

P A R T 1 .

# SINGLE SURVEY

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



## Survey report on:

|                 |                     |
|-----------------|---------------------|
| <b>Customer</b> | Mrs. Elaine Johnson |
|-----------------|---------------------|

|                        |                                                          |
|------------------------|----------------------------------------------------------|
| <b>Selling address</b> | Cumbria View<br>Whiterow<br>Powfoot<br>Annan<br>DG12 5PL |
|------------------------|----------------------------------------------------------|

|                           |            |
|---------------------------|------------|
| <b>Date of Inspection</b> | 01/09/2026 |
|---------------------------|------------|

|                    |                                                                    |
|--------------------|--------------------------------------------------------------------|
| <b>Prepared by</b> | Simon Allen, Bsc MRICS<br>Dumfries - Allied Surveyors Scotland Ltd |
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## 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                    | The property consists of an end-terraced, extended, single-storey cottage.                                                                                                                                                                                                                                                                                                                                                               |
| Accommodation                  | Ground floor: Entrance vestibule, hallway, lounge, dining room, kitchen, master bedroom with ensuite shower room incorporating WC, 2 additional bedrooms and bathroom with WC.                                                                                                                                                                                                                                                           |
| Gross internal floor area (m2) | Approximately 102 m <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                                                       |
| Neighbourhood and location     | The property is situated within the coastal village of Powfoot and possesses an uninterrupted view over the Solway Estuary to the south. Neighbouring properties within Whiterow are of a similar age and style. Facilities within the Powfoot consist of a neighbouring hotel and restaurant, whilst a wider range of amenities and transport links can be accessed in the town of Annan, which lies approximately 3 miles to the east. |
| Age                            | The original cottage is estimated to date from the early 19th century.                                                                                                                                                                                                                                                                                                                                                                   |
| Weather                        | Overcast with intermittent rain showers.                                                                                                                                                                                                                                                                                                                                                                                                 |
| Chimney stacks                 | Visually inspected with the aid of binoculars where required.<br><br>The property possesses a single chimney stack, which is of brick construction with lead flashings                                                                                                                                                                                                                                                                   |

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Roofing including roof space        | <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> <p>The roofs are pitched, timber framed and clad with slates over roofing felt and timber sarking boards. There is sandstone ridging and valley gutters generally appear to be lined with lead. The central valley gutter between the two rear roofs is lined with fibreglass.</p> <p>A restricted inspection of the roof voids was available through ceiling hatches in the hallway and shower room. This revealed the presence of mineral wool insulation above ceilings to an average depth of approximately 300 mm.</p> |
| Rainwater fittings                  | <p>Visually inspected with the aid of binoculars where required.</p> <p>Rainwater gutters and downpipes are formed in cast-iron.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Main walls                          | <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls of the original cottage are generally of solid stone construction, strapped and dry lined internally with plasterboard or similar. The gable wall would appear to have been at least partially reconstructed in brick.</p> <p>The walls enclosing the rear extensions appear to be of traditional cavity masonry construction. There is evidence to indicate that cavity wall insulation has been introduced.</p> <p>All external wall surfaces have been provided with a roughcast finish, which has been painted.</p>                                                                                                                                                                                                                                                                  |
| Windows, external doors and joinery | <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>Windows are of a UPVC framed casement design, incorporating sealed unit double glazing. The main access door is also formed in UPVC and incorporates a double glazed panel. There are fully double glazed, UPVC framed patio doors incorporated within the rear wall of the dining room.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| External decorations                | <p>Visually inspected.</p> <p>External wall surfaces and cast-iron rainwater conductors have been painted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Conservatories / porches            | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Communal areas                      | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

