

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories
being rated from 1 to 3.



Single Survey

Survey report on:

Customer	Mr. Iain Carruthers
Customer address	4 Burnholm Road Kirkpatrick Fleming, Lockerbie DG11 3AY
Date of Inspection	23/06/2017
Prepared by	Simon Allen Dumfries - Allied Surveyors Scotland Plc

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 mid-terraced dwellinghouse, two storeys in height.
Accommodation	Ground floor: Entrance hall, sitting room, kitchen and bathroom incorporating WC. First floor: Landing and three bedrooms.
Gross internal floor area (m2)	Approximately 95 m ² .
Neighbourhood and location	The property is situated in a small development of similar dwellings, located on the outskirts of the village of Kirkpatrick Fleming and originally constructed on behalf of the local authority. Limited amenities are available within Kirkpatrick Fleming, with town centre facilities lying within approximately 7 miles. The local primary school is situated opposite.
Age	Constructed circa 1950.
Weather	Dry and overcast.
Chimney stacks	<i>Visually inspected with the aid of binoculars where required.</i> The single chimney stack is of roughcast brick construction with lead flashings and traditional clay pots. The central heating boiler connects to a balanced flue.
Roofing including roof space	<i>Sloping roofs were visually inspected with the aid of binoculars where required.</i>

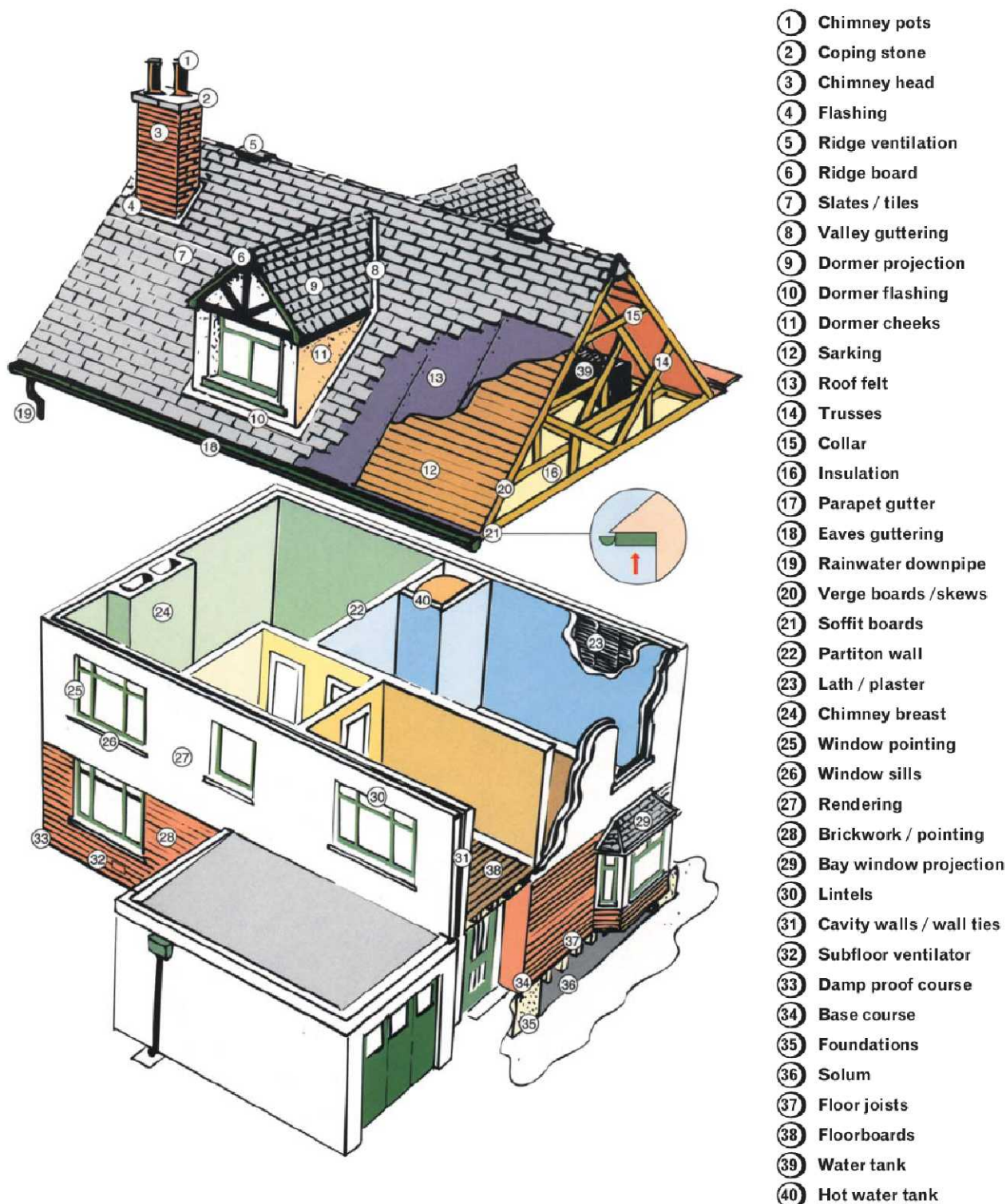
	<p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></p> <p>The roof is pitched and steeled framed, clad with concrete interlocking tiles over roofing felt and timber sarking boards.</p> <p>An inspection of the roof void revealed the presence of mineral wool insulation above ceilings to an average depth of approximately 250 mm.</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 non-traditional construction and consist of a steel framework, lined internally with plasterboard or similar. An outer leaf of concrete blocks has been provided with a roughcast external finish.</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 of a UPVC framed casement or tilt and turn design and incorporate sealed unit double glazing. External doors are formed in PVC and incorporate double glazed panels. Eaves boarding is also PVC.</p>
External decorations	<p><i>Visually inspected.</i></p> <p>Concrete window sills have been painted.</p>
Conservatories / porches	<p>There are no conservatories or porches.</p>
Communal areas	<p>There are no common use areas.</p>
Garages and permanent outbuildings	<p><i>Visually inspected.</i></p> <p>There is no garage. Outbuildings include a timber framed</p>

