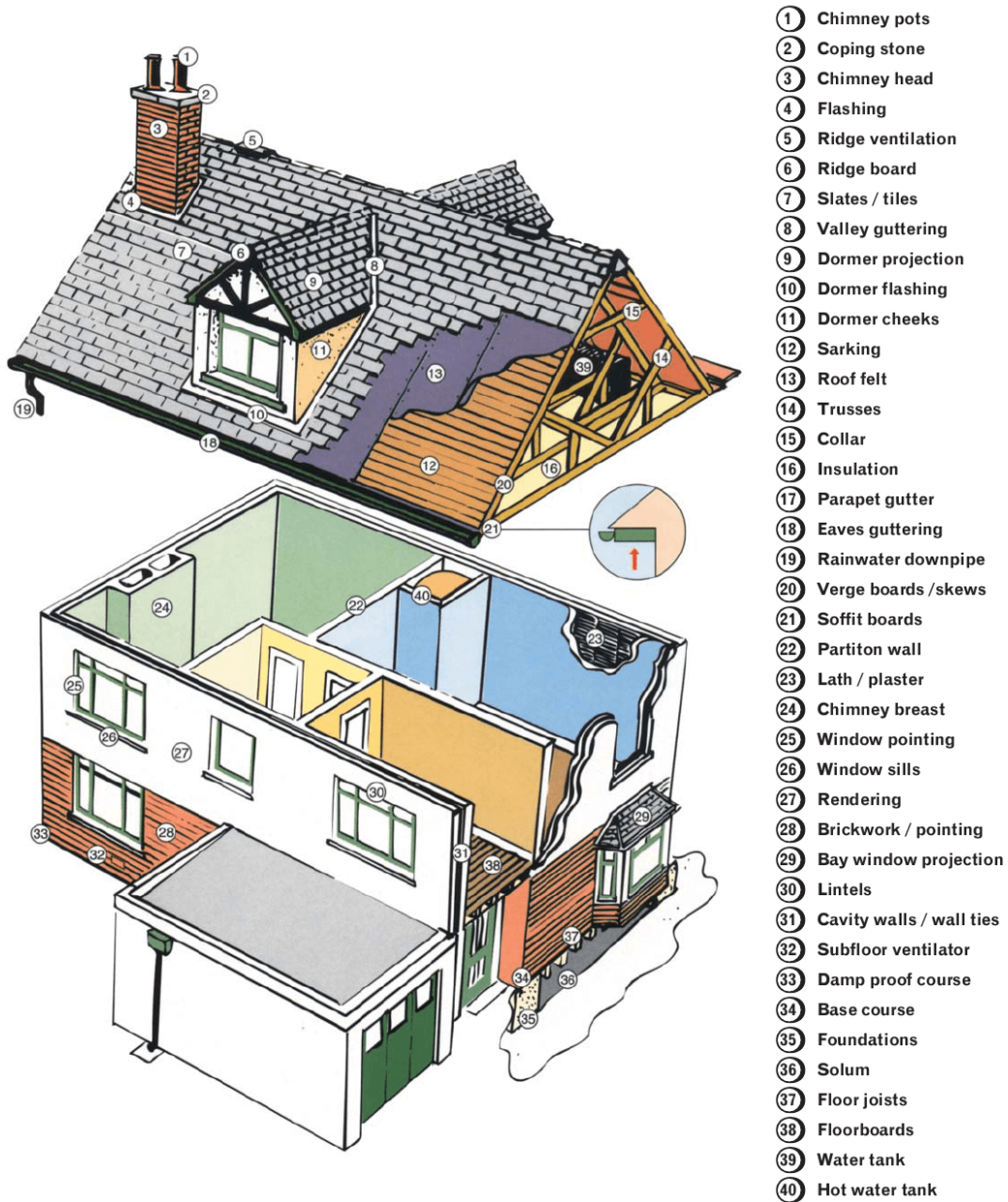
<p>Roofing including roof space</p>	<p>The roof is pitched and concrete tile clad. Inspection of the attic was limited by insulation material and storage.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points 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>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.</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>PVC gutters and downpipes.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>Main walls</p>	<p>The outer walls appear to be of cavity brick construction, rendered externally.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<p>Windows, external doors and joinery</p>	<p>Windows and doors are of PVC framed double-glazed style.</p> <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p>
<p>External decorations</p>	<p>Masonry and painted finish where applicable.</p> <p>Visually inspected.</p>
<p>Conservatories / porches</p>	<p>PVC framed conservatory to the rear.</p> <p>Visually inspected.</p>
<p>Communal areas</p>	<p>Not applicable.</p>
<p>Garages and permanent outbuildings</p>	<p>Single car attached garage.</p> <p>Visually inspected.</p>

