

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	DD241017
Customer	Kim and Brian Wright
Selling address	8 Osprey Road Fowlis, Dundee DD2 5GA
Date of Inspection	05/11/2024
Prepared by	Mark Smith, BSc 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	The subjects comprise a DETACHED CHALET STYLE HOUSE.
Accommodation	Ground Floor: Vestibule, Reception Hall, Living Room, Dining Room, open plan Kitchen/Family Area, Utility Room and Toilet with WC. First Floor: Landing, Master Bedroom with Dressing/Study Area and en-suite Bathroom with separate shower and WC, Second Bedroom with en-suite Shower Room with WC, Three Further Bedrooms and Bathroom with separate shower and WC.
Gross internal floor area (m ²)	289 m ²
Neighbourhood and location	The subjects form part of a modern private residential development situated on the periphery of Piperdam Leisure Resort, approximately eight miles north-west of Dundee. The immediate surrounding properties are of similar age and construction. Adequate secondary amenities are available within nearby Muirhead and Birkhill. A wider range of facilities and amenities can be found within Dundee.
Age	Built in 2008.
Weather	Dry, although dull/overcast. The report should be read in this context.
Chimney stacks	Visually inspected with the aid of binoculars where required. There is a single chimney of synthetic stone construction, with a pointed finish, incorporating a concrete coping with clay pot attached. The flashing details are of metal sheet.

