

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

Surveyor Reference	SA/20/095
---------------------------	-----------

Customer	Mrs. Jillian Broll
-----------------	--------------------

Selling address	3 Lindsay Place Greenbrae Loaning Dumfries DG1 3DG
------------------------	---

Date of Inspection	28/01/2020
---------------------------	------------

Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Plc
--------------------	--

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, two-storey, dormer style cottage that has been extended to the rear. The roof space has also been converted into additional accommodation.
Accommodation	Ground floor: Vestibule, living room, dining room, kitchen, bedroom and shower room incorporating WC. Attic floor: Landing and two bedrooms.
Gross internal floor area (m²)	Approximately 88 m ² .
Neighbourhood and location	The property is located in a mixed residential area on the east side of Dumfries, with an open field to the rear. The immediate neighbourhood includes mixed style and aged properties. The subjects are within reasonable distance of local amenities and the town centre.
Age	The property is approximately 130 years old.
Weather	Dry with sunny intervals.
Chimney stacks	<i>Visually inspected with the aid of binoculars where required.</i> The property possesses two chimney heads, which appear to be formed in stone and with a roughcast finish. Visible flashings appear to be of cement mortar. The chimneys are surmounted by traditional clay pots and a metal flue terminal.

<p>Roofing including roof space</p>	<p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i></p> <p><i>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.</i></p> <p>The principal roof is pitched and covered with slates. The roof above the rear extension is flat and covered with traditional mineral felt. The main roof incorporates a dormer window projection to the rear, surmounted by a flat, bitumen felt covered roof. The vertical faces of the dormer projection are slate clad. The front roof contains two cast iron skylights.</p> <p>The roof space over the front eaves area was entered through a lateral hatch in the landing cupboard. The main roof is formed with timber roof trusses and is lined internally with roofing felt and timber sarking boards. The accessible roof space is insulated to a reasonable standard.</p>
<p>Rainwater fittings</p>	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>The property is served by a mixture of plastic and cast iron gutters and downpipes.</p>
<p>Main walls</p>	<p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The walls of the original part of the property of solid stone, with a roughcast outer finish above painted and cement rendered base walls. The stone walls have been dry lined internally with plasterboard.</p> <p>The walls of the rear extension appear to be of traditional cavity masonry construction, roughcast externally.</p>
<p>Windows, external doors and joinery</p>	<p>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.</p> <p>The property possesses double glazed, UPVC framed casement windows. There are UPVC framed and double</p>

	glazed doors to the front and rear. Joinery consists of plastic and timber fascias fitted to the rear extension and dormer window projection.
External decorations	<i>Visually inspected.</i> The timber fascia boards, cast-iron rainwater goods, cement base walls and recessed walls at window and door openings have been painted.
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	There are no garages or permanent outbuildings.
Outside areas and boundaries	<i>Visually inspected.</i> The property possesses small front and rear gardens. These are generally laid to flower borders, gravel and paving. The boundaries around the property are mostly defined by timber fences, although a rendered masonry retaining wall forms the roadside boundary.
Ceilings	<i>Visually inspected from floor level.</i> The ceilings appear to be lined with plasterboard.
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.
Floors including sub floors	<i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i> <i>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.</i> Floors are of suspended timber or solid concrete construction. An inspection of floor surfaces was severely

	restricted due to the presence of fitted carpets and other floor coverings. Subfloor areas have not been inspected.
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p> <p>The internal joinery comprises timber doors, surrounds and skirting boards. There are basic wall mounted and base cupboard units in the kitchen, with laminated doors and worktops. A stainless steel sink unit is fitted.</p>
Chimney breasts and fireplaces	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>The property has a tiled fireplace in the living room, currently occupied by a gas fire and the central heating back boiler.</p>
Internal decorations	<p><i>Visually inspected.</i></p> <p>Wall and ceiling surfaces have been painted and/or papered. Internal joinery has been painted.</p>
Cellars	None.
Electricity	<p><i>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.</i></p> <p>The property is connected to the mains electrical supply. The meter and consumer unit can be found in the living room cupboard.</p>
Gas	<p><i>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.</i></p> <p>Mains gas is connected and the meter box is located to the front of the property.</p>
Water, plumbing and bathroom fittings	<p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p>

	<p>The property is connected to the mains water supply and visible pipework was seen to be copper. There is an internal stopcock in the living room. Water is stored in a galvanised metal tank, which can be found in the main roof space.</p> <p>There is a shower room in the property and this contains a shower cubicle, wash hand basin and WC.</p>
<p>Heating and hot water</p>	<p>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.</p> <p>Central heating and hot water is provided by a gas fired back boiler located in the living room. This serves radiators throughout the property. The heating system is controlled by a programmer and room thermostat. The water heated by the boiler is stored in an insulated cylinder located in the cupboard off the landing. An electric immersion heater in the cylinder supplements the supply.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>The property is connected to the main drainage system.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Not applicable.</p>
<p>Any additional limits to inspection</p>	<p><i>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.</i></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 following 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 evidence of significant structural movement was noted.