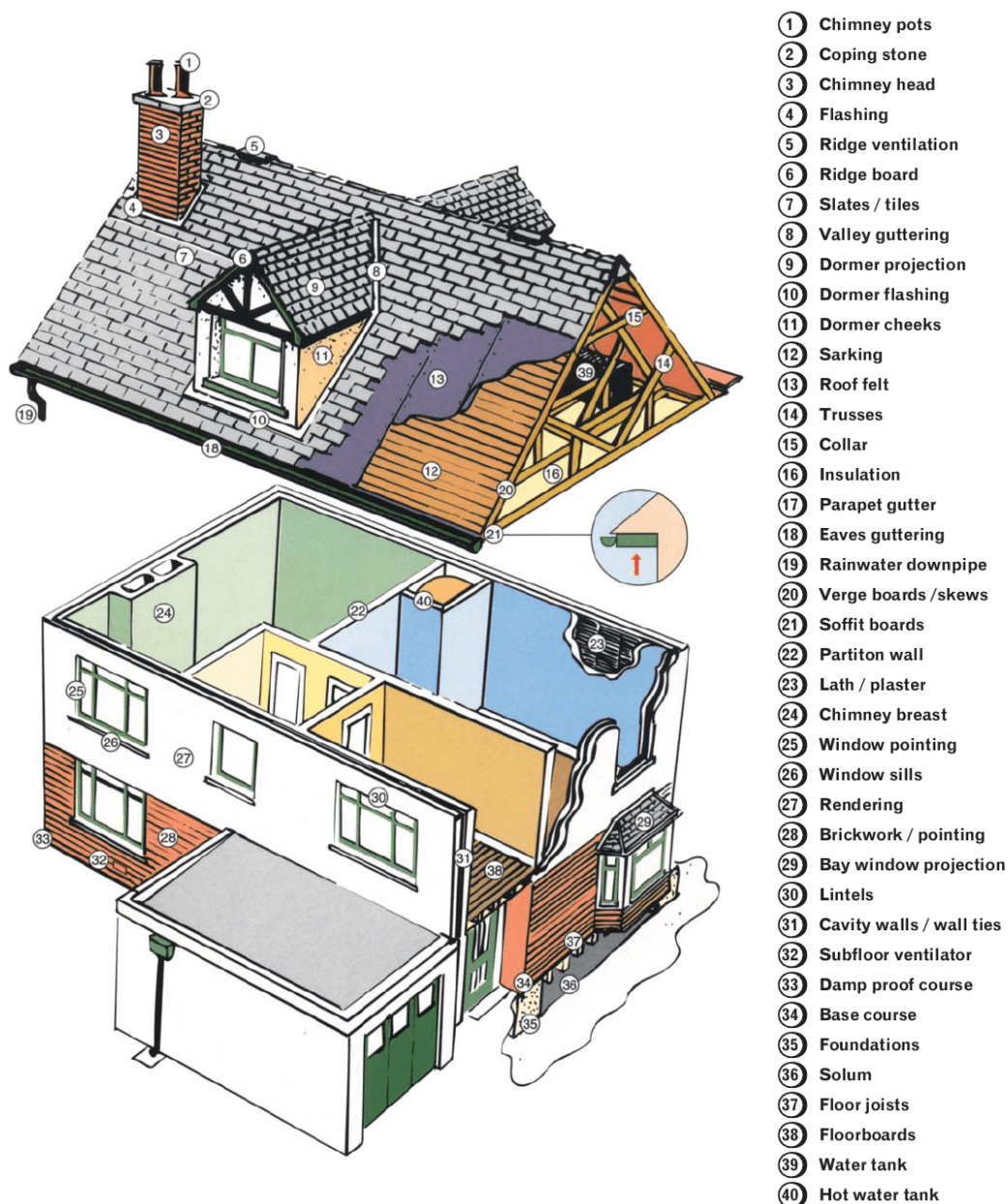
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| Garages and permanent outbuildings | <p>Visually inspected.</p> <p>There is a detached annex situated within the rear garden, which provides accommodation of living room/kitchen, bedroom and bathroom incorporating WC. The walls are of roughcast, solid brick construction, surmounted by a pitched, timber framed and slated roof. Windows and patio doors are UPVC framed and double glazed. There are electric wall mounted panel heaters.</p> <p>Timber framed and clad garden room/studio with integral storage compartment. The gently sloping roof is finished in fibreglass.</p> <p>There are no additional permanent outbuildings, although a small timber shed with perspex roof adjoins the garden room/studio.</p>                                                                  |
| Outside areas and boundaries       | <p>Visually inspected.</p> <p>The property includes private garden ground to the side and rear of the dwellinghouse, mostly laid to concrete and paving.</p> <p>Boundaries are defined by a roughcast masonry wall and timber fencing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Ceilings                           | <p>Visually inspected from floor level.</p> <p>Ceilings would generally appear to be lined with plasterboard and plaster. The ceiling in the kitchen has been finished with tongued and grooved timber boarding.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Internal walls                     | <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal walls are either solid masonry with a plaster finish or consist of timber framed stud partitions lined with plasterboard and plaster.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Floors including sub floors        | <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>Floors are believed to be of suspended timber construction. An inspection of floor surfaces was prevented by the presence of securely fitted floor coverings. Subfloor areas could not be accessed.</p> |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| Internal joinery and kitchen fittings | <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal joinery includes moulded timber skirting boards, facings, oak finished doors and surrounds. There are built-in or walk-in wardrobes in two of the bedrooms.</p> <p>The kitchen has been provided with a range of base and wall mounted cupboard units, with laminated doors and fitted worktops. There is a stainless steel sink unit and integrated appliances include an oven, hob, cooker hood, microwave, dishwasher, fridge freezer and washing machine.</p>                          |
| Chimney breasts and fireplaces        | <p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>An AGA multi-fuel stove has been installed in the lounge, set within a recess upon a polished marble hearth.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Internal decorations                  | <p>Visually inspected.</p> <p>Papered and/or painted finishes have been applied to most wall and ceiling surfaces. Internal joinery has been painted. Doors have been varnished.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Cellars                               | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Electricity                           | <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>Mains electricity is connected, supplemented by photovoltaic solar panels fitted to roof elevations. The electricity meters and consumer units are located in the entrance vestibule. The solar power supply connects to the National Grid.</p> |
| Gas                                   | There is no gas connection to the property, nor is mains gas available locally.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Water, plumbing and bathroom fittings | <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>Mains water is connected and visible plumbing was seen to be copper or PVC.</p> <p>Bathroom fittings consist of a modern white suite comprising WC, wash hand basin and standard sized bath. There is an electric shower fitting above the bath. The shower room has been provided with a white suite comprising WC, wash hand basin and shower enclosure with electric shower fitting.</p>                                                    |