	summerhouse with felted roof and sheet metal clad garden sheds.
Outside areas and boundaries	<p><i>Visually inspected.</i></p> <p>The property includes private garden ground, located to the front and rear of the dwellinghouse. The garden areas are generally laid to gravel with inset paving and shrubs.</p> <p>The front garden is enclosed by roughcast concrete block walls. Boundaries to the rear of the property consists of timber panelled fencing and a metal fence. The rear boundary is open.</p>
Ceilings	<p><i>Visually inspected from floor level.</i></p> <p>Ceilings would appear to be lined 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 consist of timber framed stud partitions lined with plasterboard or similar. The walls in the bathroom are partially lined with timber boarding.</p>
Floors including sub floors	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>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.</i></p> <p>Floors at ground level are solid concrete. The upper floors consist of suspended timber joists, overlaid with tongued and grooved timber boarding.</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 consists of moulded skirting boards, facings and door surrounds. The internal doors consist of varnished oak, some of which are partially glazed.</p> <p>The kitchen has been provided with a recently fitted range of floor and wall mounted cupboard units with white, laminated doors and wood effect laminated worktops. There is an inset</p>

	<p>stainless steel sink unit and fitted cooker hood.</p> <p>There are built-in cupboards in each of the bedrooms.</p>
Chimney breasts and fireplaces	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>There is a traditional fireplace in the sitting room, currently occupied by an electric fire. The fireplace consists of reconstituted stone, with a marble hearth. The chimney breast is solid masonry.</p>
Internal decorations	<p><i>Visually inspected.</i></p> <p>Internal joinery, wall and ceiling surfaces have been painted. Doors have been varnished.</p>
Cellars	<p>There are no cellars.</p>
Electricity	<p><i>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.</i></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 entrance hall.</p>
Gas	<p>There is no gas connection to the property, nor is mains gas available within the vicinity.</p>
Water, plumbing and bathroom fittings	<p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>Mains water is connected and visible plumbing was seen to be copper. There is a stopcock located within one of the kitchen cupboards.</p> <p>Bathroom fittings consist of a white suite including WC, wash hand basin and low level bath. There is a shower fitting over the bath.</p>
Heating and hot water	<p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></p>

