

P A R T 1 .

SINGLE SURVEY

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



Survey report on:

Surveyor Reference	DD240279
Customer	Tracie Buchanan
Selling address	20f Moncur Crescent Dundee DD3 8AA
Date of Inspection	15/03/2024
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 comprise a former Local Authority second/top floor flat, forming part of a three storey end terraced purpose built block of six flats.
Accommodation	SECOND/TOP FLOOR: Entrance Hall, Lounge, Two Bedrooms, Kitchen and Bathroom with WC.
Gross internal floor area (m ²)	63 m ²
Neighbourhood and location	The subjects form part of an established residential area situated approximately 2 miles north of Dundee city centre. The immediate surrounding properties are of similar age and construction, and there is also a small park located opposite. All essential amenities are available within easy reach.
Age	Built around 1930.
Weather	Dull with showers. The report should be read in context.
Chimney stacks	<i>Visually inspected with the aid of binoculars where required.</i> There is a mutual chimney stack of stone construction with a pointed finish externally. The flashing details are of metal sheet.

<p>Roofing including roof space</p>	<p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></p> <p>The roof is constructed of timber, pitched and laid in tiles, incorporating tiled ridging and hips.</p> <p>A hatch to the ceiling of the communal stairwell allows access to the roof space directly above the subjects. This area is well insulated at joist level.</p>
<p>Rainwater fittings</p>	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>The rainwater fittings are of PVC.</p>
<p>Main walls</p>	<p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The main walls are of solid stone construction, insulated and rendered externally, and lined internally.</p>
<p>Windows, external doors and joinery</p>	<p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p> <p>The windows are of UPVC framed double glazed styles.</p> <p>The entrance door to the subjects is of a plain/flush timber style.</p>
<p>External decorations</p>	<p>None.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p><i>Circulation areas visually inspected.</i></p> <p>The subjects are accessed via a communal stairwell with security entry phone system.</p>
<p>Garages and permanent outbuildings</p>	<p>Street parking only.</p> <p>There are no permanent outbuildings.</p>

<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The garden ground to the front of the building is laid to lawn, incorporating a tarmac footpath. The garden ground to the rear is sloping in places and is laid to lawn, incorporating a tarmac footpath, as well as a brick and concrete staircase with metal railings. The site boundaries at the front are defined by metal and timber fences. The site boundaries to the rear are open plan in nature.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The ceilings are of timber lath and plaster.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The internal walls appear to be of brick, and are plastered on the hard.</p>
<p>Floors including sub floors</p>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>The floors are of suspended timber construction.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The internal doors are moulded timber styles, with the lounge door also incorporating glazing. The door facings and the skirting boards are a mixture of moulded and plain timber styles.</p> <p>The kitchen fittings comprise floor standing and wall mounted units.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>There is a living flame gas fire to the lounge.</p>

<p>Internal decorations</p>	<p>Visually inspected.</p> <p>The ceilings are mainly finished with paper and/or paint, although the hall ceiling is clad with timber panels. The walls are mainly finished with paper and/or paint, although the hall is clad with timber panels, and the kitchen and the bathroom are tiled. The internal joinery is finished with paint or preservative.</p>
<p>Cellars</p>	<p>None.</p>
<p>Electricity</p>	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains supply. The meter is boxed within the hall.</p>
<p>Gas</p>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains supply. The meter is located within the kitchen.</p>
<p>Water, plumbing and bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains supply. Pipework (where seen) was noted to be of copper and PVC. There is a stainless steel bowl and drainer sink unit to the kitchen fittings.</p> <p>There is a white bathroom suite, comprising bath with overhead electric shower unit and curtain surround, wash hand basin and WC.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>There is a gas fired central heating system, which also provides hot water. A combi boiler is wall mounted within the kitchen. The flue projects through the rear elevation. The boiler serves wall mounted radiators. The programmer for the system is integral with the boiler.</p>

<p>Drainage</p>	<p><i>Drainage covers etc were not lifted.</i></p>
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	<p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to the mains sewer.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>Heat, fire and smoke detectors, interlinking with a carbon monoxide detector have been installed.</p> <p>No test whatsoever were carried out to any systems or appliances.</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. 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>

<p>Any additional limits to inspection</p>	<p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the Surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>Our inspection of the roof space was restricted to floored/boarded areas only, due to the level of insulation materials present.</p> <p>The windows were tested at random.</p> <p>The property was unoccupied, although fully furnished and all floors were covered. Floor coverings restricted our inspection of flooring.</p> <p>Personal effects in cupboards and fitted wardrobes were not moved and restricted the inspection.</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>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>The systems and the services were not tested.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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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:	No obvious evidence of significant movement noted within the limitations of the inspection.

Dampness, rot and infestation	
Repair category:	1
Notes:	No obvious evidence of significant dampness, rot or wood boring insect infestation.

