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	EA826

Customer	Mrs. Maggie Scott

Selling address	15a Forfar Road Maryton, Kirriemuir DD8 5PT

Date of Inspection	17/01/2024

Prepared by	Gary Black, MRICS Dundee - Allied Surveyors Scotland Ltd

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	Detached single storey bungalow.
Accommodation	GROUND FLOOR Entrance Vestibule, Hall, Lounge, Kitchen/Dining, Two Bedrooms and Bathroom.
Gross internal floor area (m2)	87
Neighbourhood and location	The property is located within the village of Maryton, to the south of Kirriemuir. Surrounding properties are of a similar age and character and all amenities can be found close by.
Age	60 years approx.
Weather	It was snowing.
Chimney stacks	The chimneys are of brick/facing stone construction. Visually inspected with the aid of binoculars where required.

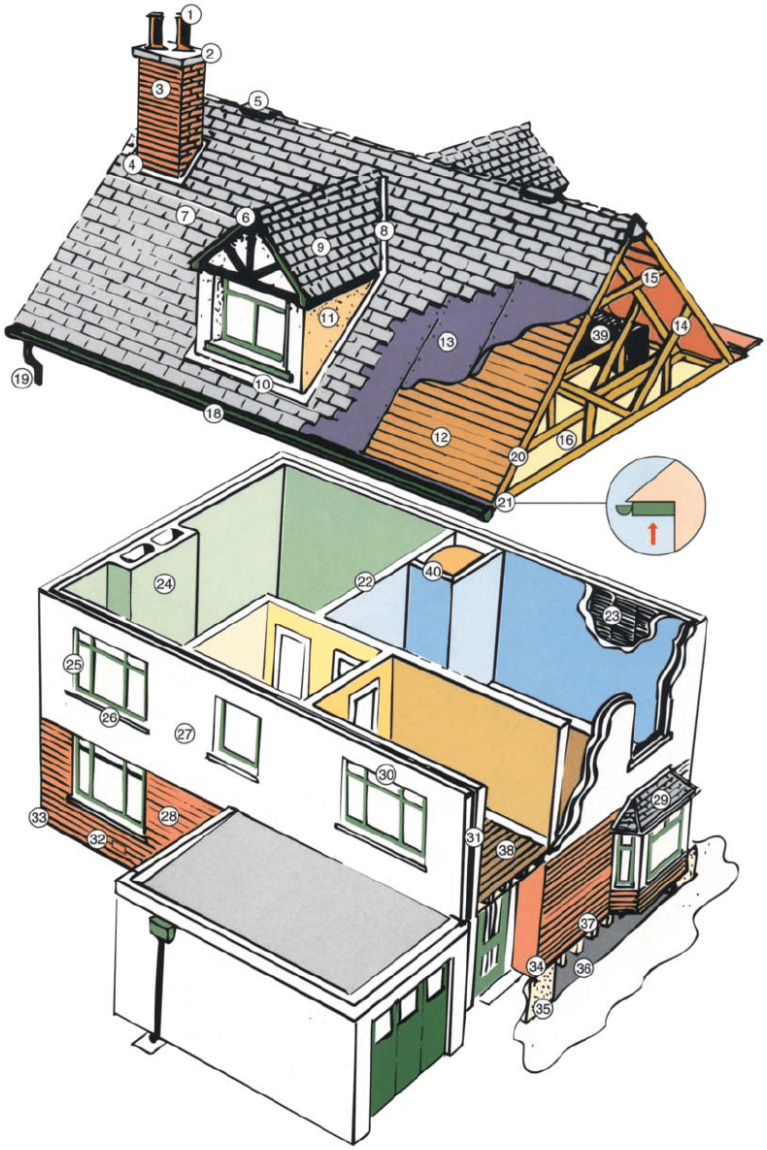
Roofing including roof space	The roof is pitched and laid in slates. No comment can be made on the condition of the roof covering as it was concealed by a layer of snow. Access into the roof void is via a hatch in the ceiling in the hallway. The roof is of a pitched timber truss type with timber sarking. The roof space was partially floored and lined, this hindered our inspection of the structural roof timbers, and installation is installed. 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. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.
Rainwater fittings	The rainwater fittings are PVC. Visually inspected with the aid of binoculars where required.
Main walls	The main walls are of cavity brick/block construction roughcast externally. The walls incorporate sub-floor ventilation. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	The windows are uPVC double glazed replacement units. The property is accessed by uPVC/glazed entrance doors. 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.
External decorations	External timbers are painted. Visually inspected.
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	Not applicable.

Outside areas and boundaries	There is garden ground surrounding the property. Boundaries are formed in timber fencing and hedging. Visually inspected.
Ceilings	The ceilings are of plasterboard. Visually inspected from floor level.
Internal walls	The internal walls are plasterboard and plastered on hard. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	The floors are suspended timber joist construction throughout. Due to fully fitted floorcoverings no detailed inspection was possible. 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.
Internal joinery and kitchen fittings	The internal doors are of timber design. The kitchen units appear to be of some vintage. The property has fitted storage space (restricted view due to stored items). Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	Blocked in the past.
Internal decorations	Decorated areas include walls and ceilings. Visually inspected.
Cellars	Not applicable.

