

# A H R Crossan and Co

## Survey Report

On

67a Mains Street,  
Lockerbie.  
DG11 2DG

**Customer:** Mr W. J. and Mrs I. A. Wells

**Customer address:** 3 Springhill,  
Lochmaben.  
DG11 1QE

**Date of inspection:** 9<sup>th</sup> October, 2014  
**Refreshed:** 12<sup>th</sup> May, 2016

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41a Castle Street,  
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DG1 1DU



Regulated by RICS

## 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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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 etc. were not inspected or reported on.

### Description

Mid terraced (pend access type) cottage with a large sized enclosed plot; there is pedestrian right of access alongside.

### Accommodation

Entrance Vestibule; Hall; Living Room; Kitchen/Dining Area; Inner Hall; Bathroom; 2 Bedrooms.

### Gross internal floor area (m<sup>2</sup>)

74

<b>Neighbourhood and location</b>	A well established private development off Glasgow Road, some 1¼ miles from Dumfries Town Centre. Local shops nearby and regular bus service to town.
<b>Age</b>	Built C1840; extended C1965.
<b>Weather</b>	Mild/sunny; showers
<b>Chimney stacks</b>	4 Flue facing brick stack. Visually inspected from ground level.
<b>Roofing including roof space</b>	Visually inspected externally from ground level; internal 'head-and-shoulders' inspection of roof space off a fixed aluminium loft ladder.
<b>Rainwater fittings</b>	Visually inspected from Ground level.
<b>Main walls</b>	Visually inspected from Ground Level. Foundations and concealed parts were not exposed or inspected.
<b>Windows, external doors and joinery</b>	Internal and External doors and a sample of window opening lights were opened and closed where possible. Doors and windows were not forced open.
<b>External decorations</b>	Visually inspected from Ground level.
<b>Conservatories / porches</b>	None.
<b>Communal areas</b>	None.
<b>Garages and permanent outbuildings</b>	None.

**Outside areas and boundaries** Visually inspected.

**Ceilings** Visually inspected from floor level.

**Internal walls** Visually inspected from floor level.

**Floors including sub floors** Surfaces of exposed floors were visually inspected. No carpets/floor coverings were lifted.

**Internal joinery and kitchen fittings** Built in cupboards were inspected. Kitchen units were visually inspected excluding appliances. No contents were removed from cupboards.

**Chimney breasts and fireplaces** Visually inspected from floor level.

**Internal decorations** Visually inspected.

**Cellars** None

**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. Services were off at the time of inspection, the surveyor did not turn them on.

**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. Services were off at the time of inspection, and were not turned on by the Surveyor.

**Water, plumbing and bathroom fittings**

Visual inspection of the accessible pipework and fittings made without removing any insulation. No tests whatsoever were carried out to the system or appliances.

**Heating and hot water**

Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.