Chimney stacks	
Repair category:	1
Notes:	The chimney stack generally appeared in a fair condition, consistent with its age and type of construction. Within the limits of our inspection, no reportable defects were evident. Ongoing maintenance should, however, be anticipated, including 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:	1
Notes:	It is understood that the roof coverings were replaced in September 2001. Within the limits of our inspection, no reportable defects were evident. Despite typical weathering and accumulation of moss growth in places, tilework appeared intact and there was no evidence of staining within the roof space to suggest recent water penetration. A degree of historic staining and condensation are evident, which is typical of a property of this age and type. Ventilators have been incorporated within the roof to allow for circulation of air.

Rainwater fittings	
Repair category:	2
Notes:	Vegetation is blocking sections of guttering. The affected areas should be cleared and checked.

Main walls	
Repair category:	1
Notes:	<p>The main walls have been insulated and rendered externally. Within the limits of our inspection, no reportable defects were evident. Render finishes to the subjects appeared intact. The flue from a previous central heating boiler remains to the rear elevation. Removal of this may cause the need for some patch repairs.</p> <p>It is good practice to periodically check the condition of any EWI system on any building of any height and all building owners should consider the need to undertake such checks as part of their regular maintenance and management plan.</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.

Windows, external doors and joinery

Repair category:	2
Notes:	<p>The windows date appear to date from 1994. Typical weathering/wear and tear is evident.</p> <p>The entrance door to the subjects was generally found to be in a serviceable condition, although this is of an older style/type with some wear and tear evident.</p> <p>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, until they are replaced.</p>

External decorations

Repair category:	
Notes:	N/A.

Conservatories / porches

Repair category:	
Notes:	N/A.

Communal areas

Repair category:	1
Notes:	Within the limits of our inspection, no reportable defects were evident to the communal stairwell. Decorations are generally in fresh order.

Garages and permanent outbuildings

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.

Outside areas and boundaries	
Repair category:	1
Notes:	<p>Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should be confirmed by reference to the Title Deeds.</p> <p>There is some loose, weathered and open jointed brickwork at the bottom of the staircase within the rear garden ground. This is cosmetic in nature.</p>

Ceilings	
Repair category:	1
Notes:	<p>The ceilings were largely covered with decorative finishes. Within the limits of our inspection, no reportable defects were evident. During routine decoration, however, some plaster filling/repair may be required.</p>

Internal walls	
Repair category:	1
Notes:	<p>The internal walls were largely covered with decorative finishes. Within the limits of our inspection, no reportable defects were evident. During routine decoration, however, some plaster filling/repair may be required.</p>

Floors including sub-floors	
Repair category:	1
Notes:	<p>The flooring was found to be generally level and firm to the tread.</p> <p>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.</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.

Internal joinery and kitchen fittings

Repair category:

2

Notes:

The internal joinery was generally found to be in a serviceable condition, although it is of mixed age. Typical wear and tear is evident to some areas.

Newer door and drawer facings appear to have been fitted to older cabinetry within the kitchen. Typical wear and tear is, however, now evident to some areas, and a number of doors are ill fitting requiring adjustment.

Chimney breasts and fireplaces

Repair category:

1

Notes:

There is a living flame gas fire to the lounge. It should be emphasised that the flue was not checked, or the appliance tested.

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.

Internal decorations

Repair category:

1

Notes:

The subjects were generally found to be in fair decorative condition.

Cellars

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.

Electricity	
Repair category:	2
Notes:	<p>The electrical system includes older consumer units. It will be necessary to have the system checked and upgraded by a qualified electrician.</p> <p>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.</p>

Gas	
Repair category:	1
Notes:	<p>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.</p>

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>Pipework (where seen) was noted to be of copper and PVC, and appeared in serviceable condition but was not tested.</p> <p>The bathroom fittings are dated, but still generally appeared in serviceable condition. Typical wear and tear is evident to some areas and the bath panel is warped slightly as a result of general water spillage.</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.

Heating and hot water	
Repair category:	1
Notes:	<p>It is understood that the boiler was replaced in April 2023. A guarantee may be available in this regard. This should be confirmed. The radiators are along older lines, although within the limits of our inspection, no reportable defects were evident. Some wear and tear is evident to paintwork, which is cosmetic in nature.</p> <p>Boilers and central heating systems should be tested and serviced by a Gas Safe registered contractor on an annual basis to ensure their safe and efficient operation.</p>

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	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	2
Main walls	1
Windows, external doors and joinery	2
External decorations	
Conservatories / porches	
Communal areas	1
Garages and permanent outbuildings	
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
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?	Second/Top
2. Are there three steps or fewer to a main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input 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	
<p>We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.</p> <p>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.</p> <p>The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. The exact liability should be confirmed. Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should also be confirmed by reference to the Title Deeds.</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>210,000 (TWO HUNDRED AND TEN THOUSAND POUNDS).</p> <p>It should be noted 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.</p>	
Valuation (£) and market comments	
<p>90,000 (NINETY THOUSAND POUNDS)</p> <p>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.</p>	
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Date of report:	18/03/2024