

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:

Customer	Ian Hall
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Selling address	Crosdale Canonbie DG14 0SY
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Date of Inspection	17/02/2021
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Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Ltd
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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 consists of a detached bungalow.
Accommodation	Ground floor: Entrance hallway, living room opening into kitchen, conservatory, two bedrooms and shower room (wet room) incorporating WC.
Gross internal floor area (m2)	Approximately 75 m ² (excluding conservatory).
Neighbourhood and location	The subjects are situated within the small village of Canonbie, neighbouring properties generally being residential in nature. Canonbie possesses only a limited range of amenities, although a wider range of facilities can be found in the nearby towns of Longtown (6 miles), Langholm (6 miles) and city of Carlisle (14 miles).
Age	The property is estimated to date from around 1965.
Weather	Dry with sunny intervals.
Chimney stacks	Visually inspected with the aid of binoculars where required. The property possesses a single chimney stack, which is of brick construction with a cement render finish and lead flashings.

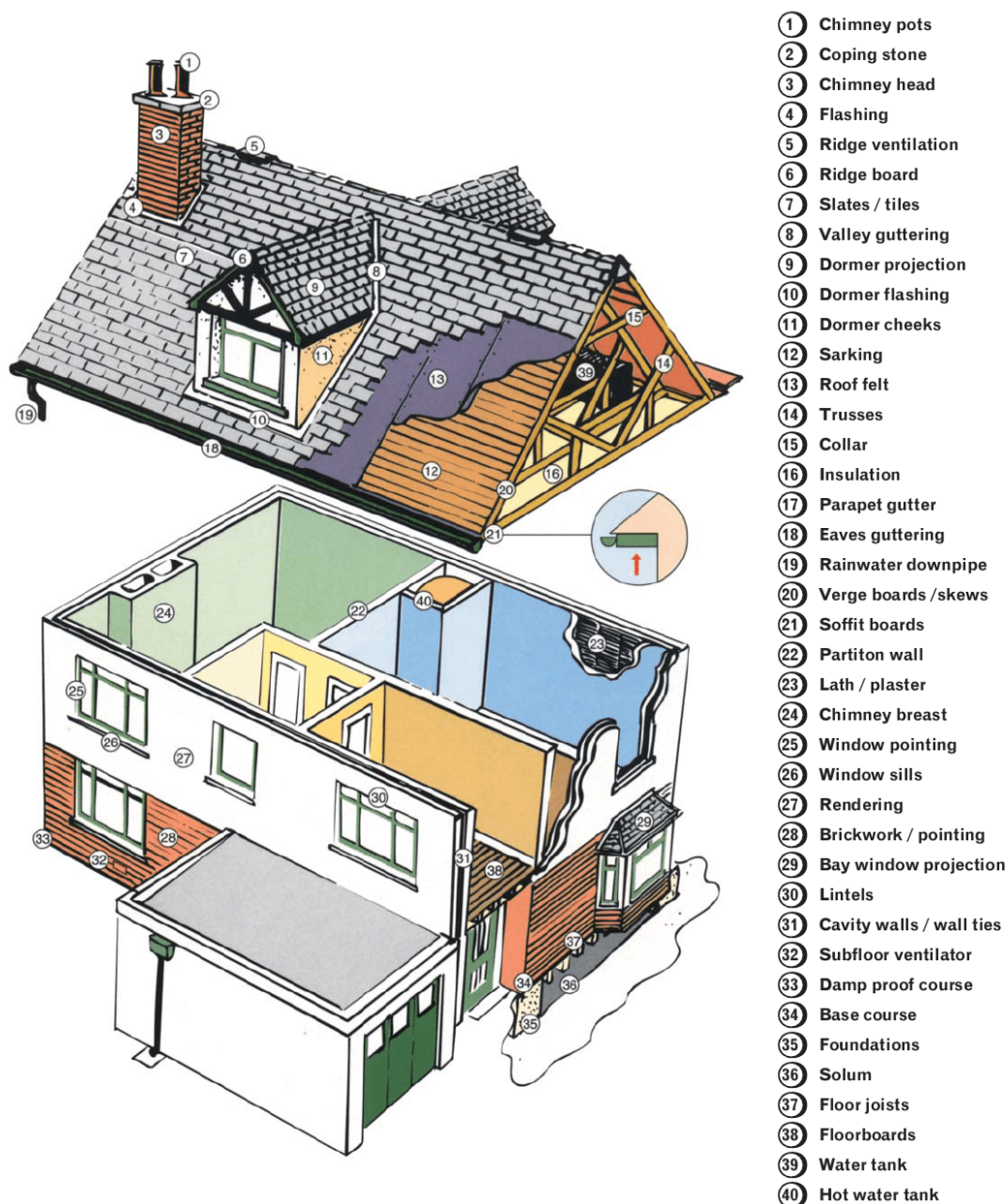
Roofing including roof space	<p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is 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.</i></p> <p>The roof is pitched, timber framed and clad with concrete interlocking tiles over roofing felt and fibreboard sarking. Ridge tiles are concrete. An inspection of the roof void revealed much of the roof space to be floored. Insulation above ceilings varies, although averages approximately 200 mm of mineral wool.</p>
Rainwater fittings	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>Rainwater gutters and downpipes are formed in PVC.</p>
Main walls	<p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The main walls are of traditional cavity brick/block construction, generally roughcast externally above reconstituted stone base courses. Part of the frontage is clad with timber weatherboarding. There is evidence to indicate that cavity wall insulation has been introduced.</p>
Windows, external doors and joinery	<p>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.</p> <p>Windows are generally of a UPVC framed casement design, incorporating sealed unit double glazing. One of the original single glazed, timber framed Windows has been retained where fitted to the boiler store. External doors are UPVC framed and double glazed. Fascia boarding at eaves level is also PVC.</p>
External decorations	<p><i>Visually inspected.</i></p> <p>External woodwork and the roughcast wall finishes have been painted or treated with a protective wood stain.</p>
Conservatories / porches	<p><i>Visually inspected.</i></p> <p>A conservatory has been added to the rear of the bungalow and consists of masonry base walls and a lean-to, multi-skinned polycarbonate panelled roof. Windows and doors are UPVC framed and fully double glazed. The floor in the conservatory is solid concrete.</p>
Communal areas	<p>There are no common use areas.</p>

