PART 1.

# SINGLE SURVEY

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

# Survey report on:

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| **Surveyor Reference** | DD240107 |

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| **Customer** | Dylan Gowans & Olivia Kimmet |

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| **Selling address** | 19 Balunie Drive<br>Dundee<br>DD4 8PS |

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|---|---|
| **Date of Inspection** | 01/02/2024 |

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| **Prepared by** | Christopher INACTIVE, MRICS<br>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.

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| Description | Two Storey Semi-detached Villa |
| Accommodation | Ground Floor: Entrance Hallway, Living/Dining Room and Kitchen<br>First Floor: Upper Landing, Two Bedrooms and Bathroom |
| Gross internal floor area (m2) | 70sq.m. or thereby. |
| Neighbourhood and location | The property forms part of an established residential area within 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 following generally similar conditions. |
| Chimney stacks | Visually inspected with the aid of binoculars where required.<br>A chimney stack is in place which appears to be of brick/block construction having a harled external finish. |

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| Roofing including roof space | Sloping roofs were visually inspected with the aid of binoculars where required.<br><br>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.<br><br>The roof is of a pitched design being overlaid with concrete tiles.<br><br>Access to the roof space is available via a fixed stair located within a cupboard within a bedroom. The roof space has been fully floored and lined for storage purposes, with light and power being installed. A velux window is in place to the rear roof slope.<br><br>No access was available to any undeveloped roof areas. |
| Rainwater fittings | Visually inspected with the aid of binoculars where required.<br><br>Half round, cast iron and UPVC gutters are installed which connect to cast iron down pipes. |
| Main walls | Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.<br><br>The property appears to be of non-traditional "Lawrence" wall construction with the walls being approximately 230mm thick and having a pointed external finish.<br><br>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 times. There is a provision of subfloor ventilation. |
| Windows, external doors and joinery | Random windows were opened and closed where possible.<br><br>Doors and windows were not forced open.<br><br>Double glazed UPVC framed window units are installed.<br><br>The front and side access doors are of double glazed UPVC panelled style.<br><br>The roof design incorporates timber box eaves features. |
| External decorations | Visually inspected.<br><br>The box eaves features, cast iron rainwater fittings and some wall finishes are painted. |
| Conservatories / porches | Visually inspected.<br><br>There are no conservatories or porches |
| Communal areas | Circulation areas visually inspected.<br><br>There are no communal areas |

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| Garages and permanent outbuildings | Visually inspected.<br><br>There are no garages and permanent outbuildings |
| Outside areas and boundaries | Visually inspected.<br><br>The property has garden grounds to the front, side and rear. The front and side garden areas are surfaced in chip stones providing off street vehicle parking, alongside areas surfaced in concrete paving and grass being bound by block walls and timber fencing. The rear garden is terraced and surfaced in concrete paving and chip stones being bound by brick/block walls and fencing. Some walls are retaining structures. |
| Ceilings | Visually inspected from floor level.<br><br>The ceilings appear to be plasterboard construction. Timber panelling is installed at parts. |
| Internal walls | Visually inspected from floor level.<br><br>Using a moisture meter, walls were randomly tested for dampness where considered appropriate<br><br>The internal walls and partitions are of plaster on the hard and lined plasterboard wall construction.<br><br>Laminate coverings are installed at parts. |
| Floors including sub floors | Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.<br><br>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.<br><br>The floors are formed in suspended timber joists being overlaid with timber tongue and groove boarding.<br><br>No subfloor access was available. |
| Internal joinery and kitchen fittings | Built-in cupboards were looked into but no stored items were moved.<br><br>Kitchen units were visually inspected excluding appliances.<br><br>The internal doors consist of timber panel and timber/glazed units being fitted with moulded facings and surrounds.<br><br>The kitchen is fitted with a range of base and wall units having compatible worktops and integrated appliances. |
| Chimney breasts and fireplaces | Visually inspected. No testing of the flues or fittings was carried out.<br><br>The original fireplace opening has been blocked. |
| Internal decorations | Visually inspected.<br><br>Internal walls and ceilings mostly have a paper or painted finish.<br><br>The internal joinery fittings are finished in paint. |