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| Heating and hot water          | <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>There is no centralised heating system within the property. Space heating is provided by electric night storage radiators and wall mounted panel heaters/towel rails, which are located throughout the property.</p> <p>Domestic hot water is provided by an electric immersion system fitted to an unvented and factory insulated hot water storage cylinder located in the roof space.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Drainage                       | <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to the main sewer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Fire, smoke and burglar alarms | <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>For security reasons, no comment is made with regard to burglar alarms or other security measures.</p> <p>Smoke detectors would appear to have been installed in the hallway, lounge and dining room.</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.</p> <p>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> |

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| <p>Any additional limits to inspection</p> | <p>At the time of inspection, the property was occupied and furnished. Floor coverings were present throughout the property, severely restricting an inspection of floor surfaces. Subfloor areas could not be accessed.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>With properties of this type and age, various parts of the structure, such as joists and lintels, are in direct contact with the main external walls, but are hidden from view behind wall linings etc and cannot be seen or reported upon. Those areas which were not inspected cannot be reported as being free from defect, and any comments regarding the condition of the property must be read in this context.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. The property was occupied, fully furnished and all floors were covered. Floor coverings restricted an inspection of flooring. In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects (particularly in cupboards). Floor coverings have not been moved. Personal effects in cupboards and fitted wardrobes were not moved and restricted my inspection.</p> <p>A physical inspection of the roof void area was restricted due to insulation material and lack of suitable crawl boards. As a result, the roof void area was only viewed from the access hatch.</p> <p>An inspection of the roof covering was restricted from ground level and some parts were not visible.</p> <p>Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p> <p>We do not carry out an inspection for Japanese Knotweed, which 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. We have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. 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