Garages and permanent outbuildings	<p>Visually inspected.</p> <p>A single-car garage adjoins the bungalow and consists of single leaf masonry walls, generally roughcast. The roof is flat and covered with a profiled sheet metal cladding. Access is by way of an up and over type aluminium door.</p> <p>There are no additional permanent outbuildings.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property includes private garden ground of reasonable proportions, which surround the dwellinghouse and are mostly laid to grass. A gravel driveway leads to the front of the bungalow and to the garage, whilst paved footpaths surround the dwellinghouse.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings are lined throughout with plasterboard.</p>
Internal walls	<p>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls are solid masonry with a plaster finish.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>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.</p> <p>With the exception of a solid concrete floor in the conservatory, the floors are of suspended timber joist construction, overlaid with tongued and grooved timber boarding. An inspection of floor surfaces was severely restricted due to the presence of fitted carpets and other floor coverings. Subfloor areas have not been inspected.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p> <p>Internal joinery generally consists of softwood skirting boards, facings, flush faced doors and surrounds, most of which would appear to be original. There are built-in wardrobes in each of the bedrooms.</p> <p>The kitchen has been provided with a variety of floor and wall mounted cupboard units, together with fitted worktops. There is a stainless steel sink unit.</p>
Chimney breasts and fireplaces	<p>There are no permanent fireplaces within the property.</p>

Internal decorations	<p><i>Visually inspected.</i></p> <p>Papered and/or painted finishes have been applied to wall and ceiling surfaces. Internal joinery has been painted.</p>
Cellars	There are no cellars.
Electricity	<p>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.</p> <p>Mains electricity is connected, serving 13 amp square pin sockets. Visible wiring was seen to be PVC sheathed and insulated. The electricity meter and consumer unit are located in the garage.</p>
Gas	There is no gas connection to the property.
Water, plumbing and bathroom fittings	<p>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.</p> <p>Mains water is connected and visible plumbing was seen to be copper. There is a stopcock located beneath the kitchen sink. A PVC cold water storage tank is housed in the roof space.</p> <p>Shower room (wet room) fittings consist of a shower enclosure and white WC and wash hand basin.</p>
Heating and hot water	<p>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.</p> <p>Central heating is provided by an oil fired Trianco Eurotrader boiler, which is located in the kitchen and serves radiators throughout the property will, with the exception of the conservatory. Heating is controlled by a central programmer, room thermostat and individual thermostatic valves fitted to radiators.</p> <p>Domestic hot water is provided by the central heating boiler, supplemented by an electric immersion system fitted to an insulated hot water storage cylinder located in one of the kitchen cupboards.</p>
Drainage	<p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>Drainage is understood to be connected to a private septic tank, located outwith the property on land beyond the rear boundary fence.</p>
Fire, smoke and burglar alarms	<p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>Mains operated smoke detectors/alarms have been installed in the entrance hall, living room and kitchen.</p>

Any additional limits to inspection	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.
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Sectional Diagram showing elements of a typical house



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:	Minor cracks were identified in external wall surfaces beneath some of the window openings, these having generally been sealed. There is no evidence of significant structural movement currently affecting the property.

