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	EA6544

Customer	Gwen Cord

Selling address	86 Harrison Avenue Dundee DD2 3SU

Date of Inspection	08/09/2026

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.

Description	Detached single storey bungalow with surrounding garden ground.
Accommodation	Hallway, Lounge with Kitchen off, 2 Bedrooms, Bathroom.
Gross internal floor area (m2)	59
Neighbourhood and location	Established residential location around 3.5 miles northwest of central Dundee. Surrounding properties are of mixed age and type, including commercial properties to the rear. All amenities can be found within easy reach.
Age	Erected 1949.
Weather	Dry.
Chimney stacks	None.
Roofing including roof space	The roof is of pitched type and clad in Decra. There are photovoltaic panels to the rear. No access was gained to any roof structure. The roof is believed to be of steel/aluminium design. 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.

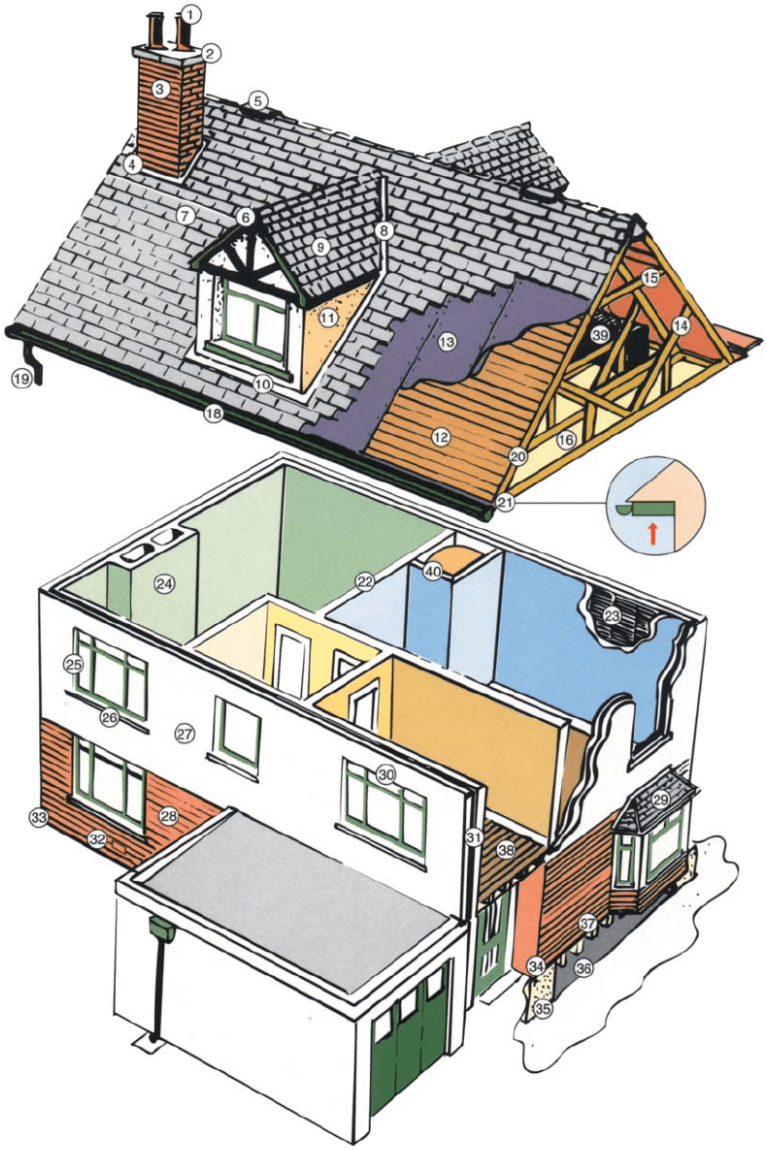
Rainwater fittings	The rainwater fittings are PVC. Visually inspected with the aid of binoculars where required.
Main walls	The property is of a non-traditional form of construction of a type known as 'Permanent Aluminium Bungalow (Mark II)'. The original walls consist of Aluminium panels. A brick roughcast outer leaf has been added in the past and, internally, the walls are part insulated and fully plasterboard lined. The walls incorporate sub-floor vents. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	The windows are of uPVC double glazed design. The property is accessed by uPVC glazed entrance doors. 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.
External decorations	External elements are stained/painted. Visually inspected.
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	There are no outbuildings of significance to value. Visually inspected.
Outside areas and boundaries	There is garden ground surrounding the property. Visually inspected.
Ceilings	The ceilings are believed to be mainly plasterboard with timber battens. Visually inspected from floor level.
Internal walls	The internal walls appear to be aluminium panels and plaster. The surfaces are decorated and partially clad. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

