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	DD240018

Customer	Leigh Ann Orrock

Selling address	G/R 22 Balerno Street Dundee DD4 8NR

Date of Inspection	17/01/2024

Prepared by	Christopher INACTIVE, 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	Purpose Built Ground Floor Flat contained within a Three Storey Block of 6 properties.
Accommodation	Ground Floor: Entrance Hallway, Living Room, Kitchen with Veranda off, Two Bedrooms and Shower Room.
Gross internal floor area (m2)	69 sq.m. or thereby.
Neighbourhood and location	The property forms part of an established residential area with Dundee. The surrounding properties in the immediate vicinity are generally of a comparable style and class of construction. A range of typical local amenities can be found nearby.
Age	70 years approximately.
Weather	Sunny and dry with a heavy covering of frost, following generally similar weather conditions. .
Chimney stacks	Visually inspected with the aid of binoculars where required. A chimney stack is in place being of brick harled construction.
Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where required. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. The roof is of a pitched design being overlaid in Rosemary tiles. Access to the roof space of the block is available via a ceiling hatch within the upper most common hallway.

Rainwater fittings	Visually inspected with the aid of binoculars where required. Half round UPVC gutters are installed which connect to suitable downpipes, some of which are of cast iron style.
Main walls	Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected. The block appears to be of traditional cavity brick wall construction, with the walls being approximately 310mm thick and primarily having a harled and pointed facing brick external finish. Cavity wall insulation has been installed. A veranda structure is integrated within the block to the rear which appears to have a solid base overlaid in timber decking and is bound by metal balustrades. I would make the reasonable assumption that a suitable damp proof course was installed in the property at the time of construction, in line with regulations at the time. There is a provision of sub floor ventilation.
Windows, external doors and joinery	Random windows were opened and closed where possible. Doors and windows were not forced open. Double glazed UPVC framed window units are installed. The access doors are of double glazed UPVC panelled style. The roof design incorporates timber box eaves features.
External decorations	Visually inspected. The box eaves features, cast iron rainwater goods and some wall finishes are painted.
Conservatories / porches	Visually inspected. There are no conservatories or porches.
Communal areas	Circulation areas visually inspected. Access to the block is via a common hallway/stairwell. Secure entry doors are in place. There are shared garden areas.
Garages and permanent outbuildings	Visually inspected. I am informed the property has a storage cupboard located within the ground floor common hallway, adjacent to the subject access door. Access is via a timber door.

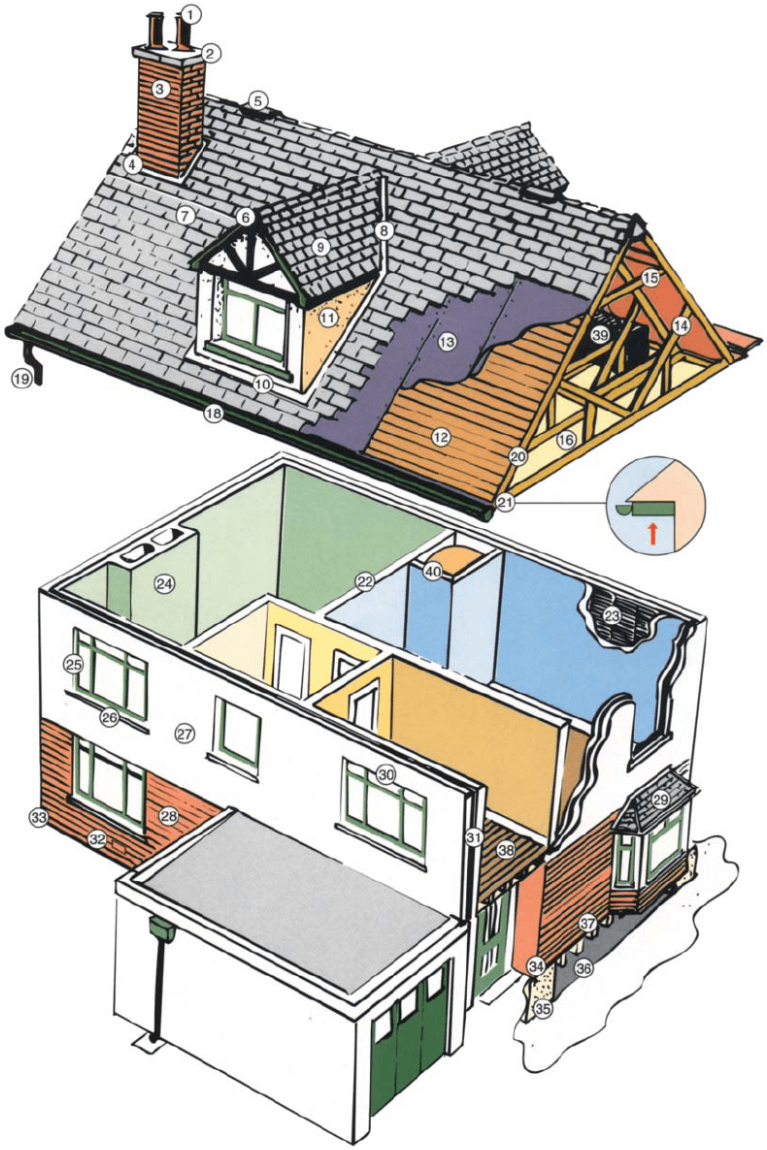
Outside areas and boundaries	Visually inspected. The property has a private garden area to the front being surfaced in grass, concrete paving and planting, being bound by hedging. To the rear of the block are shared garden areas primarily surfaced in grass.
Ceilings	Visually inspected from floor level. The ceilings are of plasterboard construction with some laminate coverings being installed.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls and partitions are of plaster on the hard and lined plasterboard wall construction. Laminate coverings are installed at parts.
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 are formed with suspended timber joists being overlaid with timber tongue and groove boarding. Some areas appear to be formed in solid concrete. No sub floor access was available.
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 consist of timber panel units being fitted with moulded facings and surrounds. The kitchen was fitted with a range of base and wall units having compatible worktops.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. The original fireplace openings within the property have been blocked.