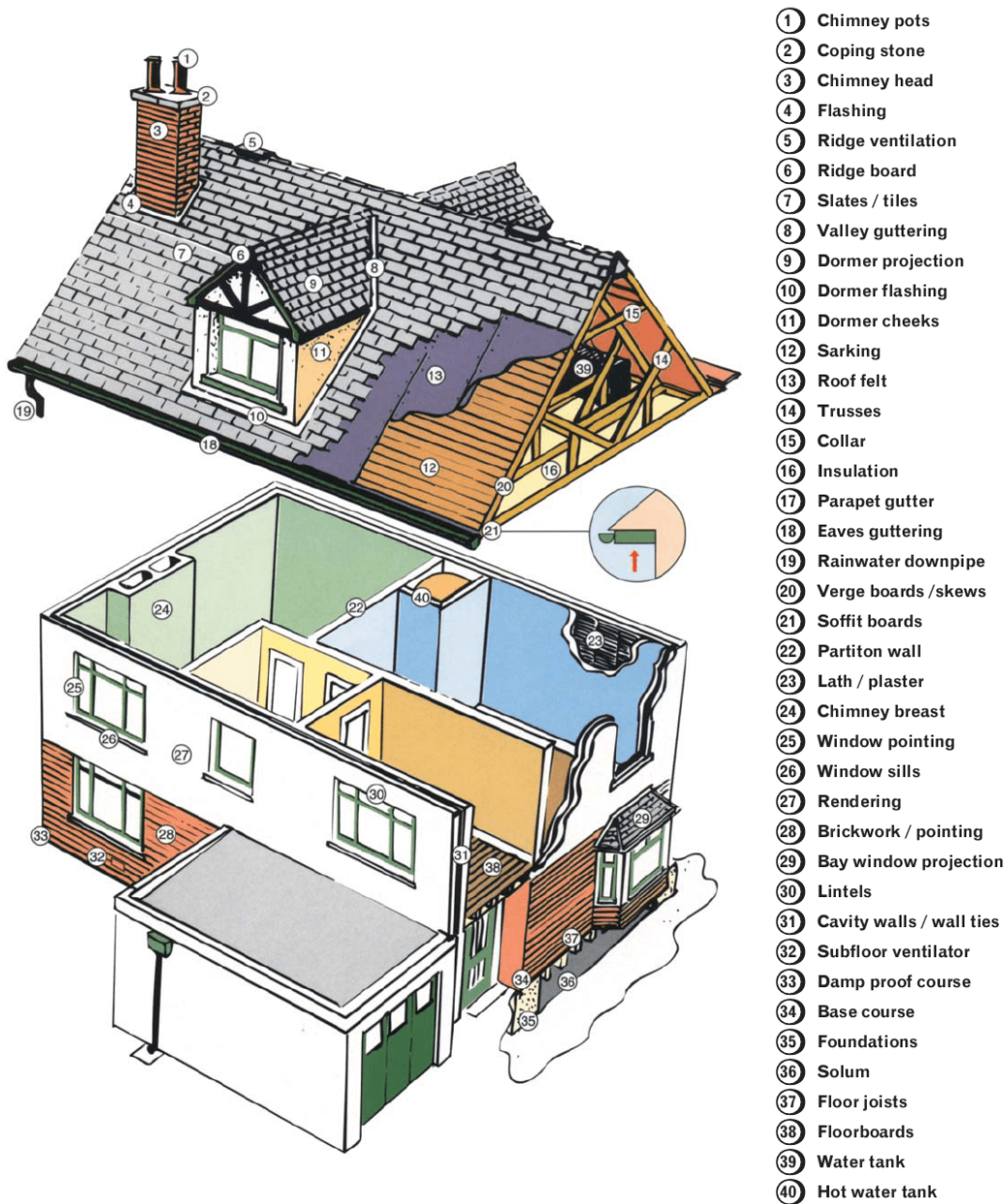
<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not 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 main roof is constructed of timber, pitched and laid in tiles, incorporating tiled ridging and hips. The roofs over the dormer window projections are pitched and laid in tiles, incorporating tiled ridging. Valley gutter sections at roof junctions are laid in metal sheeting. There is also a hipped tiled roof over the bay window projection to the open plan kitchen/family area.</p> <p>A hatch to the landing ceiling, and a hatch to the ceiling of the master ensuite allow access to apex roof spaces. These areas are well insulated at joist level. Hatches within partitions to both of the front bedrooms, as well as to the rear bedroom, lead to eaves roof spaces, although at the time of inspection these were screwed shut.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where required.</p> <p>The rainwater fittings are of PVC.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of modern timber frame with a concrete block/brick outer leaf, rendered externally, incorporating synthetic stone feature finishes. The walls of the dormer window projections are of timber frame, with the fronts having a rendered finish externally, and the sides being clad with hanging tiles.</p>
<p>Windows, external doors and joinery</p>	<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>The windows are mainly of timber framed triple glazed styles, although there are also a number of timber framed double glazed Velux rooflights at upper level.</p> <p>The front entrance door is of a moulded timber/glazed style. The door leading to the utility room is of a timber panel/groove and glazed style. There are also timber framed triple glazed French doors to the rear elevation, leading to the living room and the open plan kitchen/family area.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>The external decorations are of paint.</p>
<p>Conservatories / porches</p>	<p>None.</p>

Communal areas	None.
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>There is a double integral garage. The garage incorporates two remote control/electronically operated vehicular access doors, and two timber framed single glazed windows. The garage can also be accessed from within the dwelling via the utility room. The ceiling and the walls are boarded, taped/plastered and painted. There is a concrete screed floor. Lighting and power are installed.</p> <p>There are no permanent outbuildings.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The garden ground is mainly laid to lawn and is also sloping in places, particularly along the rearmost site boundary. There are also some well stocked, stone chip and wood chip borders, as well as paving slab footpaths and patio areas, and a block paving driveway. The site boundaries are defined by timber fences and hedges. There are wooded areas beyond some of the boundaries.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The ceilings are of plasterboard. The ceilings at upper level are coomed in places.</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 appear to be of timber stud/plasterboard.</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>The floors are of suspended timber construction.</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 are of moulded timber styles, as are the door facings and the skirting boards. There is an open riser timber staircase to the hall, leading to the upper level accommodation.</p> <p>The kitchen fittings comprise floor standing and wall mounted units. There are similar floor standing units in the utility room.</p>

