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	DD240086

Customer	Mr. Liam Lemanczyk

Selling address	5 Findowrie Street Dundee DD4 9QA

Date of Inspection	30/01/2024

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	Two storey semi detached villa.
Accommodation	Ground Floor : Entrance Hallway, Living Room, Kitchen and Bathroom. First Floor : Upper Landing and three Bedrooms.
Gross internal floor area (m2)	92sq.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. A chimney stack is in place appearing to be brick construction, harled externally.

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 with concrete tiles. Access to the roof space is available via ceiling hatch in the upper landing. The roof is formed with timber joists and trusses supporting fibreboard sarking. There is a provision of insulation materials laid over the ceiling joists and this area has been partly floored for storage purposes.
Rainwater fittings	Visually inspected with the aid of binoculars where required. Half round PVC gutters are installed which connect to cast iron down/waste pipes.
Main walls	Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected. The property is of non traditional "Wimpey No Fines" concrete wall construction, with the walls having a harled external finish and a pointed base level finish. The walls are approximately 260mm thick. 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.
Windows, external doors and joinery	Random windows were opened and closed where possible. Doors and windows were not forced open. Double glazed uPVC window units are installed. The access doors are of double glazed uPVC panelled style. The roof design incorporates timber fascias and exposed eaves features.
External decorations	Visually inspected. The external timbers, cast iron rainwater goods and some walls have painted finishes.
Conservatories / porches	There are no conservatories or porches.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	There are no garages or permanent outbuildings.

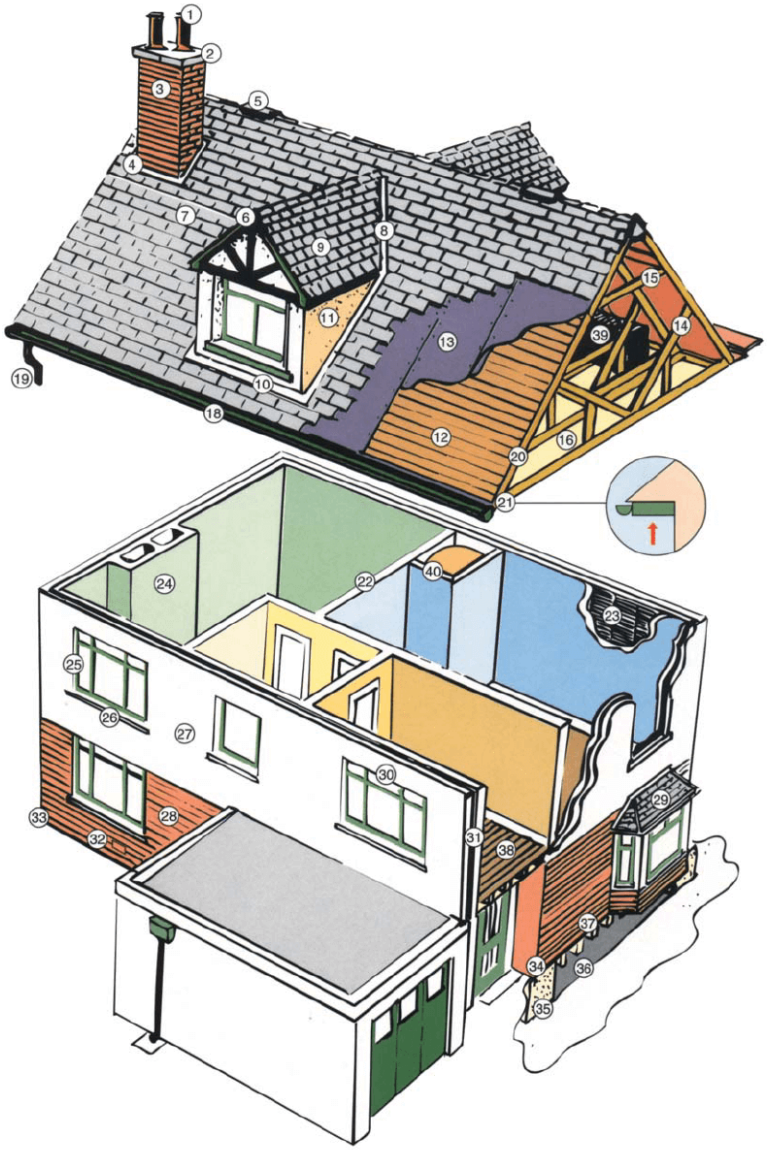
Outside areas and boundaries	Visually inspected. The property has garden grounds to the front, side and rear. The front and side garden area are surfaced in monoblock paving, providing off street vehicle parking and being bound by metal wire fencing. The rear garden is surfaced in grass, concrete paving and chip stones being bound by timber fencing and hedging. A timber summer house is in place.
Ceilings	Visually inspected from floor level. The ceilings are of plasterboard construction. Laminate coverings and textured finishes are in place at parts.
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 and textured finishes are in place 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. The ground floor is formed in solid concrete. The first floor is formed with suspended timber joists being overlaid with timber tongue and groove boarding. 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 flush facings and surrounds. The kitchen is fitted with a range of base and walls units have compatible worktops, integrated appliances and a breakfast bar.
Chimney breasts and fireplaces	The original fireplace opening within the property has 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	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 fuse box is located within a cupboard under the stairs.
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 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. No tests whatsoever were carried out to the system or appliances. Mains supply installed. The bathroom is fitted with a white suite. A stainless steel sink unit and side drainer is fitted within the kitchen. The lagged water tank is located within the roof space. 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 "Worcester Greenstar 30i" boiler within a first floor hallway cupboard, 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. 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. There was a provision of smoke alarms in the property.