Dampness, rot and infestation	
Repair category:	1
Notes:	No indications of significant penetrating dampness, rot or infestation were identified within accessible areas of the property.

Chimney stacks	
Repair category:	2
Notes:	Much of the cement render finish applied to the chimney stack is cracked and loose.

Roofing including roof space	
Repair category:	2
Notes:	Whilst no major defects were identified, the roof tiles appear to be original and some surface moss growth is apparent. There is some minor staining to the fibreboard sarking beneath the tiles, within the vicinity of the tile locating nails. Having regard to the age and nature of the roof tiles, these may be approaching the end of their useful life expectancy.

Category 3	Category 2	Category 1
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Rainwater fittings	
Repair category:	1
Notes:	Whilst no immediate action would appear to be necessary, the rainwater conductors are somewhat dated and the gutters are uneven in places.

Main walls	
Repair category:	1
Notes:	No immediate action or repair would appear to be necessary.

Windows, external doors and joinery	
Repair category:	2
Notes:	The seals to some of the double glazing units, particularly in the conservatory, would appear to have failed, resulting in a build-up of condensation between the panes of glass. Additional glazing units may be similarly affected in due course.

External decorations	
Repair category:	1
Notes:	External decoration is generally in reasonable condition, although continuing maintenance will be required.

Conservatories / porches	
Repair category:	2
Notes:	As previously reported, the seals to a majority of the double glazing units incorporated within the conservatory have failed, resulting in a build-up of condensation panes of glass.

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

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	2
Notes:	The timber window frame and rear timber door frame fitted to the garage are affected by decay. There is some corrosion to the internal surface of the up and over access door.

Outside areas and boundaries	
Repair category:	1
Notes:	Outside areas and boundaries are in reasonable condition, although continuing maintenance will be required.

Ceilings	
Repair category:	1
Notes:	No significant defects were identified, although there are hairline cracks between some of the plasterboard ceiling panels.

Internal walls	
Repair category:	1
Notes:	No obvious issues were noted.

Floors including sub-floors	
Repair category:	1
Notes:	Where accessible, floor surfaces were seen to be in reasonable condition relative to the age of the property.

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:	Internal joinery is considered to be in reasonable condition relative to its age, normal wear and tear accepted. Kitchen fittings are generally dated and suffering from surface wear. Prospective purchasers may consider upgrading of the kitchen to be desirable.

Chimney breasts and fireplaces

Repair category:	
Notes:	Not applicable.

Internal decorations

Repair category:	1
Notes:	Decoration is largely a personal matter and prospective purchasers may therefore consider at least some redecoration to be desirable.

Cellars

Repair category:	
Notes:	Not applicable.

Electricity

Repair category:	3
Notes:	Aspects of the electrical installation appear to be original and are therefore dated. Provision of electrical power sockets in some rooms is limited in relation to modern-day requirements. Guidance issued by the Institution of Engineering & Technology recommends that electrical installations be regularly tested by a qualified electrician, at least every 10 years and on change of occupancy.

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:	
Notes:	Not applicable.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No obvious defects were identified in the accessible water feed and plumbing systems. Shower room fittings have not been tested but appear to be in sound condition.

Heating and hot water	
Repair category:	1
Notes:	<p>It is assumed that the central heating system has been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements.</p> <p>Failure to regularly test and service central heating boilers and associated fittings can increase safety risks and reduce efficiency. The most recent date of servicing should therefore be confirmed.</p>

Drainage	
Repair category:	1
Notes:	A surface inspection revealed no obvious issues. It should however be noted that the property is connected to a private drainage system and that the property owner will therefore be responsible for maintenance and repair.

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	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	2
Communal areas	
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	3
Gas	
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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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	
<p>The assumed tenure is absolute ownership.</p> <p>The road and footpath to the front of the property have been made up and are maintained at public expense.</p> <p>There would not appear to have been any alterations made to the property for which local authority consent is likely to be required.</p> <p>Drainage is understood to be to a private septic tank located outwith the boundaries of the property. It is assumed that there are adequate rights of access for the purposes of maintenance and repair. It is also assumed that the drainage system has been registered with SEPA. Details should be confirmed.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>£178,000</p> <p>One Hundred and Seventy Eight Thousand Pounds</p>	
Valuation (£) and market comments	
<p>£143,000</p> <p>The market value of the property as described in this report is One Hundred and Forty Three Thousand Pounds.</p> <p>This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.</p>	
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Date of report:	18/02/2021