

PART 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/3013
Customer	Executor of Georgina Allan
Selling address	58 Inchkeith Place Falkirk FK1 2PG
Date of Inspection	18/02/2026
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 two-storey end-terraced house.
Accommodation	Ground floor: Entrance hall, living room, kitchen and rear vestibule. First-floor: Two bedrooms and shower room.
Gross internal floor area (m ²)	Approximately 83.
Neighbourhood and location	The subjects are located in the Hallglen area of Falkirk in an established residential area of similar style dwellings originally built by the local authority. All main facilities are reasonably convenient.
Age	Approximately 55 years.
Weather	Dry.
Chimney stacks	None.

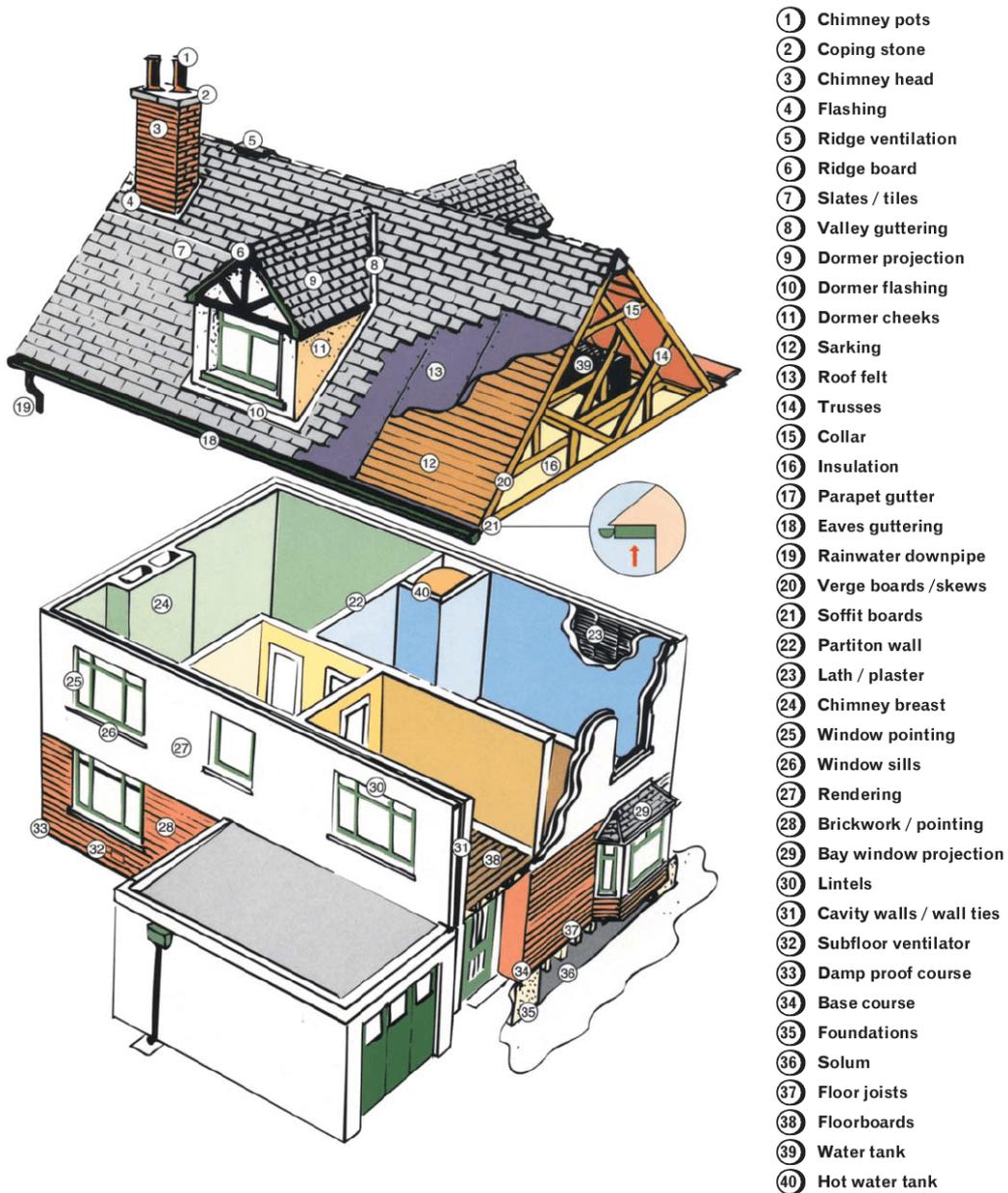
<p>Roofing including roof space</p>	<p>The main roof is pitched and concrete tiled. There is also a section of flat roof covering at the rear vestibule. Access to the roof space was gained via a ceiling hatch at the first-floor landing. Inspection of the roof space was restricted due to insulation material.</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.</p> <p>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>Rainwater fittings</p>	<p>These are of PVC type.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>Main walls</p>	<p>The main walls are 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>The windows and doors are PVC double-glazed units.</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>Painted finishes.</p> <p>Visually inspected.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p>None.</p>
<p>Garages and permanent outbuildings</p>	<p>Assumed none.</p>
<p>Outside areas and boundaries</p>	<p>The property benefits from garden grounds to the front and rear.</p> <p>Visually inspected.</p>