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 and by the heavy covering of moss at parts. My inspection of the main roof space was restricted to the areas around the access hatch and by the provision of stored goods and insulation materials therein. 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. 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:	2
Notes:	There is evidence of wood boring insect infestation to roofing timbers. This can be treated by a timber/specialist contractor.

Chimney stacks	
Repair category:	1
Notes:	All unused chimney pots and outlets should be capped/blocked to prevent the ingress of moisture. The chimney stack shows signs of weathering.

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Roofing including roof space	
Repair category:	2
Notes:	The roof tiles are older/original, showing signs of weathering and are supporting heavy moss growth at parts. 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. Areas of staining were noted within the roof space, adjacent to a former external roof tile replacement and the chimney stack. This appears to be historic. Damaged sarking boards were noted. A reputable Roofing Contractor can provide further advice.

Rainwater fittings	
Repair category:	2
Notes:	The gutters are supporting vegetation growth. Corrosion was noted to some cast iron parts.

Main walls	
Repair category:	1
Notes:	Weathering and patched repairs were noted to wall finishes alongside a loose base level plinth/coping stone.

Windows, external doors and joinery	
Repair category:	1
Notes:	Weathering was noted to external timbers.

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

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.

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:	2
Notes:	Weathered and leaning sections of fencing were noted. There is scope for re-surfacing at parts.

Ceilings	
Repair category:	1
Notes:	The textured finishes may possibly contain some asbestos based material. See information on Asbestos in the Limitations of Inspection section above.

Internal walls	
Repair category:	1
Notes:	Cracking was noted at parts. The textured finishes may possibly contain some asbestos based material. See information on Asbestos in the Limitations of Inspection section above.

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 uneven areas were noted at ground floor and uneven boards at first floor level. 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:	1
Notes:	There was no handrail to parts of the stair 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.

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

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 at parts and there is a low provision of outlets. 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:	Staining was noted to water proofing seals particularly around bath taps. Failure to water proofing seals can result in dampness and decay to adjoining or underlying areas.

Category 3	Category 2	Category 1
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Heating and hot water	
Repair category:	1
Notes:	Whilst the boiler is of a modern style some radiators are older and several thermostatic radiator valves missing/removed. 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.

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

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	2
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
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?	[x]YES [ ]NO
6. Is there a toilet on the same level as a bedroom?	[ ]YES [x]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
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 property has been altered by the formation of a driveway to the front and side garden areas. 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.
Estimated re-instatement cost (£) for insurance purposes
£260,000 The estimated reinstatement cost for insurance purposes would be fairly stated at Two Hundred and Sixty 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
£130,000 The market value for the property would be fairly stated at One Hundred and Thirty Thousand Pounds. 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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