

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:

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| Surveyor Reference | EA4785 |
| Customer | Mr. Adam Day |
| Selling address | 7 Panmure Place Montrose DD10 8HF |
| Date of Inspection | 25/11/2025 |
| Prepared by | Gary Black, MRICS Dundee - 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.

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| Description | Traditional end-terraced villa over 2 levels with single storey rear outshoot. |
| Accommodation | GROUND FLOOR Lounge, Kitchen, Sun Room, Wet Room/Shower Room. FIRST FLOOR 2 Bedrooms, Bathroom. |
| Gross internal floor area (m2) | 93 |
| Neighbourhood and location | Popular residential location on the east side of Montrose. Surrounding properties are of mixed age and type and Montrose Academy is adjacent. All amenities can be found close by. |
| Age | 100 years approx. |
| Weather | Dry. |
| Chimney stacks | The chimney stack is brick rendered. Visually inspected with the aid of binoculars where required. |

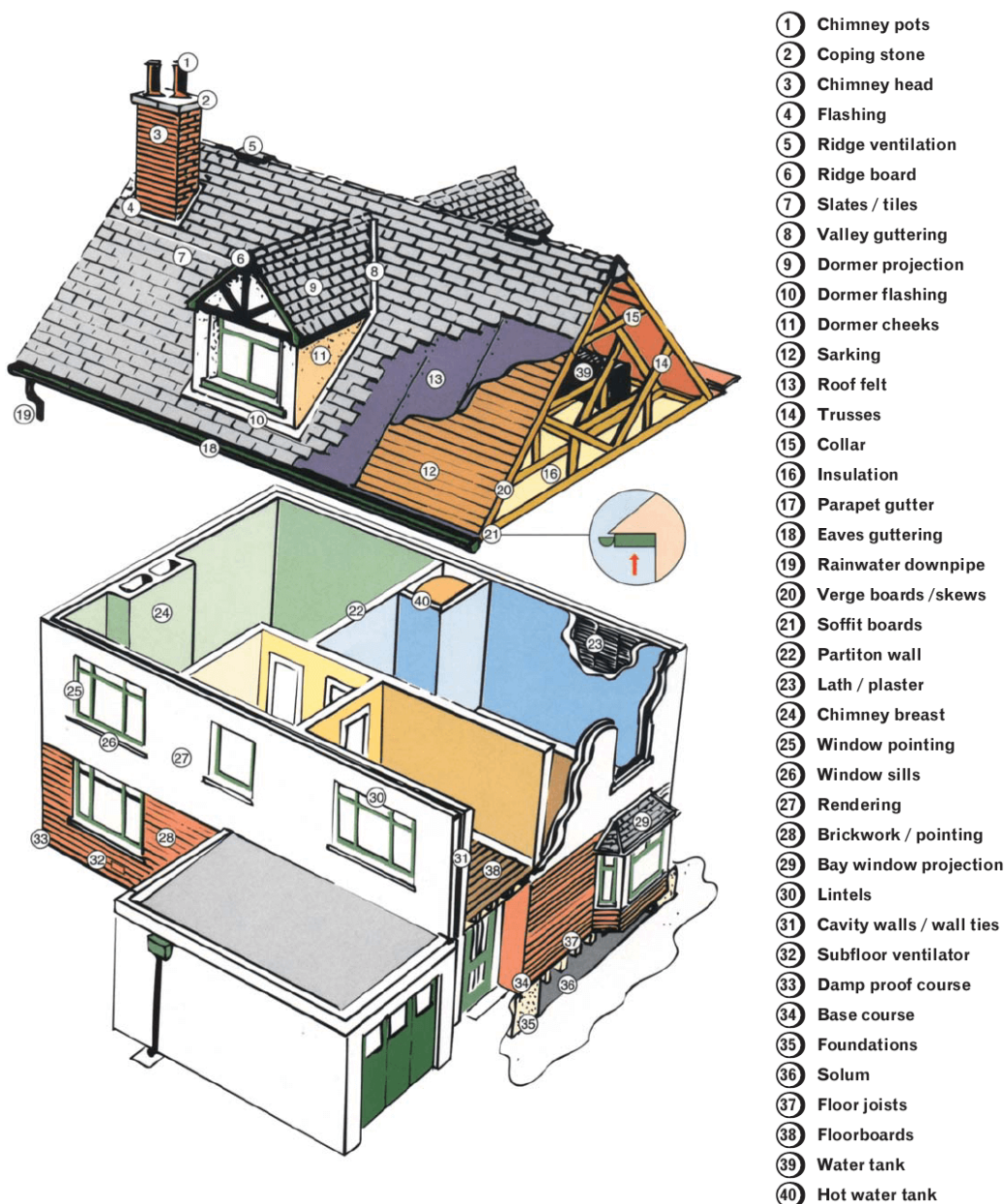
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| Roofing including roof space | <p>The roof is of pitched type clad in slates with tiled ridging.</p> <p>There is felt roofing over the rear outshoot.</p> <p>Access to the roof void is by a hatch off the front bedroom. The roof void is mainly floored and lined with limited access to the roof timbers. Insulation is installed.</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>Sloping roofs were visually inspected with the aid of binoculars where required.</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> |
| Rainwater fittings | <p>The rainwater fittings are PVC and cast-iron.</p> <p>Visually inspected with the aid of binoculars where required.</p> |
| Main walls | <p>The original property is believed to be of traditional brick construction, roughcast externally and rendered/painted to the front elevation. The rear outshoot appears to be concrete block/painted. The walls incorporate sub-floor ventilation.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> |
| Windows, external doors and joinery | <p>The windows are traditional timber single glazed and uPVC double glazed. The property is accessed by a timber/glazed front door and uPVC glazed rear door.</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> |
| External decorations | <p>External elements are painted.</p> <p>Visually inspected.</p> |
| Conservatories / porches | Not applicable. |
| Communal areas | Not applicable. |
| Garages and permanent outbuildings | There are no outbuildings of significance to value. |