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:              | Whilst a minor crack was identified within the front wall of the cottage, no evidence of recent or significant structural movement was noted. |

|                               |                                                                                                                                                                                                                                             |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dampness, rot and infestation |                                                                                                                                                                                                                                             |
| Repair category:              | 2                                                                                                                                                                                                                                           |
| Notes:                        | Woodworm was identified in some of the older accessible roof timbers, requiring further specialist investigation.<br><br>No indications of significant penetrating dampness or rot were identified within accessible areas of the property. |

|                  |                                                                                                                                                         |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chimney stacks   |                                                                                                                                                         |
| Repair category: | 1                                                                                                                                                       |
| Notes:           | Whilst no immediate action would appear to be necessary, there is some surface weathering of the brick chimney stack. Future attention may be 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. |

#### Roofing including roof space

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category: | 2                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Notes:           | <p>As previously reported, woodworm was identified in some older roof timbers, requiring further specialist investigation.</p> <p>There is some unevenness in the roof elevations above the original cottage, although this is not considered to be of ongoing concern.</p> <p>Valley gutters should be checked and cleaned out on a regular basis.</p> <p>Accessible roof voids have been adequately insulated.</p> |

#### Rainwater fittings

|                  |                                                                                                                                                                            |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category: | 1                                                                                                                                                                          |
| Notes:           | <p>No significant issues were noted, although regular decorative maintenance will be required. Rainwater gutters should be checked and cleaned out on a regular basis.</p> |

#### Main walls

|                  |                                                                                                                                                                                            |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category: | 1                                                                                                                                                                                          |
| Notes:           | <p>Whilst no immediate action would appear to be necessary, the roughcast finish applied to external wall surfaces was noted to be hollow in patches and may require future attention.</p> |

#### Windows, external doors and joinery

|                  |                                                                                                                                                                                                                                                                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category: | 2                                                                                                                                                                                                                                                                                                                                                 |
| Notes:           | <p>The laminate finish to some of the PVC window frames has become weathered or detached in places.</p> <p>The seal to one of the double glazing units in the rear bedroom would appear to have failed, resulting in a build-up of condensation between the panes of glass. Additional glazing units may be similarly affected in due course.</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. |

#### External decorations

Repair category:

1

Notes:

Regular decorative maintenance will be required.

#### Conservatories / porches

Repair category:

Notes:

Not applicable.

#### Communal areas

Repair category:

Notes:

Not applicable.

#### Garages and permanent outbuildings

Repair category:

1

Notes:

No significant issues were noted.

#### Outside areas and boundaries

Repair category:

1

Notes:

No significant issues were noted, although continuing maintenance of outside areas and boundaries will be necessary.

#### Ceilings

Repair category:

1

Notes:

No significant issues were noted.

| 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 walls   |                                   |
| Repair category: | 1                                 |
| Notes:           | No significant issues were noted. |

|                             |                                   |
|-----------------------------|-----------------------------------|
| Floors including sub-floors |                                   |
| Repair category:            | 1                                 |
| Notes:                      | No significant issues were noted. |

|                                       |                                                                                                                         |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Internal joinery and kitchen fittings |                                                                                                                         |
| Repair category:                      | 1                                                                                                                       |
| Notes:                                | Internal joinery and kitchen fittings are in reasonable condition relative to their age, normal wear and tear accepted. |

|                                |                                                                                                                                                                                                                                                                                                                         |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chimney breasts and fireplaces |                                                                                                                                                                                                                                                                                                                         |
| Repair category:               | 1                                                                                                                                                                                                                                                                                                                       |
| Notes:                         | It is assumed that the solid fuel stove in the lounge has been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements. A visual inspection revealed no obvious issues, although the fire was not lit at the time of inspection. |

|                      |                                                                                                              |
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| Internal decorations |                                                                                                              |
| Repair category:     | 1                                                                                                            |
| Notes:               | Whilst decoration is largely a subjective matter, the property is considered to be in good decorative order. |

|                  |                 |
|------------------|-----------------|
| Cellars          |                 |
| 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. |

| Electricity      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category: | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Notes:           | <p>A visual inspection revealed no obvious issues. It should however be noted that relevant trade associations recommend that electrical installations be checked every five years or on change of ownership, in order to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.</p> <p>One of the solar panels has slipped out of position and requires attention.</p> |

