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	DD240365

Customer	Elise Wilson and Andrea Wilson

Selling address	9 St. Marys Road Dundee DD3 9DH

Date of Inspection	22/04/2024

Prepared by	Mark Smith, BSc MRICS D M Hall - Dundee

1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the Surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the Surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the Surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	The subjects comprises a semi-detached villa.
Accommodation	Ground Floor: Entrance Porch with Utility Room off, Hall, Living Room, Family Room/4th Bedroom, Dining Kitchen, Toilet with WC and Conservatory. First Floor: Landing, 3 Bedrooms, Bathroom with WC and separate shower enclosure.
Gross internal floor area (m2)	156 m2 (including porch/utility room and conservatory).
Neighbourhood and location	The subjects form part of a long established private residential development on the northern periphery of Dundee, approximately 3 miles from the City Centre. The immediate surrounding properties are of similar age and construction. All essential amenities are available within easy reach.
Age	Built around 1900.
Weather	Overcast but dry. The report should be read in this context.
Chimney stacks	Visually inspected with the aid of binoculars where required. The chimney stacks are of stone construction with a pointed finish. The flashing details are of cement.

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. 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. The main roof is constructed of timber, pitched and laid in slates, incorporating metal sheet ridging. The roofs over the dormer window projections are pitched, hipped and laid in slates. Valley gutter sections at roof junctions are laid in metal sheeting. The roof over the living room bay window projection to the front elevation, is flat and appears to be laid in metal sheeting with a painted finish. A hatch with drop down ladder facility to the landing ceiling allows access to the apex roof space. This area is insulated at joist level and part floored/boarded for storage. No readily accessible or unfixed hatches were available to allow access to any eaves roof spaces.
Rainwater fittings	Visually inspected with the aid of binoculars where required. The rainwater fittings are of PVC.
Main walls	Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected. The main walls are of solid stone construction with a pointed finish externally. The walls are lined internally.
Windows, external doors and joinery	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. The windows are mainly of UPVC framed double glazed styles, although there are timber framed double glazed Velux rooflights above the stairs, as well as to the bathroom. There is an external style UPVC framed double glazed door between the entrance porch and the hall. There are UPVC framed double glazed French doors to the rear, leading to/from the dining kitchen.
External decorations	Visually inspected. The external decorations are of paint/preservative.