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| Outside areas and boundaries | <p>There is garden ground to the front, side and rear. enclosed within traditional boundary walls and timber fencing.</p> <p>There is an unmade, private road to the gable side of the property.</p> <p>Visually inspected.</p> |
| Ceilings | <p>The ceilings appear to be of plasterboard type throughout although are decorated and clad at points.</p> <p>Visually inspected from floor level.</p> |
| Internal walls | <p>The internal walls are brick and plasterboard. The surfaces are decorated and partially clad.</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 timber and concrete. Due to floorcoverings a partial inspection was possible. No access was gained to any 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> |
| Internal joinery and kitchen fittings | <p>The internal doors are timber and timber/glazed. The kitchen units are modern. The staircase is timber. The property has fitted storage space.</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 blocked fireplaces in the property. There is an electric fire in the lounge.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p> |
| Internal decorations | <p>Internal surfaces are decorated.</p> <p>Visually inspected.</p> |
| Cellars | Not applicable. |

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| Electricity | <p>Mains supply. The meter and fusebox are in a kitchen cupboard.</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. The meter is external.</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 viewed the plumbing system is of traditional materials. There is a stainless steel sink unit in the kitchen. Sanitary fittings in the property are mixed in age.</p> <p>There is a galvanised steel cold water tank in the attic.</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> |
| Heating and hot water | <p>Heating is by a gas system. There is a condensing regular boiler within a kitchen cupboard and insulated hot water tank in the attic.</p> <p>There is electric underfloor heating within the ground floor wet room/shower room.</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>To a mains sewer.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> |

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| Fire, smoke and burglar alarms | <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> |
| Any additional limits to inspection | <p>Asbestos was commonly used in building materials up to the end of the 20th century by which time it became a banned substance. The current informed view is that provided these remain in good condition and undisturbed then they should present no significant hazard to health. In the event of damage or disturbance, however, above average costs may be incurred for repair or removal by a Specialist Contractor. Care should be taken when carrying out maintenance, repair or renewal.</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.</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> <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

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| Repair category: | 1 |
| Notes: | There is no evidence of recent or ongoing movement. |

Dampness, rot and infestation

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| Repair category: | 1 |
| Notes: | <p>There is no evidence of significant dampness, rot or infestation affecting accessible areas.</p> <p>There is evidence of past minor woodworm to internal joinery and roof timbers. It is presumed that this has been treated in the past and that a valid guarantee exists. This should be verified.</p> |

Chimney stacks

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| Repair category: | 2 |
| Notes: | Damaged render noted. |