	<p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>Central heating is provided by an oil fired Grant boiler, which is located in the kitchen and serves panel radiators throughout the property. The 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, on demand. As the boiler is of a combi design, no additional hot or cold water storage tanks are required in the property.</p>
Drainage	<p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>Drainage is connected to the public sewer.</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, sitting room and upper landing.</p>
Any additional limits to inspection	<p><i>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.</i></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 following 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 no evidence of significant structural movement affecting the property.

Dampness, rot and infestation

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

Chimney stacks

Repair category:	1
Notes:	No major defects were identified from ground level.

Roofing including roof space

Repair category:	1
Notes:	No reportable defects were identified, based on ground level and roof space inspections. The roof void has been adequately insulated.

Category 3	Category 2	Category 1
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Rainwater fittings	
Repair category:	1
Notes:	Weather conditions were dry at the time of inspection, thus restricting a full assessment of the effectiveness of the rainwater conductors. No obvious defects were identified from ground level.

Main walls	
Repair category:	1
Notes:	No immediate action or repair is needed.

Windows, external doors and joinery	
Repair category:	1
Notes:	No reportable defects were identified.

External decorations	
Repair category:	1
Notes:	No immediate action or repair is needed.

Conservatories / porches	
Repair category:	

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.

Notes:	Not applicable.
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Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	1
Notes:	Outbuildings are affected by general weathering and continuing maintenance is likely to be required.

Outside areas and boundaries	
Repair category:	2
Notes:	Outside areas are lacking recent maintenance and are somewhat overgrown and weed infested. There is some surface crazing to the roughcast finish applied to the walls enclosing the front garden.

Ceilings	
Repair category:	1
Notes:	No reportable defects were identified.

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 walls	
Repair category:	1
Notes:	No reportable defects were identified.

Floors including sub-floors	
Repair category:	1
Notes:	Floors were seen to be in reasonable condition, where accessible.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal joinery and kitchen fittings appear to have been recently renewed and are in good condition.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	No obvious defects were identified, based on a visual inspection. Flues should be regularly tested, whether or not in use.

Internal decorations	
Repair category:	1

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.

Notes:	Whilst decoration is largely a subjective matter, the property is considered to be in good decorative order.
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Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	No obvious defects were identified, based on a visual inspection. The Institute of Electrical Engineers recommends that electrical installations be regularly tested by a qualified electrician, preferably every ten years and on change of occupation.

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. Bathroom fittings appear to be in serviceable condition, although the wash hand basin is somewhat dated.

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.

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 fluing and ventilation requirements.</p> <p>The boiler is of a modern, high efficiency design and the central heating system is understood to have only recently been installed. Any guarantee relating to the boiler should be transferred at the date of sale/purchase.</p>

Drainage	
Repair category:	1
Notes:	No obvious defects were identified, based on a surface inspection.

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.

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	1
Main walls	1
Windows, external doors and joinery	1
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	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 floors
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 type="checkbox"/> YES <input checked="" 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>The assumed tenure is Ownership.</p> <p>Roads and footpaths within the vicinity of the property have been made up and are maintained at public expense. There is a separate pedestrian right of access leading to the rear garden and legal arrangements should be confirmed.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>£160,000 One Hundred and Sixty Thousand Pounds</p>	
Valuation (£) and market comments	
<p>£94,000 The market value of the property described in this report is Ninety Four 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> <p>The property is of a non-traditional house type known as Cruden Rural. Houses of this type may not prove acceptable to some mortgage providers and prospective purchasers will need to clarify the position with their chosen lender.</p>	
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Signed:	Electronically Signed: 98082-26356689-8508
Date of report:	26/06/2017