<p>Chimney breasts and fireplaces</p>	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>At the time of inspection, there was an electric fire in place of the original fireplace opening to the living room.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>The ceilings are finished with paint. The walls are mainly finished with paint, although the kitchen, utility room and sanitary areas are part tiled. The internal joinery is finished with preservative.</p>
<p>Cellars</p>	<p>None.</p>
<p>Electricity</p>	<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>Mains supply. The meter and the consumer unit are located within a cloak cupboard to the vestibule.</p>
<p>Gas</p>	<p>None.</p>
<p>Water, plumbing and bathroom fittings</p>	<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>Mains supply. Pipework (where seen) is of copper and PVC. There is a stainless steel bowl and drainer sink unit to both the kitchen and the utility room fittings.</p> <p>There are white fittings to the toilet, comprising wash-hand basin and WC. There is a white suite to the main bathroom, comprising bath, separate shower enclosure with mixer shower unit, wash-hand basin and WC. There are a similar range of fittings to the master en-suite bathroom. There are also white fittings to the en-suite shower room, comprising enclosure with mixer shower unit, wash-hand basin and WC.</p>
<p>Heating and hot water</p>	<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>There is an oil fired central heating system, which also provides hot water. The boiler is of a floor standing type and is located within the garage. The boiler serves wall mounted radiators. The system is controlled by a smart thermostat, which is wall mounted within the hall.</p> <p>There is a hot water storage tank within a cupboard to the utility room.</p>

<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to the mains sewer.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.</p>
<p>Any additional limits to inspection</p>	<p>Our inspections of the apex roof spaces were restricted to 'head and shoulders' due to the level of insulation materials present. We were unable to gain access to the eaves roof spaces and accordingly, we cannot comment on the condition of any timbers etc contained therein.</p> <p>The windows were tested at random.</p> <p>The property was occupied, fully furnished and all floors were covered. Floor coverings restricted our inspection of flooring. No readily accessible hatches or loose floorboards were available to allow access to any sub floor areas.</p> <p>Personal effects in cupboards and fitted wardrobes were not moved and restricted the inspection.</p> <p>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.</p> <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>Our inspection of the garage was restricted by the presence of stored items.</p> <p>The systems and the services were not tested.</p> <p>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.</p> <p>We 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.</p>

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:	There was no obvious evidence of significant movement noted within the limitations of the inspection.


Dampness, rot and infestation	
Repair category:	1
Notes:	There was no obvious evidence of significant dampness, rot or wood boring insect infestation within the limitations of the inspection.

Chimney stacks	
Repair category:	1
Notes:	The chimney stack appeared in a condition consistent with its age and type of construction. Within the limitations of our inspection, no reportable defects were evident. Ongoing maintenance/repairs should, however, be anticipated to the flashing details to ensure they are watertight.

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

Roofing including roof space	
Repair category:	
Notes:	<p>The roofs appeared in a condition consistent with their age and type of construction. Despite typical weathering, tilework mostly appeared intact, and there was no evidence of any staining within the accessible roof spaces to suggest water penetration. A chipped tile was, however, noted over the garage. This will likely require attention in due course.</p> <p>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.</p>

Rainwater fittings	
Repair category:	
Notes:	Gutters are blocked in places, and should be checked and cleared. A downpipe to the right side elevation is holed at base level and requires repair.

Main walls	
Repair category:	
Notes:	The main walls appeared in a condition consistent with their age and type of construction. Within the limitations of our inspection, no reportable defects were evident. Render finishes appeared intact and there was no evidence of bossed/hollow sections, where tested from ground level.

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

Windows, external doors and joinery

Repair category:

2

Notes:

The windows are original and functioned satisfactorily where tested. There is, however, evidence of minor patch repairs to some window timbers to the bay window projection. These areas should be monitored.

Some weathering/wear is evident to the base of the door to the utility room, as well as to the surrounding frame. Minor decay is evident to the base of the French doors to the rear elevation, leading to the open plan dining/family area. Some patch repairs should be anticipated to the affected area.

Some deterioration/decay is evident to timber accent finishes to the front gable. While this is cosmetic in nature, repairs should be anticipated.