Floors including sub floors	The floors are suspended timber. Due to floorcoverings, no inspection was possible and no access was gained to any sub-floor area. 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.
Internal joinery and kitchen fittings	The internal doors are timber and timber/glazed. The kitchen units appear fairly modern. The property has fitted storage space. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	Removed/blocked in the past. Within the lounge there is a feature fireplace with electric fire. Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	Internal surfaces are decorated. Visually inspected.
Cellars	Not applicable.
Electricity	Mains supply. The meter and fuses are in the hallway. 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.
Gas	None.

Water, plumbing and bathroom fittings	Mains supply. Where viewed the plumbing system is PVC and copper. There is a stainless steel sink unit in the kitchen. The fittings of the bathroom suite are mixed in age. There is an older style cold water tank off the bathroom. 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.
Heating and hot water	Heating is by an electric system of mainly high heat retention storage heaters. Hot water is by an immersion heater attached to an older style lagged hot water cylinder off the bathroom. 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.
Drainage	To a mains sewer. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.
Fire, smoke and burglar alarms	Alarms are installed. Visually inspected. No test whatsoever were carried out to any systems or appliances. 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	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. 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. 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.

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

Dampness, rot and infestation	
Repair category:	1
Notes:	There is no evidence of significant dampness, rot or infestation affecting accessible areas.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	2
Notes:	The roof covering appears weathered, consistent with age, and should be expected to require ongoing maintenance. It should be ensured that the roof insulation is to an acceptable standard.

Rainwater fittings	
Repair category:	1
Notes:	Misaligned in places.

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.

Main walls	
Repair category:	2
Notes:	The mains walls present in fair order, consistent with age. It should be appreciated that it is not possible to view the structural element of the wall as it is hidden from view. It is possible for concealed defects to occur.

Windows, external doors and joinery	
Repair category:	1
Notes:	Where tested the windows were found to be in satisfactory working order. All external doors were tested and were found to operate satisfactorily.

External decorations	
Repair category:	2
Notes:	Overhaul external facing areas and update decoration.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
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.

Outside areas and boundaries	
Repair category:	2
Notes:	Outside areas would benefit from some attention.

Ceilings	
Repair category:	2
Notes:	Some unevenness and blemishing noted.

Internal walls	
Repair category:	1
Notes:	Some plaster filling may be necessary during future redecoration.

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

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	The internal joinery is in keeping with a property of this type and age. There is typical wear and tear apparent. Internal glazing should be of safety glass type.

Chimney breasts and fireplaces	
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.

Internal decorations	
Repair category:	1
Notes:	Purchasers will wish to upgrade to suit their own requirements.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	2
Notes:	The system incorporates older components including fuses and switches. It is generally recommended to check electrical systems every 5 years or upon taking possession of a property.

Gas	
Repair category:	
Notes:	Not applicable.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	The plumbing system appears functional, although was not tested. The cold water tank is of an older style.

Heating and hot water	
Repair category:	1
Notes:	An electric heating system is installed. This was not tested. The hot water tank is of an older style.

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:	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.

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	1
External decorations	2
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	
Outside areas and boundaries	2
Ceilings	2
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	
Internal decorations	1
Cellars	
Electricity	2
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
2. Are there three steps or fewer to a main entrance door of the property?	[x]YES [ ]NO
3. Is there a lift to the main entrance door of the property?	[ ]YES [x]NO
4. Are all door openings greater than 750mm?	[ ]YES [x]NO
5. Is there a toilet on the same level as the living room and kitchen?	[x]YES [ ]NO
6. Is there a toilet on the same level as a bedroom?	[x]YES [ ]NO
7. Are all rooms on the same level with no internal steps or stairs?	[x]YES [ ]NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	[x]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
Tenure is assumed absolute ownership. We are unaware of any adverse proposals affecting the subjects although this can be confirmed by obtaining a Property Enquiry Certificate. There is no evidence of recent alterations. The property is erected of a form of construction that is not generally regarded as suitable security for mortgage purposes. 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
The subjects should be insured for a sum of not less than £180,000. ONE HUNDRED AND EIGHTY THOUSAND POUNDS STERLING
Valuation (£) and market comments
Market value assuming vacant possession is £90,000 (NINETY THOUSAND POUNDS STERLING). 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.

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Signed:	Electronically Signed: 322764-35ffbb3e-0451
Date of report:	09/09/2026