Electricity	Mains supply. The meter is located externally and the consumer unit is located in the kitchen. 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.
Gas	Mains supply. The meter is located externally. 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.
Water, plumbing and bathroom fittings	Mains supply. Where viewed the system is of PVC and copper. There is a stainless steel sink unit in the kitchen. The bathroom suite comprises of a three piece avacado coloured suite. 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. Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.
Heating and hot water	Heating is by a gas system. There is a Vokera compact 29 wall mounted combination boiler located in the kitchen. This supplies heating and domestic 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.
Drainage	Drainage is assumed to be to the mains sewer. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms	Alarms are installed. Visually inspected. No test whatsoever were carried out to any systems or appliances. 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. 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. 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.
Any additional limits to inspection	Asbestos was commonly used in building materials up to the end of the 20th century by which time it became a banned substance. The current informed view is that provided these remain in good condition and undisturbed then they should present no significant hazard to health. In the event of damage or disturbance, however, above average costs may be incurred for repair or removal by a Specialist Contractor. Care should be taken when carrying out maintenance, repair or renewal. 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. Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.

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:	There is no evidence of recent or ongoing movement.

Dampness, rot and infestation	
Repair category:	2
Notes:	Readings taken from the internal wall surfaces with an electronic moisture meter displayed positive readings. An inspection by Hamptons Timber/Damp Specialists has recently been carried out which ruled the issue tone condensation, the report should be obtained.

Chimney stacks	
Repair category:	1
Notes:	Fair condition. Our inspection was limited. Chimney flashings require updating from time to time.

Category 3	Category 2	Category 1
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Roofing including roof space	
Repair category:	2
Notes:	The slaterwork is assumed to be of some vintage, however, the roof covering was concealed by a thick layer of snow during the inspection. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in differing weather. All roofs should be inspected and repaired by reputable tradesman on an annual basis and especially after storms.

Rainwater fittings	
Repair category:	1
Notes:	A small section of the rainwater goods were noted to be dislodged.

Main walls	
Repair category:	2
Notes:	We noted the roughcast to be bare as well as boss/cracked/dislodged in various places and should be remedied to prevent further deterioration.

Windows, external doors and joinery	
Repair category:	1
Notes:	Where tested the windows were found to be in satisfactory order. With the passage of time the windows will be prone to the failure of mechanisms and seals.

External decorations	
Repair category:	1
Notes:	We noted some soffit boards to be warped and stained.

Category 3	Category 2	Category 1
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Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	
Notes:	Not applicable.

Outside areas and boundaries	
Repair category:	1
Notes:	Boundaries should be verified by reference to the Title Deeds. Fencing is in acceptable condition.

Ceilings	
Repair category:	1
Notes:	Some hairline cracking was noted. Some decorative surfaces are finished with an Artex type product. Early forms of Artex may incorporate small amounts of asbestos based bonding materials and therefore specialist advice should be obtained prior to working on these areas to minimize the risk of releasing hazardous fibres.

Internal walls	
Repair category:	1
Notes:	We noted there to be some paper peeling as well as pockets of mould growth (see comments under 'Dampness, Rot and Infestation').

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:	Some unevenness noted.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	The internal joinery and kitchen fittings appear to be of some vintage. We noted these to be fully operational, where tested.

Chimney breasts and fireplaces	
Repair category:	
Notes:	Not applicable.

Internal decorations	
Repair category:	1
Notes:	The purchaser may wish to redecorate to taste and the areas affected by moisture will require 'airing-out' prior to redecoration.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	2
Notes:	The fusebox was noted to of some vintage and we recommend that this be replaced/upgraded upon taking possession of the property. The NIC/EIC recommend re-testing of the electrical supply every five years or upon change of occupancy. Test certification, therefore, should be obtained.

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:	It is appropriate to have gas fittings tested on a regular basis.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	The plumbing system appears functional, although was not tested.

Heating and hot water	
Repair category:	1
Notes:	We noted the boiler to be an older installation, however, we recommend that routine servicing and maintainance be carried out and any current service documentation and/or history should be obtained.

Drainage	
Repair category:	1
Notes:	There is no 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	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	
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.
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?	[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
Tenure is assumed absolute ownership. We are unaware of any adverse proposals affecting the subjects although this can be confirmed by obtaining a Property Enquiry Certificate. Any available previous damp/timber reports and guarantees should be obtained. Any boiler service documentation should be obtained. 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
230,000 Two Hundred and Thirty Thousand Pounds.
Valuation (£) and market comments
170,000 One Hundred and Seventy Thousand Pounds

Report author:	Gary Black, MRICS
Company name:	Dundee - Allied Surveyors Scotland Ltd
Address:	8 Whitehall Crescent Dundee DD1 4AU
Signed:	Electronically Signed: 248637-7c6569ca-554c
Date of report:	17/01/2024