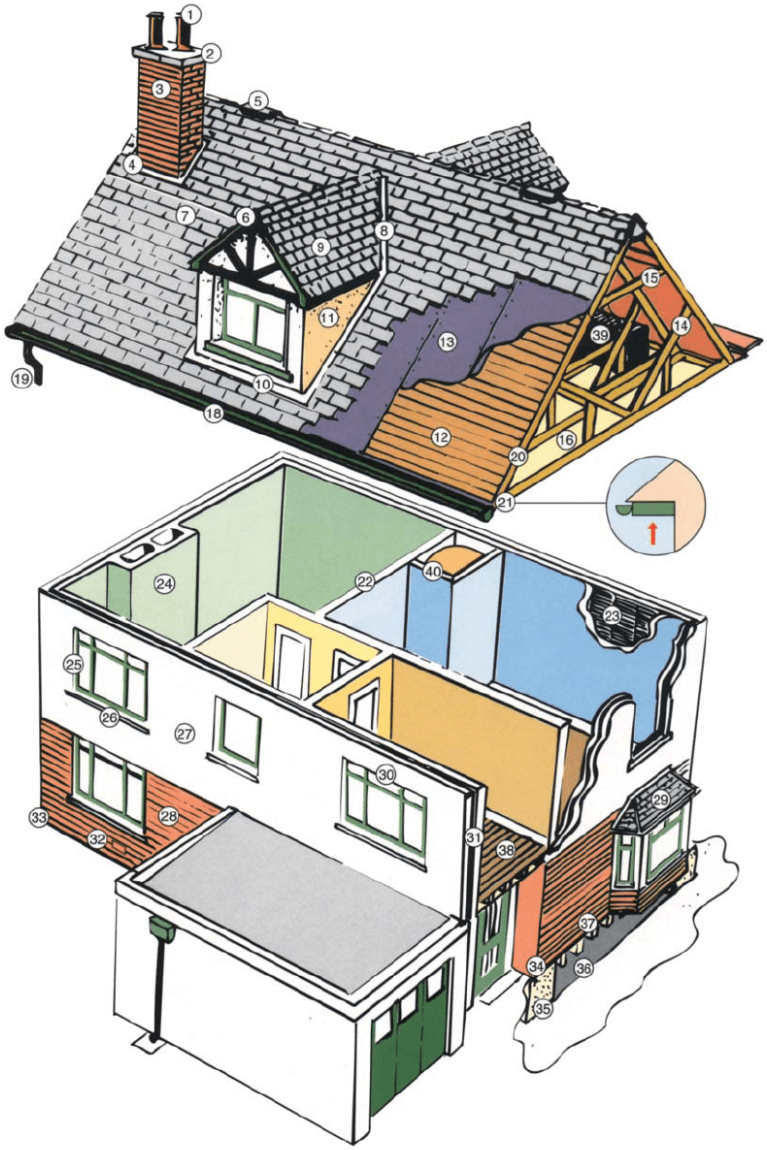
Conservatories / porches	Visually inspected. There is an entrance porch extension, incorporating utility room to the side elevation. The main walls appear to be of timber frame and are clad with timber weatherboarding externally. The porch incorporates timber framed single glazing and a timber framed/single glazed entrance door. There is a UPVC framed double glazed door to the utility room. The roof is mono pitched, with the part over the porch being laid in polycarbonate, and the part over the utility room being laid in slates. The flooring is of solid concrete construction. There is also a conservatory extension to the rear. The walls are of part brick construction, with the remainder being of timber framed double glazing, incorporating French doors. The roof is mono pitched and laid in polycarbonate. The flooring is of timber over a brick base.
Communal areas	Circulation areas visually inspected. None.
Garages and permanent outbuildings	Visually inspected. There is a detached single garage of timber wall construction, with the roof being mono pitched and laid in mineral felt. There is a concrete screed floor within a brick base. Lighting and power are installed. There are no permanent outbuildings.
Outside areas and boundaries	Visually inspected. The front garden is laid to lawn, incorporating well stocked/slate chip borders and a tarmac footpath. A tarmac driveway to the side of the dwelling leads to the aforementioned garage. The rear garden is laid to lawn, incorporating well stocked borders, as well as paving slab footpaths/patio areas. The site boundaries are defined by stone, brick and concrete block walls. There is also some hedging along the front-most boundary.
Ceilings	Visually inspected from floor level. The ceilings are of timber lath and plaster. The ceilings to the living room and the family room/fourth bedroom also incorporate ornate cornices.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls appear to be of timber lath and plaster.

Floors including sub floors	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. The floors within the main dwelling are of suspended timber construction.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The internal doors are of moulded timber styles, with those at ground level also incorporating glazing. The door facings and the skirting boards are of moulded timber styles. A timber staircase, incorporating moulded timber balustrade and handrail, leads from the hall to the upper level accommodation. The kitchen fittings comprise floor standing and wall mounted units. There are also floor standing and wall mounted units to the utility room.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is a gas fire to the living room and a gas fired stove to the dining kitchen.
Internal decorations	Visually inspected. The ceilings are finished with paper and/or paint. The walls are mainly finished with paper and/or paint, although the kitchen, utility room and sanitary areas are part tiled, and the shower enclosure is fully tiled. The internal joinery is finished with paint or preservative.
Cellars	Visually inspected where there was safe and purpose-built access. None.
Electricity	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. Mains supply. The meter is boxed within the porch.

Gas	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. Mains supply. The meter is located within an external box against the side elevation of the main dwelling, beyond the utility room.
Water, plumbing and bathroom fittings	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. Mains supply. Pipework (where seen) is of PVC or similar modern materials. There is a stainless steel bowl and drainer sink unit to the kitchen fittings. There is an enamel Belfast sink unit to the utility room. There are white fittings to the toilet, comprising wash basin and WC. There is a white bathroom suite, comprising bath with overhead electric shower unit and screen surround, wash basin and WC. There is a shower enclosure, incorporating mixer shower unit to an original cupboard on the first floor landing.
Heating and hot water	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. There is a gas fired central system, which also provides hot water. A combi boiler is wall mounted within a recessed cupboard to the dining kitchen. The boiler serves wall mounted radiators. The radiator to the bathroom is of a towel rail type. The programmer for the system is integral with the boiler, and there is also a combined programmer/room thermostat to the hall. A redundant room thermostat remains in place to the hall, adjacent to the stairs.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Drainage is to the main sewer.
Fire, smoke and burglar alarms	Visually inspected. No test whatsoever were carried out to any systems or appliances. Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.