Internal decorations	Visually inspected. The internal walls and ceilings mostly have a papered or painted finish. The internal joinery fitments are finished in paint.
Cellars	Visually inspected where there was safe and purpose-built access. There are no cellars.
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 installed. The electricity fusebox is located within a hallway cupboard.
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 installed. The gas meter are located within a base cupboard in the kitchen.
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 installed. The shower room is fitted with a modern suite. A stainless steel sink unit and side drainer are fitted within the kitchen. All visible pipework is made with copper and PVC materials.
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. A wall mounted gas fired Vokera Excel 29 boiler within a cupboard off the bedroom, provides a system of radiators and also provides the domestic hot water.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Drainage is connected to the main sewer.

Fire, smoke and burglar alarms	Visually inspected. No test whatsoever were carried out to any systems or appliances. 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. There is a provision of smoke alarms in the property. 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	Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation. 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. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive. The property was occupied, fully furnished and all floors were covered. Floor coverings restricted my inspection of flooring. My inspection of the roof covering was restricted from ground level and by the heavy frost covering. No access was available to the roof space of the block. I was not able to inspect the sub floor area as no access hatch was found. No access was available to a stored cupboard within a common hallway. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. I 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. 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. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. 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. 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. The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required. 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. My inspection was consequently restricted and I would underline it is outwith the scope of my inspection to test the services within the property.

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:	No obvious evidence of significant movement noted within the limitations of my 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:	No significant defects noted.

Roofing including roof space	
Repair category:	2
Notes:	The roof tiles are older/original and appear to show signs of weathering. Rosemary clay roof tiles can become brittle and delaminate as a result of frost, weathering or chemical damage. Inspection at close quarters may reveal further deterioration/damage to roofing materials, especially where these are original. A reputable roofing contractor can provide further advice.

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.

Rainwater fittings	
Repair category:	2
Notes:	The gutters are supporting vegetation growth and corrosion was noted to cast iron components.

Main walls	
Repair category:	2
Notes:	Weathering was noted to external wall surfaces. Corrosion was noted to metal balustrades.

Windows, external doors and joinery	
Repair category:	1
Notes:	Whilst the majority of windows are of a modern style some older units remain in place. Ongoing maintenance to units and mechanisms should be anticipated.

External decorations	
Repair category:	1
Notes:	Renewal of paintwork would be beneficial at parts in due course.

Conservatories / porches	
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.

Communal areas	
Repair category:	1
Notes:	The window units/glass brick features are older and show signs of weathering. All ownership, access rights of way and maintenance liabilities should be clarified.

Garages and permanent outbuildings	
Repair category:	1
Notes:	No internal access was available. All ownership, access rights of way and maintenance liabilities should be clarified.

Outside areas and boundaries	
Repair category:	1
Notes:	All ownership, access rights of way and maintenance liabilities should be clarified.

Ceilings	
Repair category:	1
Notes:	Hairline cracking was noted.

Internal walls	
Repair category:	1
Notes:	No significant defects 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.

Floors including sub-floors	
Repair category:	1
Notes:	No significant defects noted. 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.

Internal joinery and kitchen fittings	
Repair category:	2
Notes:	Wear and tear were noted to kitchen fittings and a damaged cupboard door has been repaired in a temporary manner and a permanent repair is required.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	Where fireplaces have been removed there is limited provision for ventilation. Unventilated chimney breasts can result in condensation. Disused chimneys should be capped and vented.

Internal decorations	
Repair category:	1
Notes:	Some wear was noted.

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:	2
Notes:	The electrical installation appears dated. Testing by a qualified NICEIC/SELECT registered electrician may suggest replacement or identify issues not readily visible. 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.

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:	No significant defects noted.

Heating and hot water	
Repair category:	1
Notes:	An external surround around the boiler flue appears to be loose. It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations. 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

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:	No significant defects noted.

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	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	1
Garages and permanent outbuildings	1
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?	Ground floor
2. Are there three steps or fewer to a main entrance door of the property?	[ ]YES [x]NO
3. Is there a lift to the main entrance door of the property?	[ ]YES [x]NO
4. Are all door openings greater than 750mm?	[ ]YES [x]NO
5. Is there a toilet on the same level as the living room and kitchen?	[x]YES [ ]NO
6. Is there a toilet on the same level as a bedroom?	[x]YES [ ]NO
7. Are all rooms on the same level with no internal steps or stairs?	[x]YES [ ]NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	[x]YES [ ]NO

4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer
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. 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 will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed. The property appears to have been altered by the enlargement of a door to provide double doors separating the living room and kitchen and the possible blocking of a former access door to the kitchen from the hallway. It is assumed if works have been carried out, all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt. All ownership, access rights of way and maintenance liabilities over shared parts, common grounds, and garden areas and outbuildings should be clarified.
Estimated re-instatement cost (£) for insurance purposes
165,000 ONE HUNDRED AND SIXTY FIVE THOUSAND POUNDS. 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).
Valuation (£) and market comments
78,000 SEVENTY EIGHT THOUSAND POUNDS. The 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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Date of report:	17/01/2024