External decorations

Repair category:

1

Notes:

The external decorations are generally in fair condition. Regular renewal will be required if these areas are to be maintained in satisfactory condition.

Conservatories / porches

Repair category:

Notes:

Not applicable.

Communal areas

Repair category:

Notes:

Not applicable.

Garages and permanent outbuildings

Repair category:

1

Notes:

The garage generally appeared in a condition consistent with age and usage. Within the limitations of our inspection, no reportable defects were evident.

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

Outside areas and boundaries	
Repair category:	1
Notes:	The site boundaries are generally well defined and appeared in fair condition. Some older/original fence posts are showing signs of decay at base level. While additional posts appear to have been added in places, ongoing maintenance and repairs should be anticipated. You should verify with your conveyancer the extent of the boundaries attaching to the property.

Ceilings	
Repair category:	1
Notes:	Some cracking is evident, which is considered to be cosmetic in nature and should be capable of remedy during the course of routine decoration.

Internal walls	
Repair category:	1
Notes:	Some cracking is evident, which is considered to be cosmetic in nature and should be capable of remedy during the course of routine decoration.

Floors including sub-floors	
Repair category:	1
Notes:	<p>The flooring was found to be generally level and firm to the tread, with the exception of some loose/cracking panels, which is considered to be cosmetic in nature.</p> <p>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.</p> <p>No access to the sub-floor area was possible. Within the limitations of our inspection, there was no indication to suggest significant defects in this area, although it should be appreciated that as the area was not inspected, no guarantees can be provided in this regard.</p>

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 is original, and generally appeared in a condition consistent with age and usage.</p> <p>The kitchen and utility room fittings are original, and generally appeared in a condition consistent with age and usage.</p>

Chimney breasts and fireplaces

Repair category:	1
Notes:	The electric appliance was not tested.

Internal decorations

Repair category:	1
Notes:	The subjects were found to be generally well presented throughout.

Cellars

Repair category:	
Notes:	Not applicable.

Electricity

Repair category:	1
Notes:	<p>Cabling (where seen) is of PVC and the consumer unit is of a circuit breaker time, albeit along original, and therefore now semi-modern lines. Current test certification should be confirmed.</p> <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>

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:	<p>Pipework (where seen) is of copper and PVC, and appeared in serviceable condition but was not tested.</p> <p>The sanitary fittings are original and generally appeared in a condition consistent with age and usage. Within the limitations of our inspection, no reportable defects were evident. There is, however, some worn/stained sealant around the shower tray to the master en-suite. Flooring beneath the baths/shower trays was not inspected, however, it should be appreciated that over time the build-up of condensation together with small amounts of leakage from joints between tiling or mastic and bath/shower fittings can lead to deterioration of flooring or wall linings. Repairs in this regard may be required as part of a normal and ongoing maintenance regime.</p>

Heating and hot water	
Repair category:	1
Notes:	<p>It is assumed that the central heating system has been properly installed, updated, and maintained to meet with all current regulations and standards, with particular regard to flue and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation, further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.</p>

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.

Drainage	
Repair category:	1
Notes:	There was no surface 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	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	2
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	1
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	1
Internal decorations	1
Cellars	
Electricity	1
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 and First.
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 type="checkbox"/> YES <input checked="" 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>We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.</p> <p>Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.</p> <p>The subjects were constructed by Kirkwood Homes Ltd. It is assumed that all statutory and professional documentation is available in this regard.</p> <p>It is recommended that where repairs, defects or maintenance items have been identified, interested parties make appropriate enquiries in order to satisfy themselves of the potential costs and the extent of the works required prior to submitting a legal offer to purchase.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>635,000 (SIX HUNDRED AND THIRTY-FIVE THOUSAND POUNDS).</p> <p>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). This figure bears no direct relationship to current market value.</p>	
Valuation (£) and market comments	
<p>485,000 (FOUR HUNDRED AND EIGHTY-FIVE THOUSAND POUNDS).</p> <p>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.</p>	
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Signed:	Electronically Signed: 272622-67702e05-97bf
Date of report:	07/11/2024