<p>Outside areas and boundaries</p>	<p>The property benefits from a large area of garden ground to the front, side and rear with driveway. There are two timber framed garden rooms which are being utilised as a gym and consultation area.</p> <p>Visually inspected.</p>
<p>Ceilings</p>	<p>Appear to be of plasterboard construction.</p> <p>Visually inspected from floor level.</p>
<p>Internal walls</p>	<p>Internal walls have a plasterboard finish.</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>Floors throughout the property appear to be of suspended timber joist construction. All floors were covered in fixed floor coverings, and there does not appear to be a 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 kitchen provides wall and floor mounted units.</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>Gas fire fireplace surround within the living room.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
<p>Internal decorations</p>	<p>Painted and papered finish.</p> <p>Visually inspected.</p>
<p>Cellars</p>	<p>Not applicable.</p>

Electricity	<p>Mains supply.</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>Mains supply.</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 visible plumbing was seen to be of copper construction. The property provides sanitary fittings within the bathroom and en-suite bathroom.</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>Central heating is via a gas fired combination boiler which serves hot water panel radiators throughout the property.</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>Assumed gravity feed to local authority main 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>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>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:	Within the limitations of our single site inspection, the property did appear to be in a stable structural state of repair and we noted no visible signs of significant or on-going structural movement.

Dampness, rot and infestation	
Repair category:	1
Notes:	Within the limitations of our single site inspection, we noted no visible signs of rising dampness, timber decay or woodworm infestation.

Chimney stacks	
Repair category:	1
Notes:	No significant visible defects noted.

Roofing including roof space	
Repair category:	1
Notes:	All vegetation should be removed during the course of routine maintenance.

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:	All vegetation should be removed during the course of routine maintenance.

Main walls

Repair category:	1
Notes:	The external walls did appear to be in a condition consistent with their age and style.

Windows, external doors and joinery

Repair category:	1
Notes:	<p>No significant visible defects noted.</p> <p>Replacement/double glazed windows 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. The valuation does assume that the installation of the windows did comply with the necessary regulations at the time of installation.</p>

External decorations

Repair category:	1
Notes:	External presentation was in-keeping with the age and style of the property.

Conservatories / porches

Repair category:	2
Notes:	Given the likely age of the conservatory, we would anticipate ongoing repair or renewal of this.

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:	No significant visible defects noted at the time of our inspection.

Outside areas and boundaries	
Repair category:	1
Notes:	No significant visible problems were noted to the garden ground or boundaries.

Ceilings	
Repair category:	1
Notes:	Within the limitations of our inspection we noted no significant visible defects.

Internal walls	
Repair category:	1
Notes:	Within the limitations of our inspection we noted no significant visible defects.

Floors including sub-floors	
Repair category:	1
Notes:	Within the limitations of our inspection we noted no significant visible defects. Some broken floor tiling noted at utility - attend as required.

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:	The kitchen fittings did appear satisfactory for present use.

Chimney breasts and fireplaces

Repair category:	1
Notes:	No significant visible defects noted. We have assumed that satisfactory safety test/servicing certification is available.

Internal decorations

Repair category:	1
Notes:	Internal decoration was satisfactory at the time of survey.

Cellars

Repair category:	
Notes:	Not applicable.

Electricity

Repair category:	2
Notes:	The electrical wiring installation did appear at the age where it may not comply with present day regulations. We would advise that this is checked and upgraded as necessary. It is assumed that external installations benefit from satisfactory certification.

Gas

Repair category:	1
Notes:	No significant visible defects noted. We have assumed that satisfactory safety test/servicing certification is available.

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:	No significant visible defects noted. The sanitary fittings did appear satisfactory for present use.

Heating and hot water

Repair category:	1
Notes:	No significant visible defects noted. We have assumed that satisfactory safety test/servicing certification is available.

Drainage

Repair category:	1
Notes:	No significant visible defects 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	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	2
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	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?	Ground 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 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 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	
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	
525,000 Five hundred and twenty-five thousand pounds.	
Valuation (£) and market comments	
355,000 Three hundred and fifty-five thousand pounds.	
Report author:	Scott Livingstone, BSc (Hons) MRICS
Company name:	Falkirk - Allied Surveyors Scotland Ltd
Address:	22 Newmarket Street Falkirk FK1 1JQ
Signed:	Electronically Signed: 310491-246c1c72-3e34
Date of report:	01/04/2026