Ceilings	<p>Predominantly plaster finish.</p> <p>Visually inspected from floor level.</p>
Internal walls	<p>Predominantly plaster finish.</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>Suspended timber. No sub-floor inspection was carried out.</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>
Internal joinery and kitchen fittings	<p>There are wall and floor mounted kitchen 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>
Chimney breasts and fireplaces	<p>None.</p>
Internal decorations	<p>Papered and painted finishes.</p> <p>Visually inspected.</p>
Cellars	<p>None.</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>

<p>Gas</p>	<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>
<p>Water, plumbing and bathroom fittings</p>	<p>Mains supply. There are sanitary fittings installed.</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>Heating and hot water</p>	<p>There is a gas fired central heating system served by a wall mounted boiler located in a landing cupboard. This also provides the domestic hot water supply.</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>
<p>Drainage</p>	<p>Mains drainage.</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>Our inspection was restricted to exposed and accessible surface fabric. There were fitted floor coverings throughout.</p> <p>All property may contain asbestos in one or more of its components or fixtures. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</p> <p>An inspection for Japanese Knotweed was not carried out.</p> <p>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.</p> <p>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>

Sectional Diagram showing elements of a typical house



- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank

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:	
Notes:	No significant problems noted.

Dampness, rot and infestation	
Repair category:	
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:	
Notes:	None.

Roofing including roof space	
Repair category:	
Notes:	There is a water tank in the roof space which appears to be potentially of asbestos based materials. Asbestos specialist advice should be obtained in relation to the management of same / use of this area. Flat roof coverings are of limited life and can fail at any time.

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:	
Notes:	Having regard to the weather conditions at the time of survey, the rainwater fittings did appear to be functioning adequately.

Main walls	
Repair category:	
Notes:	The front elevation render has been renewed; however the original render remains at the side and rear elevations - attention / works can be anticipated. Areas of chipped / missing render noted for example.

Windows, external doors and joinery	
Repair category:	
Notes:	Attention / works can be anticipated. Damaged handles noted for example. Cracked glazing noted at front door also. 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.

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

Conservatories / porches	
Repair category:	
Notes:	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.

Communal areas	
Repair category:	
Notes:	None.

Garages and permanent outbuildings	
Repair category:	
Notes:	None.

Outside areas and boundaries	
Repair category:	
Notes:	General attention can be anticipated - worn concrete detailing noted adjacent to rear door and loose blockwork noted at rear stairs for example. It should be ensured that areas adjacent to sub-floor vents are fully cleared to allow through flow of air. Vents at the front elevation were partly covered by a raised ground.

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

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

Floors including sub-floors	
Repair category:	
Notes:	Within the limitations of our inspection we noted no significant visible defects.

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:	2
Notes:	Modernisation of the kitchen fittings / internal joinery can be anticipated. Ill-fitting door noted between living room and rear vestibule for example. Any non-safety glass internally should be upgraded.

Chimney breasts and fireplaces

Repair category:	
Notes:	None.

Internal decorations

Repair category:	2
Notes:	General redecoration can be anticipated. Some textured finishes noted – these can contain asbestos based materials and if works are intended / disturbance is anticipated, asbestos specialist advice should be obtained.

Cellars

Repair category:	
Notes:	None.

Electricity

Repair category:	2
Notes:	The installation appears at an age where upgrading / modernisation can be anticipated. Current test certification should be confirmed.

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.

Gas	
Repair category:	1
Notes:	No significant visible defects noted. We have assumed that satisfactory safety test/servicing certification is available. Should documentation not be available, as with any system, it would be prudent to have it checked by a suitably qualified gas engineer prior to purchase.

Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	Modernisation at the shower room can be anticipated.

Heating and hot water	
Repair category:	2
Notes:	The boiler and radiators are at an age where increased attention / potential upgrading can be anticipated. Current test certification should be confirmed.

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	
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	
Internal decorations	2
Cellars	
Electricity	2
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?	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 type="checkbox"/> YES <input checked="" 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>We trust that your legal advisers will confirm the precise extent and nature of grounds and boundaries including maintenance liabilities and rights of way, etc.</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	
<p>235,000</p> <p>TWO HUNDRED AND THIRTY FIVE THOUSAND POUNDS</p>	
Valuation (£) and market comments	
<p>115,000</p> <p>ONE HUNDRED AND FIFTEEN THOUSAND POUNDS</p>	
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Company name:	Falkirk - Allied Surveyors Scotland Ltd
Address:	22 Newmarket Street Falkirk FK1 1JQ
Signed:	Electronically Signed: 307305-246c1c72-3e34
Date of report:	20/02/2026