Any additional limits to inspection	Our inspection of the apex roof space was restricted to floored/boarded areas only due to the level of insulation materials present. No readily accessible or unfixed hatches were available to allow access to any eaves roof spaces and accordingly, we cannot comment on the condition of any timbers etc contained therein. The windows were tested at random. The property was fully furnished and all floors were covered. Floor coverings restricted our inspection of flooring. No readily accessible hatches or loose floorboards were available to allow access to any sub floor areas. Personal effects in cupboards and fitted wardrobes were not moved and restricted the inspection. 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. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. The systems and the services were not tested. The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor. Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report, but it would be prudent to consider costs and budgeting before offering. The various trades can advise further. We have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.

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:	The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing.

Dampness, rot and infestation	
Repair category:	2
Notes:	There is evidence of wood boring insect infestation to roof timbers. It is understood that treatment works have been carried out previously, however, any guarantees in this regard have lapsed and there is no further documentation. The woodworm may still be inactive/historic, although prospective purchasers may wish to seek confirmation in this regard from a specialist contractor. In a property of this age and type, it is possible that there may be structural defects which are presently concealed by floor coverings and plasterwork etc. Damp meter readings were, however, taken at random, in accessible areas throughout the property and moisture levels were found to be within an acceptable range.

Chimney stacks	
Repair category:	2
Notes:	The stonework is spalled/eroded. There is also some deterioration to the coping stone of the mutual stack at the party wall, which will likely require attention. These items are typical of a property of this age and type of construction. A competent local builder can investigate further and repair/replace as required. Ongoing maintenance and repairs should also be anticipated to the flashing details to ensure they are watertight.

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:	A number of chipped/damaged and slipped roof slates were noted. While it is understood that the roof has been regularly maintained, ongoing maintenance and repairs are likely to be required due to its age. Natural slates have an expected lifespan of up to 100 years or more depending on slate quality, source, thickness and cutting skill of the slate. Slates will deteriorate over time; nail fixings will corrode and loosen resulting in on-going maintenance requirements. Close quarter and disruptive inspections may reveal damage to roofing materials, especially where these are original. It should be appreciated that the flat roof covering over the living room bay window projection has a limited life and will require regular maintenance and eventual renewal. There was, however, no evidence of any staining to the ceiling internally to suggest water penetration. A degree of staining and condensation were noted to timbers within the accessible apex roof space. Within the limitations of our inspection, the staining appeared historic, although it was noted that there are no ventilators to allow of circulation of air, following the installation of increased insulation. A redundant metal cold water storage tank remains in place.

Rainwater fittings	
Repair category:	1
Notes:	There was no evidence of damp staining/water staining on wall surfaces which would indicate leakage.

Main walls	
Repair category:	2
Notes:	The stonework is spalled/eroded. There are also some bossed/hollow and open mortar joints. While some repointing works have been carried out in the past, further works should be anticipated as part of an ongoing maintenance programme. There are areas of cracked and bossed cement render around a number of window openings. Some patching/repair works should also be anticipated to these areas. These items are typical of a property of this age and type of construction.

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.

Windows, external doors and joinery	
Repair category:	1
Notes:	The windows (where tested) functioned adequately, although they are of mixed age/styles. Typical weathering/wear is evident to some areas. The external doors functioned adequately. Windows and external doors can be problematic and over time their operation can be affected, and opening mechanisms damaged. It is therefore likely that attention will be required as part of an ongoing maintenance programme.

External decorations	
Repair category:	1
Notes:	The external decorations are generally in fair condition. Regular renewal will be required if these areas are to be maintained in satisfactory condition.

Conservatories / porches	
Repair category:	2
Notes:	Typical weathering is evident to external timbers to the porch/utility room and the conservatory. Minor decay is also evident to areas of timber weatherboarding, and some areas are also slightly warped. There is a section of misted glazing to the conservatory and there is also minor decay to the base of the French doors. Ongoing maintenance and repairs should be anticipated if these areas are to be maintained in satisfactory condition.

Communal areas	
Repair category:	
Notes:	N/A

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.

Garages and permanent outbuildings	
Repair category:	1
Notes:	The garage generally appeared in a fair condition, consistent with age and usage. Within the limitations of our inspection, no reportable defects were evident. It should be appreciated that the felt roof covering has a limited life and will require regular maintenance and eventual renewal. There was, however, no evidence of any staining internally to suggest water penetration.

Outside areas and boundaries	
Repair category:	2
Notes:	Typical weathering is evident to boundary walls. There are also some open mortar joints and there is vegetation growth to some areas. The driveway surface is uneven in places, which is likely the result of general wear and tear. There is also some leaning and weathered/spalling brickwork to a dwarf wall abutting the driveway. There is some unevenness to slabbed areas. Pedestrian and vehicular access gates are corroded in places. There is a mature tree within the rear garden, which is located in close proximity to boundaries. While no associated damage was noted, the situation should be monitored. A tree surgeon will be able to provide further advice if required. You should verify with your conveyancer the extent of the boundaries attaching to the property.