Dampness, rot and infestation	
Repair category:	2
Notes:	There appears to be some moisture in the gable end stone walls beneath the chimney stacks, when viewed from within the roof space.

Chimney stacks	
Repair category:	2
Notes:	The flashings appear inadequate and there is evidence of moisture in the upper gable end walls beneath the chimneys, when viewed from within the roof space.

Roofing including roof space	
Repair category:	2
	The flat roof above the rear extension is old and weathered. There

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.

Notes:	are splits in the felt at the edge and corner of this roof, which could enable water penetration. It should be appreciated that flat roof coverings of this type tend to have a limited life expectancy and can fail unpredictably. The slated roofs generally appear to be in reasonable condition.
--------	--

Rainwater fittings	
Repair category:	1
Notes:	No significant issues were noted, although the rainwater fittings are showing signs of normal wear and tear, commensurate with their age and style.

Main walls	
Repair category:	1
Notes:	No immediate action or repair is needed.

Windows, external doors and joinery	
Repair category:	1
Notes:	No significant issues were noted.

External decorations	
Repair category:	1
	External decoration appears to be in reasonable condition,

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.

Notes:	although regular maintenance will be required.
--------	--

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	
Notes:	Not applicable.

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

Outside areas and boundaries	
Repair category:	1
Notes:	No major issues were noted, although there is some deterioration to the retaining walls supporting the upper rear garden.

Ceilings

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.

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:	There is general wear to timber floorboards and some of the flooring is uneven. No immediate action or repair would appear to be necessary.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal joinery and kitchen fittings are exhibiting some general wear and tear, commensurate with their age. Potential purchasers may consider some upgrading of internal fixtures and fittings to be desirable.


Chimney breasts and fireplaces	
Repair category:	


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.

	
Notes:	No obvious issues were noted.


Internal decorations	
Repair category:	
Notes:	Decoration is largely a personal matter and prospective purchasers may consider at least some redecoration to be desirable.


Cellars	
Repair category:	
Notes:	Not applicable.


Electricity	
Repair category:	
Notes:	A visual inspection revealed no obvious defects.

Gas	
Repair category:	
Notes:	A visual inspection revealed no obvious defects. Gas appliances and fittings should be routinely tested by a registered engineer.

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:	
Notes:	The galvanised metal cold water storage tank in the roof space is affected by internal corrosion and may be at risk of leakage. Internal plumbing systems and sanitary fittings were otherwise found to be in reasonable condition.

Heating and hot water	
Repair category:	
Notes:	A visual inspection revealed no obvious issues. The heating system was on during the inspection and the property was warm. Heating and hot water should be checked annually by a competent qualified engineer to ensure safe operation and for the installation to comply with the latest recommendations and regulations.

Drainage	
Repair category:	
Notes:	A surface inspection revealed no obvious 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.

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	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	
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	1
Water, plumbing and bathroom fittings	2
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?	
2. Are there three steps or fewer to a main entrance door of the property?	<input type="checkbox"/> YES <input checked="" 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.

Matters for a solicitor or licensed conveyancer	
<p>The assumed tenure is absolute ownership.</p> <p>Roads and footpaths to the front of the property have been made up and are maintained at public expense.</p> <p>Your legal advisers should make further enquiries and advise you on your rights and responsibilities in respect of the shared access path to the side of the property.</p> <p>Whilst the original property has been extended and altered, there would not appear to have been any recent alterations carried out.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>£208,000 Two Hundred and Eight Thousand Pounds</p>	
Valuation (£) and market comments	
<p>£118,000</p> <p>The market value of the property as described in this report is One Hundred and Eighteen 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.</p> <p>In our opinion, the property will provide a suitable security for normal lending purposes although, as lender's requirements differ, you should confirm with your mortgage providers that the property meets their current lending criteria.</p>	
Report author:	Simon Allen, Bsc MRICS
Company name:	Dumfries - Allied Surveyors Scotland Plc
Address:	35 Buccleuch Street Dumfries DG1 2AB
Signed:	Electronically Signed: 152668-26356689-8508

Date of report:	29/01/2020
------------------------	------------