**Drainage**

Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

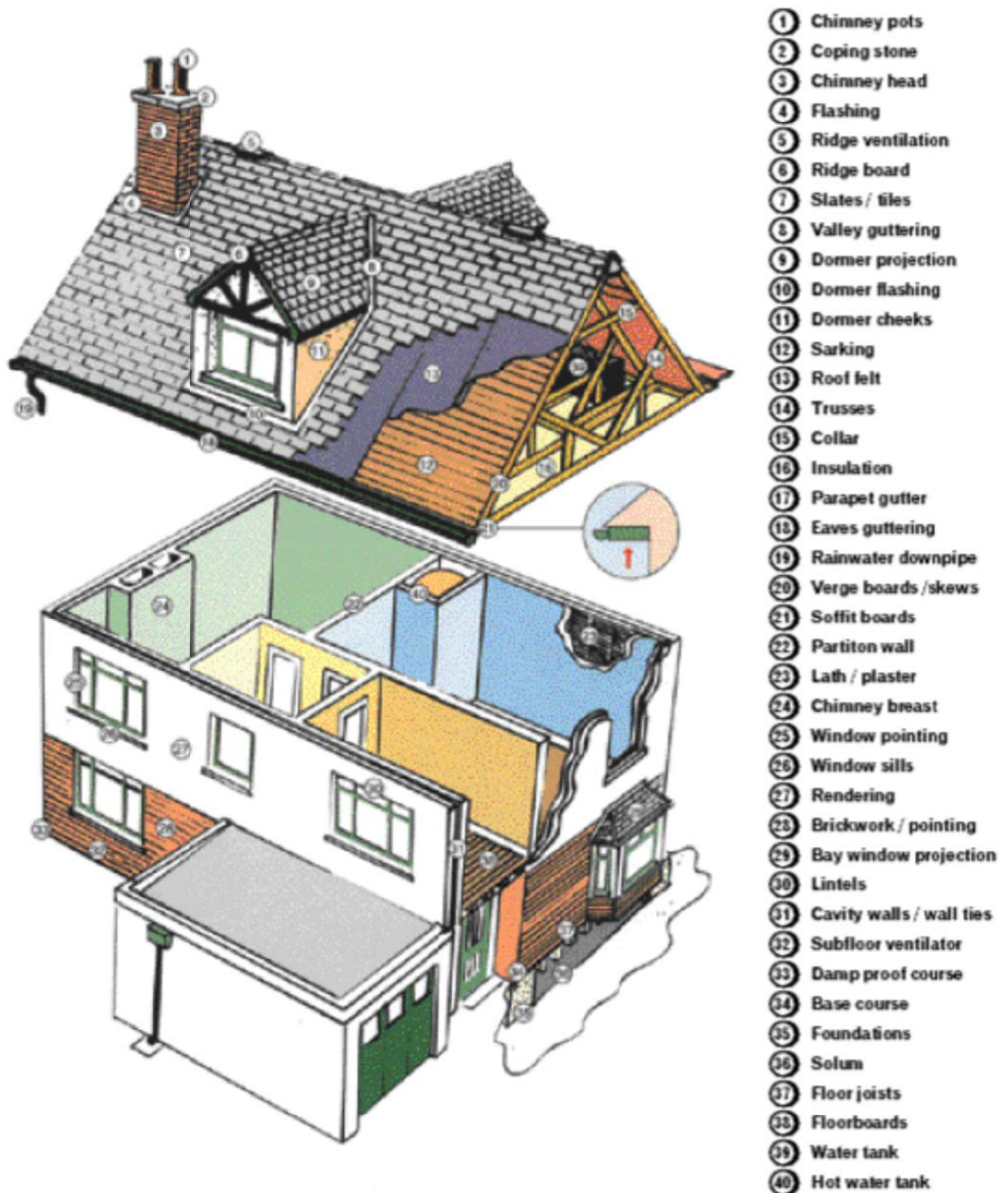
**Fire, smoke and burglar alarms**

Visually inspected. No tests whatsoever were carried out to the system or appliances.

**Any additional limits to inspection:**

**Sub-Floor void not readily accessible at time of inspection**






## 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 terms.

## 2. CONDITION








This section identifies problems and tells you about the urgency of any repairs by using one of three categories.






 <b>Structural movement</b>	
Repair category	Category 1
Notes:	No movement noted.
 <b>Dampness, rot and infestation</b>	
Repair category	Category 1
Notes:	No dampness, rot or infestation noted. Historic woodworm noted in roof timbers; injection dpc applied to front external wall.
 <b>Chimney stacks</b>	
Repair category:	Category 1
Notes:	Four flue red facing brick stack with concrete cope, gas terminal 'live' flue from the subject property.
 <b>Roofing including roof space</b>	
Repair category:	Category 1
Notes:	Concrete tiles on battens, counter-battens, felt, sarking and timber lightweight trusses to roof over main original cottage. Insulated between truss ties with generally 270 mm glass wool quilt. Pipes insulated. Polyroof Pro 5252 fibreglass sheeted roof over Kitchen, Bathroom and rear Bedroom.
 <b>Rainwater fittings</b>	
Repair category:	Category 1
Notes:	Black pvcu half round gutters and round drop pipes. Gutters need cleaned out regularly (at least annually).



 <b>Main walls</b>	
Repair category:	Category 1
Notes:	600 mm thick local stone original cottage walls with strapped and lined finishes; Cavity brick/block wet dash roughcast on outside and plaster finish internally to rear extension.
 <b>Windows, external doors and joinery</b>	
Repair category:	Category 2
Notes:	White pvcu double glazed casement type windows, generally. External doors double glazed/panelled pvcu; Double glazed unit in rear Bedroom appears to have lost seal.
 <b>External decorations</b>	
Repair category:	Category 1
Notes:	Fairly good condition; Redecorate regularly on a planned maintenance cycle.
 <b>Conservatories / porches</b>	
Repair category:	N/a
Notes:	None.
 <b>Communal areas</b>	
Repair category:	N/a
Notes:	None.
 <b>Garages and permanent outbuildings</b>	
Repair category:	N/a
Notes:	None.
 <b>Outside areas and boundaries</b>	
Repair category:	Category 1
Notes:	Timber fencing to rear. Lawn area, gate and path to side; concrete slab path to rear. Partly flanked by older outbuildings (part of next door property).