Ceilings	
Repair category:	2
Notes:	The ceilings are of timber lath and plaster, and there is cracking and unevenness to some areas. While this is cosmetic in nature, repairs should be anticipated. There is also ornate plasterwork detailing to some areas and repair of these can be expensive even if only small areas are disturbed. This often leads to more extensive work being necessary.

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:	The internal walls were largely covered with decorative finishes. Within the limitations of our inspection, no reportable defects were evident. During routine decoration, however, some plaster filling/repair may be required.

Floors including sub-floors	
Repair category:	1
Notes:	The flooring was found to be generally firm to the tread, with the exception of some loose/creaking panels, which is considered to be cosmetic in nature. A slight run was also noted to some areas, which is considered to be due to longstanding settlement/movement. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work. No access to the sub-floor area was possible. Within the limitations of our inspection, there was no indication to suggest significant defects in this area. It will, however, be appreciated that as the area was not inspected, no guarantees can be provided in this regard.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	The internal joinery is in keeping with the age and character of the subjects, and generally appeared in serviceable condition. Typical wear and tear is evident to some areas. A number of door frames are slightly distorted and there is a slight run to the staircase. These are considered to be due to longstanding settlement/movement. There are some worn treads to the staircase, which is cosmetic in nature. The kitchen and the utility room fittings are along modern lines, and generally appeared in adequate condition, consistent with age and usage.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	The appliances were not tested. Current test certification should be confirmed.

Internal decorations	
Repair category:	1
Notes:	The subjects were found to be generally well presented, with some minor/typical wear and tear evident to some areas. Some paper puckering is evident, which is considered to be due to longstanding settlement/movement.

Cellars	
Repair category:	
Notes:	N/A

Electricity	
Repair category:	2
Notes:	The electrical installation includes an older consumer unit. There are also low level/skirting mounted power outlets. The system should be checked and upgraded as necessary by a qualified electrician. It is recommended that all electrical installations be checked every five years or on change of ownership 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.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Gas	
Repair category:	1
Notes:	Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	Pipework (where seen) is of PVC or similar modern materials, and appeared in serviceable condition but was not tested. The sanitary fittings are along modern lines and generally appeared in adequate condition, consistent with age and usage. Flooring beneath the bath/shower tray was not inspected, however it should be appreciated that over time the build-up of condensation together with small amounts of leakage from joints between tiling or mastic and bath/shower fittings can lead to deterioration of flooring or wall linings. Repairs in this regard may be required as part of a normal and ongoing maintenance regime.

Heating and hot water	
Repair category:	1
Notes:	It is understood that the boiler/central heating system has been regularly serviced. Service records should be obtained and checked. It is assumed that the central heating system has been properly installed, updated, and maintained to meet with all current regulations and standards, with particular regard to flue and ventilation requirements. Boilers and central heating systems should be tested and serviced by a Gas Safe registered engineer on an annual basis to ensure their safe and efficient operation.

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 was no surface 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	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	2
Communal areas	
Garages and permanent outbuildings	1
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	1
Internal decorations	1
Cellars	
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

1. Which floor(s) is the living accommodation on?	Ground and First.
2. Are there three steps or fewer to a main entrance door of the property?	[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?	[ ]YES [x]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
We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate. Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds. The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. While not necessarily an exhaustive list, alterations noted at the time of our inspection include the construction of entrance porch/utility room and conservatory extensions. French doors have been formed within the rear elevation, leading to/from the kitchen and a number of Velux rooflights have been installed at upper level. A toilet has been formed within an original under-stair cupboard at ground level, and a shower enclosure has been formed within an original cupboard on the first floor landing. Some of these works may now be of some antiquity and in excess of 20 years old. The absence of any documentation in relation to historic alterations does not materially affect our valuation. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt. 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
600,000 (Six Hundred Thousand Pounds) It should be noted that this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS). This figure bears no direct relationship to current market value.
Valuation (£) and market comments
280,000 (Two Hundred and Eighty Thousand Pounds) Following buoyant market conditions over a prolonged period through the Covid 19 pandemic, there are now indications of a return to a more balanced level of supply and demand, partly influenced by current economic circumstances and changing interest rates.

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Signed:	Electronically Signed: 256196-67702e05-97bf
Date of report:	23/04/2024