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| Cellars | Visually inspected where there was safe and purpose-built access.<br><br>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.<br><br>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.<br><br>Main supply installed. The electricity fuse box is located within a cupboard in the hallway. |
| Gas | Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.<br><br>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.<br><br>Main supply installed. The gas meter is located within an external box. |
| Water, plumbing and bathroom fittings | Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.<br><br>No tests whatsoever were carried out to the system or appliances.<br><br>Main supply installed. The bathroom is fitted with a white suite. A stainless steel sink unit and side drainer are fitted within the kitchen. All visible pipework is made with copper and UPVC materials. |
| Heating and hot water | Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.<br><br>No tests whatsoever were carried out to the system or appliances.<br><br>A wall mounted gas fired Worcester Greenstar 30i boiler within a cupboard under the stairs, provides a system of radiators and also provides the domestic hot water. |
| Drainage | Drainage covers etc were not lifted.<br><br>Neither drains nor drainage systems were tested.<br><br>Drainage connected to the main sewer. |

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| Fire, smoke and burglar alarms | 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.<br><br>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.<br><br>There was a provision of smoke alarms in the property.<br><br>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.<br><br>A security alarm is installed. This was not tested. |

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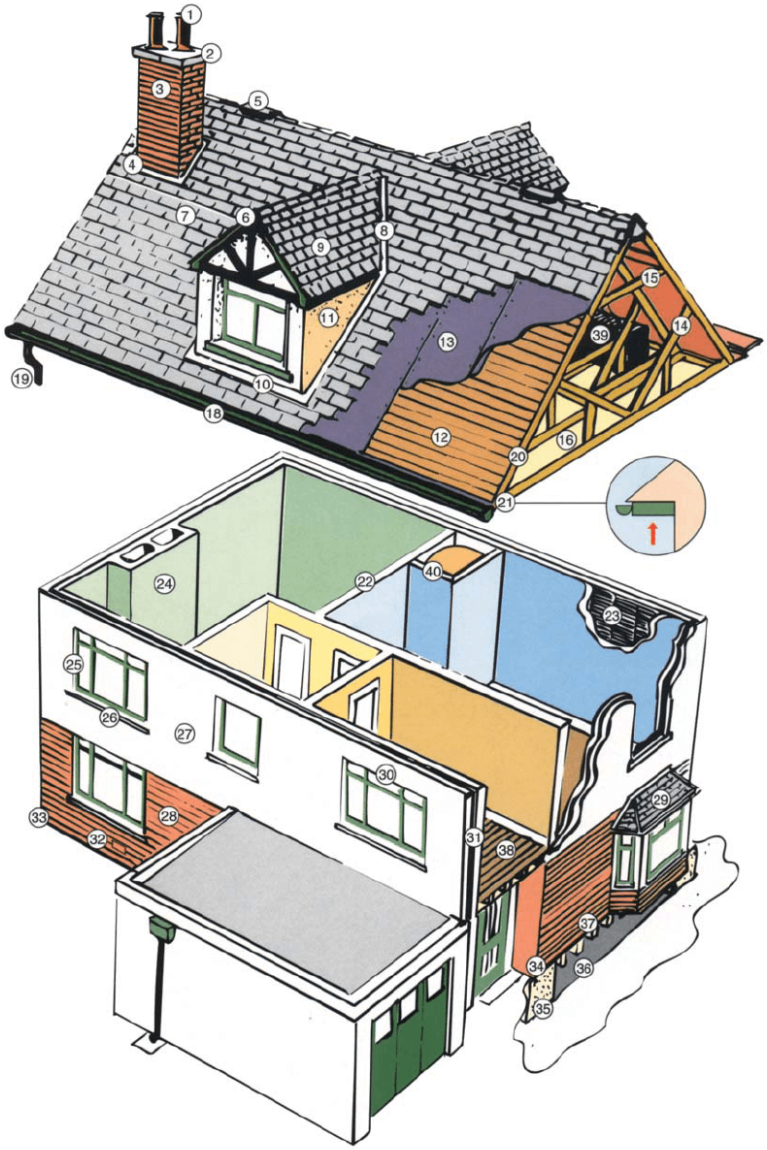
| Any additional limits to inspection | The property was occupied, fully furnished and all floors were covered. Floor coverings restricted my inspection of flooring. My inspection of the roof covering was restricted from ground level. My inspection of the roof space area was restricted by the full flooring and linings in place and no access was available to undeveloped parts. I was not able to inspect the sub floor area as no access hatch was found. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.<br><br>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.<br><br>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 | |
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| 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: | 1 |
| Notes: | No obvious evidence of significant dampness, rot or wood boring insect infestation. |