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

| Water, plumbing and bathroom fittings |                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category:                      | 1                                                                                                                                                                                                                                                                                                                                                             |
| Notes:                                | <p>No obvious defects were identified in the accessible water feed and plumbing systems.</p> <p>Bathroom and shower room fittings are along modern lines and, whilst not tested, appear to be in sound condition. The seals around the bath and shower tray should be checked regularly to ensure that they are maintained in fully watertight condition.</p> |

| Heating and hot water |                                                                                              |
|-----------------------|----------------------------------------------------------------------------------------------|
| Repair category:      | 1                                                                                            |
| Notes:                | A visual inspection revealed no obvious issues with regard to heating and hot water systems. |

| 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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| Drainage         |                                                                                                |
| Repair category: | 1                                                                                              |
| Notes:           | A surface inspection within the immediate vicinity of the property revealed no obvious issues. |

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.

|                                              |   |
|----------------------------------------------|---|
| <b>Structural movement</b>                   | 1 |
| <b>Dampness, rot and infestation</b>         | 2 |
| <b>Chimney stacks</b>                        | 1 |
| <b>Roofing including roof space</b>          | 2 |
| <b>Rainwater fittings</b>                    | 1 |
| <b>Main walls</b>                            | 1 |
| <b>Windows, external doors and joinery</b>   | 2 |
| <b>External decorations</b>                  | 1 |
| Conservatories / porches                     |   |
| Communal areas                               |   |
| <b>Garages and permanent outbuildings</b>    | 1 |
| <b>Outside areas and boundaries</b>          | 1 |
| <b>Ceilings</b>                              | 1 |
| <b>Internal walls</b>                        | 1 |
| <b>Floors including sub-floors</b>           | 1 |
| <b>Internal joinery and kitchen fittings</b> | 1 |
| <b>Chimney breasts and fireplaces</b>        | 1 |
| <b>Internal decorations</b>                  | 1 |
| Cellars                                      |   |
| <b>Electricity</b>                           | 1 |
| Gas                                          |   |
| <b>Water, plumbing and bathroom fittings</b> | 1 |
| <b>Heating and hot water</b>                 | 1 |
| <b>Drainage</b>                              | 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

The assumed tenure is absolute ownership.

Roads and footpaths within the immediate vicinity of the property have been made up and are assumed to be maintained at public expense. Details should be confirmed.

The original cottage has been altered and extended. Whilst physical amendments do not appear to be recent, it is assumed that appropriate local authority consents and completion certificates were obtained at the relevant times.

It is understood that a warranty has been issued in respect of cavity wall insulation and relevant documentation should be transferred at the date of sale.

The property owner has indicated that the annex has been inspected by the local authority, who have indicated that it is suitable for occasional use without further consent being obtained. Prospective purchasers should satisfy themselves in this regard.

The presence of the annex may potentially cause difficulties in arranging mortgage finance for the property. Prospective purchasers intending to obtain a mortgage should confirm the position with their chosen lender.

There is an electricity pole sited within the boundaries of the property, in respect of which there is likely to be a wayleave for the purposes of maintenance. Details should be confirmed.

Details should be confirmed with regard to the solar panel installation and the current feed-in tariff.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the cost implications of these issues prior to making an offer to purchase.

### Estimated re-instatement cost (£) for insurance purposes

£580,000

Five Hundred and Eighty Thousand Pounds. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.

### Valuation (£) and market comments

£380,000

The market value of the property as described in this report is Three Hundred and Eighty 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.

Whilst there is no evidence of recent flooding having affected the property, on the most recent flood maps produced by the Scottish Environmental Protection Agency (SEPA), the subjects are identified as being in an area considered to be at medium risk from potential coastal flooding. This represents a 0.5% chance of flooding in any individual year. This listing may potentially impact on the cost of buildings insurance.

The property is considered to be of a type and in a location for which continuing demand might reasonably be expected.

|                        |                                             |
|------------------------|---------------------------------------------|
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| <b>Date of report:</b> | 03/09/2026                                  |