 <b>Ceilings</b>	
Repair category:	Category 1
Notes:	Plasterboard and plaster generally in good condition. Minor fissure in Bathroom ceiling needs filled and decorated. Some artex finishes.
 <b>Internal walls</b>	
Repair category:	Category 1
Notes:	Brick partitions with plaster finish generally. Tiled around bath. No adverse comments.
 <b>Floors including sub-floors</b>	
Repair category:	Category 1
Notes:	Suspended timber generally. No adverse comments. Finished with laminate in Hall, Tiles in Bathroom, carpet in Bedrooms and Living Room, vinyl sheet in Kitchen.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	Category 1
Notes:	Doors are generally 6 panel white printed wood effect veneered; Kitchen units are fairly modern and in good condition.
 <b>Chimney breasts and fireplaces</b>	
Repair category:	Category 1
Notes:	Fyfestone built fireplace with modern closed fuel effect gas fire with marbled slab.
 <b>Internal decorations</b>	
Repair category:	Category 1
Notes:	The property is in fair decorative order. Some freshening up to new owners taste will be required.
 <b>Cellars</b>	
Repair category:	N/a
Notes:	None.

 <b>Electricity</b>	
Repair category:	Category 1
Notes:	<p>Mains 240 volt single phase supply. Power points flush mounted; rewireable fuse type consumers unit and meter in recessed cabinet in front Bedroom/side wall.</p> <p>System dated but serviceable; may need test and upgraded to comply with current IEE regulations.</p> <p>The IEE recommends regular inspections and tests (e.g every 10 years or upon a change of occupancy). Only the most recently constructed or rewired properties will have installations that comply with current (17<sup>th</sup> Edition) IEE Regs.</p>
 <b>Gas</b>	
Repair category:	Category 1
Notes:	Mains supply; Serves boiler and Living Room fire unit.
 <b>Water, plumbing and bathroom fittings</b>	
Repair category:	Category 1
Notes:	<p>Mains water; sanitary ware; white wc; whb and bath in Bathroom. Mira electric shower mounted over bath.</p> <p>Copper pipes and fittings to hot and cold water.</p>
 <b>Heating and hot water</b>	
Repair category:	Category 1
Notes:	<p>Gas central heating and hot water based on a wall mounted Potterton Performa 30 HE boiler located in the Kitchen; radiators with thermostatic valves in all major compartments.</p>
 <b>Drainage</b>	
Repair category:	Category 1
Notes:	<p>Waste and surface water drains in fireclay pipes. Soil and waste pipe above ground in pvc; No issues noted.</p>

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.

<b>Structural movement</b>	<b>1</b>
<b>Dampness, rot and infestation</b>	<b>1</b>
<b>Chimney stacks</b>	<b>1</b>
<b>Roofing including roof space</b>	<b>1</b>
<b>Rainwater fittings</b>	<b>1</b>
<b>Main walls</b>	<b>1</b>
<b>Windows, external doors and joinery</b>	<b>2</b>
<b>External decorations</b>	<b>1</b>
<b>Conservatories / porches</b>	<b>N/a</b>
<b>Communal areas</b>	<b>N/a</b>
<b>Garages and permanent outbuildings</b>	<b>N/a</b>
<b>Outside areas and boundaries</b>	<b>1</b>
<b>Ceilings</b>	<b>1</b>
<b>Internal walls</b>	<b>1</b>
<b>Floors including sub-floors</b>	<b>1</b>
<b>Internal joinery and kitchen fittings</b>	<b>1</b>
<b>Chimney breasts and fireplaces</b>	<b>1</b>
<b>Internal decorations</b>	<b>1</b>
<b>Cellars</b>	<b>N/a</b>
<b>Electricity</b>	<b>1</b>
<b>Gas</b>	<b>1</b>
<b>Water, plumbing and bathroom fittings</b>	<b>1</b>
<b>Heating and hot water</b>	<b>1</b>
<b>Drainage</b>	<b>1</b>

#### **Repair Categories**

##### **Category 3:**

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.

##### **Category 2:**

Repairs or replacement requiring future attention, but estimates are still advised.

##### **Category 1:**

No immediate action or repair is needed.

#### **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 coin-operated 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?	Yes
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	No (small step from Hall to front Bedroom)
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

#### 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

Check pedestrian right of access to rear.

##### Estimated re-instatement cost for insurance purposes

£160,000.00

##### Valuation and market comments

£110,000.00

Market conditions have been slow for over 6 years and likely to continue for some months ahead.

**Report author:** Andrew H R Crossan FRICS

**Address:** 41a Castle Street, Dumfries DG1 1DU

**Signed:**

**Date of report:** 13<sup>th</sup> October, 2014.

**Refreshed:** 12<sup>th</sup> May, 2016