| Chimney stacks | |
|---|---|
| Repair category: | 1 |
| Notes: | All unused chimney pots and outlets should be capped/blocked to prevent the ingress of moisture.<br>Weathering was noted to chimney stack finishes. |

| 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: | The roof tiles are older/original and show signs of weathering and ageing whilst supporting heavy moss growth. Weathering was noted to cement edging of roof edge tiles. Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectation around 50/60 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A reputable roofing contractor can advise on life expectancy and repair/replacement costs.<br><br>Roofing timbers are likely to have been cut/altered to allow for the flooring/lining of the roof space, installation of the stairs and Velux window. Our report anticipates any works were carried out in accordance with best practise at the time. If no documentation is available further advice can be sought from a structural engineer in relation to the roof structure/support. |

| Rainwater fittings | |
|---|---|
| Repair category: | 2 |
| Notes: | Corrosion was noted at parts alongside evidence of leaks and vegetation growth. A split was noted to a downpipe. Repairs/replacement are required. |

| Main walls | |
|---|---|
| Repair category: | 2 |
| Notes: | Cracking and previous repairs were noted at parts.<br><br>This type of construction can require above average maintenance. |

| 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 window units are of an older type. The seals to older double glazed units can fail resulting in condensation between the panes of glass. This can occur without warning and may only be seen in certain weather conditions.<br>Ongoing maintenance to the units and mechanisms should be anticipated. |

| External decorations | |
|---|---|
| Repair category: | 2 |
| Notes: | Flaking paintwork was noted and renewal of paintwork would be beneficial. |

| Conservatories / porches | |
|---|---|
| Repair category: | |
| Notes: | N/A |

| Communal areas | |
|---|---|
| Repair category: | |
| Notes: | N/A |

| Garages and permanent outbuildings | |
|---|---|
| Repair category: | |
| Notes: | N/A |

| Outside areas and boundaries | |
|---|---|
| Repair category: | 2 |
| Notes: | Cracking and leaning were noted to garden boundary wall structures. |

| 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. |

| Ceilings | |
|---|---|
| Repair category: | 2 |
| Notes: | Uneven/visible plasterboard joins were noted at parts, alongside previous repairs.<br>There is timber cladding to a ceiling surface. This may represent a fire hazard. |

| Internal walls | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects evident. |

| Floors including sub-floors | |
|---|---|
| Repair category: | 1 |
| Notes: | Creaky/uneven flooring was noted at parts.<br>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 was noted to internal joinery/kitchen fitments.<br>There is no handrail to the stairwell which is deemed a health and safety hazard. |

| 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 |

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

| Internal decorations | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects evident. |

| Cellars | |
|---|---|
| Repair category: | |
| Notes: | N/A |

| 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.<br><br>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 evident. |

| 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: | 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.<br><br>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. |

| Drainage | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects evident. |

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.

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|---|---|
| **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** | 2 |
| Conservatories / porches | |
| Communal areas | |
| Garages and permanent outbuildings | |
| **Outside areas and boundaries** | 2 |
| **Ceilings** | 2 |
| **Internal walls** | 1 |
| **Floors including sub-floors** | 1 |
| **Internal joinery and kitchen fittings** | 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?** | [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?** | [ ]YES [x]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** |
|---|
| The property has been altered by the formation of a driveway area. It is assumed 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.<br><br>In more recent times the property has been altered by the full flooring and lining of the roof space, which has involved the installation of a fixed stair from a bedroom cupboard serving the roof space. Our report and valuation anticipates that any works were carried out in accordance with best practise and if no documentation is available further advice can be sought from a structural engineer in relation to the roof structure/supports. |
| **Estimated re-instatement cost (£) for insurance purposes** |
| The estimated re-instatement cost for insurance purposes would be fairly stated at £230,000<br><br>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** |
| The market value for the property in would be fairly stated at £115,000<br><br>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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|---|---|
| **Report author:** | Christopher INACTIVE, MRICS |
| **Company name:** | D M Hall - Dundee |
| **Address:** | Unit 9C<br>City Quay<br>Dundee<br>DD1 3JA |
| **Signed:** | Electronically Signed: 249915-5cc6ae54-0250 |
| **Date of report:** | 01/02/2024 |