

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	DD240856
Customer	Tanya Alavuk
Selling address	27 Harris Road Carnoustie DD7 7NS
Date of Inspection	12/09/2024
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 is a two storey end terraced house.
Accommodation	GROUND FLOOR : Entrance Hallway, Hallway, Living Room, Kitchen, Utility Room and WC. FIRST FLOOR : Landing, Three bedrooms and Bathroom.
Gross internal floor area (m2)	89 sq.m. or thereby.
Neighbourhood and location	The property forms part of an established residential area within the town of Carnoustie. The surrounding properties within the immediate vicinity are generally of a similar age and style. A range of typical local amenities can be found nearby.
Age	40 years approximately.
Weather	It was overcast and dry following generally mixed weather conditions.
Chimney stacks	There are no chimney stacks.

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 of a pitched design overlaid with concrete tiles having a tiled ridge. The verge board appears to be of an asbestos based material. A roof projection is in place being of a mono pitched style overlaid in similar materials to the main roof and having metal flashings at the junction to the main wall.</p> <p>Access to the roof space is available via a ceiling hatch in the landing. The roof is of timber construction with timber sarking. Insulation materials are laid over the ceiling joists.</p>
Rainwater fittings	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>There are half round uPVC gutters in place which connect to suitable downpipes.</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 property appears to be of timber frame with a block outer leaf wall construction. The walls have a roughcast external finish. The walls are approximately 300mm thick.</p> <p>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 in place at the time.</p>
Windows, external doors and joinery	<p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p> <p>Windows : Double glazed timber frame window units are installed.</p> <p>Doors : The access doors are of timber/glazed and panelled design.</p> <p>External joinery : The fascia boards are formed in timber.</p>
External decorations	<p><i>Visually inspected.</i></p> <p>The external timbers are painted.</p>
Conservatories / porches	There are no conservatories or porches.
Communal areas	There are no communal areas.

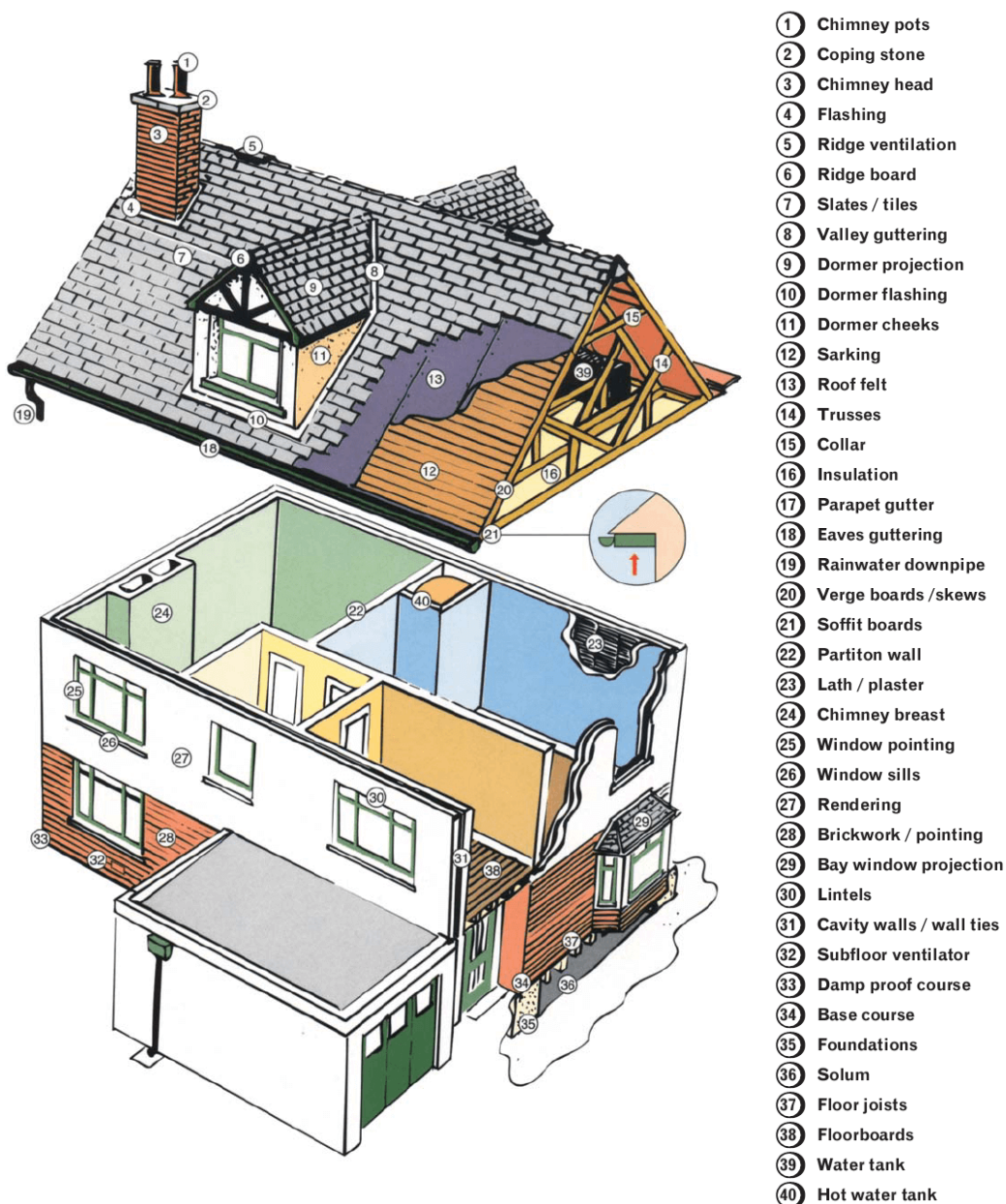
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>The property has an attached outbuilding. This is of brick wall construction beneath a mono pitched roof overlaid in concrete tiles.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property has garden areas to the front and rear. The garden areas are surfaced in grass, chip stones, paving, timber decking and planting. The boundaries are formed in brick walls and hedging.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The ceilings are of plasterboard construction. There are laminate coverings installed in parts.</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 wall construction.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>The floors are formed with suspended timber joist being overlaid with tongue and groove 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 and glazed style. The facing and skirtings are of a flush style.</p> <p>The kitchen is fitted with a range of base and wall mounted units having compatible worktops and integrated appliances.</p>
Chimney breasts and fireplaces	<p>There are no chimney breast or fireplaces.</p>
Internal decorations	<p>Visually inspected.</p> <p>The internal walls and ceilings mostly have a papered finish.</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>Mains supply installed. The electricity fuse box is located within a hallway cupboard.</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 an external box.</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 bathroom and WC are fitted with white suites. A glass sink is located within the bathroom. A stainless steel sink unit and side drainer are fitted within the kitchen. All visible pipework is made with copper and PVC materials.</p> <p>A PVC water tank is located within the roof space.</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 Worcester boiler within a kitchen cupboard supplies the 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 main sewer.</p>

