

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	DD240094
Customer	Sandra Burke
Selling address	117D Arbroath Road Dundee DD4 6HS
Date of Inspection	30/01/2024
Prepared by	Jack Chinery, AssocRICS 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 property comprises a purposes built second floor flat in four storey block of six units with garages at the ground floor level.
Accommodation	Second: Hallway, Living Room, Kitchen, Two Bedrooms and Shower Room.
Gross internal floor area (m ²)	65 sq.m or thereby.
Neighbourhood and location	The property forms part of an established residential area in the city of Dundee. The surrounding properties in the development are of a similar age and style, with a varied range lying outwith this. A range of typical local amenities can be found nearby.
Age	32 years approximately.
Weather	It was sunny and dry following generally mixed conditions
Chimney stacks	There are no chimney stacks.
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>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.</p> <p>The roof is of a pitched design, overlaid with concrete tiles having a tiled ridge and PVC edge tiles. The valleys are lined with metal materials.</p> <p>Access to the roof space is available via a ceiling hatch in the communal upper landing. The roof is of timber construction, with underside felt. This space is the area above common parts only and no access was available to the roof space areas above the flats.</p>

Rainwater fittings	<p>Visually inspected with the aid of binoculars where required.</p> <p>There are half round UPVC gutters in place, which connect to suitable downpipes.</p>
Main walls	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The block appears to be of cavity brick construction. The walls have a pointed facing brick external finish. The walls are approximately 320mm thick. Cavity wall insulation has been installed.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Windows: Double glazed timber framed windows units are installed.</p> <p>Doors: The access door is of timber panelled design.</p> <p>External Joinery: The fascia boards are formed in timber.</p>
External decorations	<p>Visually inspected.</p> <p>The external timbers are painted.</p>
Conservatories / porches	<p>There are no conservatories / porches.</p>
Communal areas	<p>Circulation areas visually inspected.</p> <p>There is a communal parking area and shared garden grounds.</p> <p>Access to the property is via a shared hallway and stairwell. Secure entry doors are in place.</p>
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>The property has a single integral garage at ground level of the block. This is of concrete block construction. The ceiling/roof is formed in concrete slabs. The floor is formed in concrete. Vehicle access is via a metal door. The garage has light and power.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The block has shared garden areas to the rear. The garden areas are surfaced in grass and paving. The boundaries are formed in wire fencing.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The ceilings are of plasterboard construction.</p>

Internal walls	<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 and partitions are of plasterboard construction. There are areas of laminate panelling.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>The floors appear to be formed with suspended timber joists being overlaid with chipboard flooring.</p> <p>Sub Floor: No sub floor access was available.</p>
Internal joinery and kitchen fittings	<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 consist of flush timber style. The facings and skirtings are of flush style.</p> <p>The kitchen is fitted with a range of base and wall mounted units having compatible worktops.</p>
Chimney breasts and fireplaces	<p>There are no chimney breasts or fireplaces.</p>
Internal decorations	<p>Visually inspected.</p> <p>The internal walls and ceilings have a papered or painted finish. The internal joinery is finished in paint.</p>
Cellars	<p>There are no cellars.</p>
Electricity	<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>Main supply installed. The electricity fusebox is located in a bedroom wardrobe.</p>
Gas	<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 installed. The gas meter is located in a kitchen cupboard.</p>

Water, plumbing and bathroom fittings	<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>Water is connected to the mains. The Shower room 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 PVC materials.</p>
Heating and hot water	<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>A wall mounted gas fired Potterton Promax boiler within the kitchen supplies a radiator heating system. This also supplies the domestic hot water.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is connected to the mains sewer.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</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>There are smoke alarms installed in the property.</p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires 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.</p>

Any additional limits to inspection	<p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>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.</p> <p>If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.</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>An inspection for Japanese Knotweed was not carried out.</p> <p>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.</p> <p>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.</p> <p>The property was vacant, partly stored and all floors were covered. Floor coverings restricted my inspection of flooring. My inspection of the roof covering was restricted from ground level and some parts were not visible. The site topography partially blocked sight lines. My inspection of the roof space was restricted to the roof space above common parts only and not to roof space areas above the flats themselves. I was not able to inspect the sub floor area as there is no access hatch. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. My inspection of the garage was limited due to the stored items within the garage.</p> <p>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. Concealed areas beneath and around shower tray areas were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p>
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	<p>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 outside the scope of my inspection to test the services within the property.</p>
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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 / skewers
- 21 Soffit boards
- 22 Partition 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:		
Notes:	Not Applicable.	

Roofing including roof space		
Repair category:	2	
Notes:	<p>Some moss growth was noted to the roof covering. 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.</p> <p>Vegetation was noted to the valleys. These can be problematic and maintenance should be undertaken regularly</p>	

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Category 3	Category 2	Category 1
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Rainwater fittings		
Repair category:	2	
Notes:	Vegetation growth was noted to gutters.	

Main walls		
Repair category:	1	
Notes:	Some external staining was noted.	

Windows, external doors and joinery		
Repair category:	2	
Notes:	The seals to a couple of the double glazed window units have failed resulting in condensation between the panes of glass.	

External decorations		
Repair category:	1	
Notes:	The renewal of paintwork should be anticipated in places in due course.	

Conservatories / porches		
Repair category:		
Notes:	Not Applicable.	

Communal areas		
Repair category:	1	
Notes:	Weathering was noted to access doors and windows. All ownership, access rights of way and maintenance liabilities should be clarified.	

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Category 3	Category 2	Category 1
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Garages and permanent outbuildings		
Repair category:	2	
Notes:	Some damage was noted to an area of external wall. Cracking was noted within the garage.	

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:	Hairline cracking was noted.	

Floors including sub-floors		
Repair category:	1	
Notes:	Creaky flooring was 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.	

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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:	1
Notes:	<p>The internal joinery/kitchen fittings are older with some signs of wear and tear.</p> <p>No door was noted between the kitchen and hallway.</p>

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

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

Cellars	
Repair category:	
Notes:	Not Applicable.

Electricity	
Repair category:	1
Notes:	<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>

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

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

Water, plumbing and bathroom fittings		
Repair category:	1	
Notes:	The sanitary fittings are consistent with age and use.	

Heating and hot water		
Repair category:	2	
Notes:	<p>The central heating boiler is of an older design. Informed opinion suggests that boilers have a life expectancy between 10 and 20 years depending on the quality of the boiler and whether or not regular maintenance has been carried out. Future repair or replacement should be anticipated.</p> <p>I am informed that the boiler has a full service record during the current ownership. All relating documentation should be retained.</p>	

Drainage		
Repair category:	1	
Notes:	No evidence of significant defects.	

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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	
Roofing including roof space	2
Rainwater fittings	2
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	
Communal areas	1
Garages and permanent outbuildings	2
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	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	2
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 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 and 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.

Details of any ongoing factor or maintenance upkeep fees for development should be clarified.

All ownership, access rights of way and maintenance liabilities over shared parts, common areas, garden ground, parking areas and garages should be clarified.

Estimated re-instatement cost (£) for insurance purposes

The estimated reinstatement cost for insurance purposes would be fairly stated at £190,000

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 of the property, in its current condition, would be fairly stated at £130,000.

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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