Roofing including roof space

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| Repair category: | 2 |
| Notes: | <p>The roof covering appears to be on original lines and is affected by general weathering along with one or two broken and dislodged slates. The roof should be expected to require ongoing maintenance and indeed an annual inspection is recommended.</p> <p>Any guarantee in relation to the felt roofing should be transferred.</p> |

| Category 3 | Category 2 | Category 1 |
|--|---|--|
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| Rainwater fittings | |
| Repair category: | 1 |
| Notes: | No significant defects noted. |

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| Main walls | |
| Repair category: | 2 |
| Notes: | Cracked and boss render and roughcast noted. |

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| Windows, external doors and joinery | |
| Repair category: | 2 |
| Notes: | The windows are showing signs of age and will require ongoing maintenance, redecoration, etc. External doors were tested and were found to operate satisfactorily. |

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| External decorations | |
| Repair category: | 1 |
| Notes: | Regular updating is recommended. |

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| Conservatories / porches | |
| Repair category: | |
| Notes: | Not applicable. |

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|------------------|-----------------|
| Communal areas | |
| 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. |

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| Garages and permanent outbuildings | |
| Repair category: | |
| Notes: | Not applicable. |

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| Outside areas and boundaries | |
| Repair category: | 2 |
| Notes: | Boundaries appear well defined. Outside areas would benefit from some attention. Boundary walls are showing signs of age including deflection, due to past movement. |

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| Ceilings | |
| Repair category: | 1 |
| Notes: | No significant defects noted. |

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| Internal walls | |
| Repair category: | 1 |
| Notes: | No significant defects noted. |

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| Floors including sub-floors | |
| Repair category: | 1 |
| Notes: | No immediate action necessary. |

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| Internal joinery and kitchen fittings | |
| Repair category: | 1 |
| Notes: | <p>The internal joinery has been updated.</p> <p>There is no door between the kitchen and lounge.</p> <p>Internal glazing should be of safety glass type.</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. |

Chimney breasts and fireplaces

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| Repair category: | 1 |
| Notes: | Chimneys should be swept/cleared, prior to any future use. |

Internal decorations

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| Repair category: | 1 |
| Notes: | To a fair standard throughout. |

Cellars

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| Repair category: | |
| Notes: | Not applicable. |

Electricity

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| Repair category: | 2 |
| Notes: | The system appears functional although incorporates older style fuses. It is generally recommended to check electrical systems every 5 years or upon taking possession of a property. |

Gas

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| Repair category: | 1 |
| Notes: | It is appropriate to have gas fittings tested on a regular basis. |

Water, plumbing and bathroom fittings

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| Repair category: | 1 |
| Notes: | The plumbing system appears functional, although was not tested. Galvanised steel hot water tanks are prone to rust and failure. |

| 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

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| Repair category: | 1 |
| Notes: | A gas heating system is installed. Annual servicing is recommended. Current test certification should be obtained from the current owner. |

Drainage

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| Repair category: | 1 |
| Notes: | There is no evidence to suggest the system is choked or leaking. |

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.

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| Structural movement | 1 |
| Dampness, rot and infestation | 1 |
| Chimney stacks | 2 |
| 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 | 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.

| | |
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| 1. Which floor(s) is the living accommodation on? | Ground and First |
| 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 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.

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| Matters for a solicitor or licensed conveyancer | |
| <p>Tenure is assumed absolute ownership.</p> <p>We are unaware of any adverse proposals affecting the subjects although this can be confirmed by obtaining a Property Enquiry Certificate.</p> <p>All previous timber reports and guarantees should be obtained and checked prior to purchase.</p> <p>There is no evidence of recent alterations. The addition of the rear outshoot is believed to be historic.</p> <p>There is a private, unmade road to the south/gable side of the property.</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 | |
| The subjects should be insured for a sum of not less than £300,000. | |
| Valuation (£) and market comments | |
| <p>Market value assuming vacant possession is £170,000.</p> <p>Our valuation reflects current market conditions relating to this area. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.</p> | |
| Report author: | Gary Black, MRICS |
| Company name: | Dundee - Allied Surveyors Scotland Ltd |
| Address: | 8 Whitehall Crescent Dundee DD1 4AU |
| Signed: | Electronically Signed: 302280-35ffbb3e-0451 |
| Date of report: | 27/11/2025 |