<p>Fire, smoke and burglar alarms</p>	<p><i>Visually inspected.</i></p> <p><i>No test whatsoever were carried out to any systems or appliances.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>There are smoke alarms installed in the property.</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>
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<p>Any additional limits to inspection</p>	<p><i>An inspection for Japanese Knotweed was not carried out.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>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. My inspection of the roof space was restricted to a head and shoulders only appraisal and by the provision of insulated materials and stored goods. I was not able to inspect the sub floor area due to no access hatch being found. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. Personal effects in cupboards and fitted wardrobes were not moved and restricted my inspection. My inspection of the outbuilding was restricted due to it being heavily stored.</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. Concealed areas beneath and around bath were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p> <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 out with 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



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 categories:

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

Structural movement	
Repair category:	1
Notes:	There is movement in the property evidenced by door lintels off level. There is no evidence of recent stress to the building within the limitations of the inspection but previous scarring has been reflected in the market value.

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.

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:	2
Notes:	<p>Typical aging/weathering was noted to the roof covering alongside there being some moss growth. Cracking was noted to some of the verge pointing. 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> <p>The verge boards may contain asbestos based materials. See information on Asbestos in the Limitations of Inspection section above.</p>

Rainwater fittings

Repair category:	2
Notes:	<p>Gutters are blocked in places with vegetation and should be cleared.</p> <p>Staining was noted to some of the gutter joints and should be monitored for leaks.</p>

Main walls

Repair category:	2
Notes:	<p>The roughcasting of outer wall above the door is cracked/bossed in places and can be repaired or replaced by a competent local builder.</p> <p>Discolouration/staining was noted at parts.</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.

Windows, external doors and joinery

Repair category:	2
Notes:	<p>The windows are of an older style with there being a degree of general wear and tear to the window installation consistent with its age and use. The seals to a double glazed window unit have failed resulting in condensation between the panes of glass. It should be apricated that double glazed window units can be problematic over time and the operations can be affected and the opening mechanisms damaged. Ongoing maintenance should be anticipated.</p> <p>Weathering was noted to the external door units.</p>

External decorations

Repair category:	1
Notes:	Weathering was noted to the timbers.

Conservatories / porches

Repair category:	
Notes:	Not applicable.

Communal areas

Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings

Repair category:	1
Notes:	No significant defects 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:	2
Notes:	Sections of decking are subject to decay and are uneven in places.

Ceilings	
Repair category:	1
Notes:	Hairline cracking and blemishes were noted to the ceiling surfaces at parts. Staining was noted to an area of utility ceiling at the time of inspection this tested dry. This should be monitored.

Internal walls	
Repair category:	1
Notes:	Blemishes and holes from previous fixings were noted.

Floors including sub-floors	
Repair category:	2
Notes:	A section of flooring within the WC is off level. This will require re-grouting. Some floor coverings are worn/damaged. 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:	2
Notes:	There is a degree of wear and tear noted at parts to the internal joinery consistent with its age and use. The kitchen cupboard are subject to wear at parts with there being a chip noted to the kitchen worktop surface.

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.

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

Internal decorations	
Repair category:	1
Notes:	Some of the decorative finishes are marked.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	2
Notes:	The electrical installation appears to be of an older style. Further advice will be available from a NICEIC/SELECT registered electrician. Damage was noted to the external meter box.

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.

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.

Water, plumbing and bathroom fittings

Repair category:	2
Notes:	<p>The WC flush mechanism/cover is missing. This will require renewal.</p> <p>The water proof seals around the bath are stained/worn. These areas require on going maintenance to prevent water ingress to concealed areas.</p> <p>The side panel serving the bath is loose.</p>

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>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.</p>

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	1
Chimney stacks	
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	1
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	
Internal decorations	1
Cellars	
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
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?	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>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.</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>	
Estimated re-instatement cost (£) for insurance purposes	
<p>£270,000 (Two Hundred and Seventy 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).</p>	
Valuation (£) and market comments	
<p>£170,000 (One Hundred and Seventy Thousand Pounds).</p> <p>The market value for the property in its current condition would be fairly stated at £170,000 (One Hundred and Seventy 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 current economic circumstances and changing interest rates.</p>	
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Date of report:	13/09/2024