PART 1.

SINGLE SURVEY

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



Single Survey

Survey report on:

Surveyor Reference	GB

Customer	Mrs. Donna Cuthbert

Selling address	3 West Terrace Ferryden, Montrose DD10 9RQ

Date of Inspection	24/03/2020

Prepared by	Gary Black, MRICS Dundee - 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.

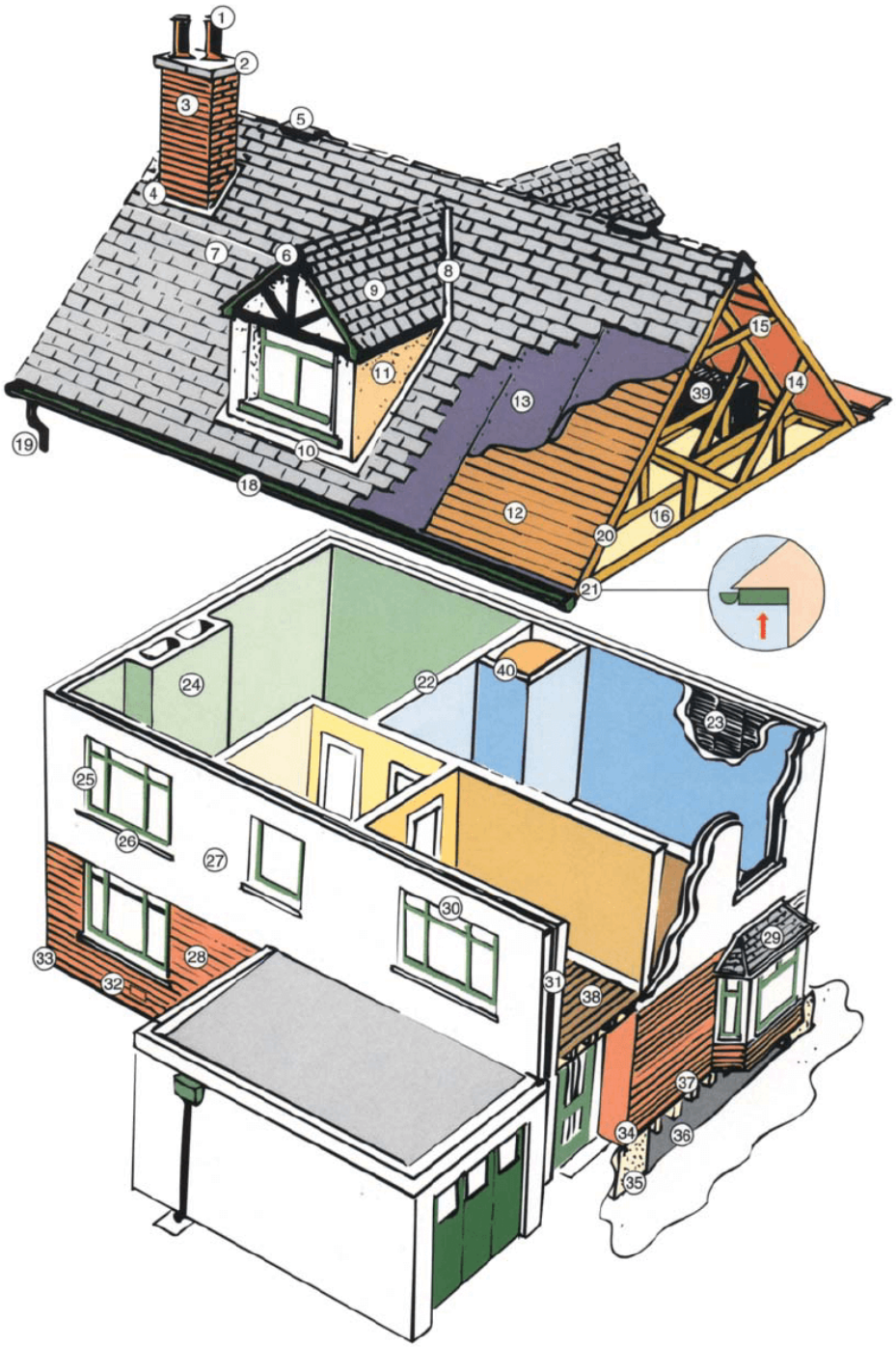
Description	Mid-terraced traditional Cottage over 2 levels.
Accommodation	GROUND FLOOR Porch, Hall, Lounge, Dining Kitchen, Bathroom UPPER FLOOR Landing, 3 Bedrooms.
Gross internal floor area (m2)	79
Neighbourhood and location	Established location within Ferryden on the outskirts of Montrose. Surrounding properties are residential and commercial. All amenities can be found close by.
Age	130 years approx.
Weather	Fair
Chimney stacks	The chimneys are roughcast. ***Visually inspected with the aid of binoculars where required.***
Roofing including roof space	The roof is pitched and laid in tiles and incorporates a slate clad/flat felt flush dormar to the rear. There is a flat roof over the front porch. There is access to the front eaves. The roof is of timber truss type with timber sarking. Insulation is installed and there are stored items. ***Sloping roofs were visually inspected with the aid of binoculars where required.***

	Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. ***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.***
Rainwater fittings	The rainwater fittings are PVC. ***Visually inspected with the aid of binoculars where required.***
Main walls	The main walls are of solid stone, part brick construction lined internally and roughcast externally. ***Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.***
Windows, external doors and joinery	The windows are of mixed age UPVC double glazed design. The property is accessed by UPVC glazed front and rear doors. ***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.***
External decorations	External facing timbers are painted/stained. ***Visually inspected.***
Conservatories / porches	There is a front porch pertaining to the property. The porch has brick roughcast base and flat felt roof. ***Visually inspected.***
Communal areas	Not applicable.
Garages and permanent outbuildings	There is a store and summerhouse in the rear garden. The store is of concrete block/flat felt construction. ***Visually inspected.***
Outside areas and boundaries	There is garden to the front and rear. The rear garden is split level. Boundaries comprise concrete block walls and timber fencing. ***Visually inspected.***
Ceilings	The ceilings are lath and plaster and plasterboard. ***Visually inspected from floor level.***
Internal walls	The internal walls are solid masonry and plasterboard. Also there is a glazed partition between the lounge and entrance hall. Internal surfaces are decorated and partially clad.

	Visually inspected from floor level. ***Using a moisture meter, walls were randomly tested for dampness where considered appropriate.***
Floors including sub floors	The floors are split level and are timber and concrete. Due to floorcoverings and contents no detailed inspection was possible. No access was gained to the sub-floor area. ***Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.*** ***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.*** ***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.***
Internal joinery and kitchen fittings	The internal doors are timber and timber/glazed. The kitchen units appear fairly modern, The staircase is timber. The property has fitted stotage space. ***Built-in cupboards were looked into but no stored items were moved.*** ***Kitchen units were visually inspected excluding appliances.***
Chimney breasts and fireplaces	There is a fireplace in the lounge with living flame gas fire. ***Visually inspected. No testing of the flues or fittings was carried out.***
Internal decorations	***Visually inspected.***
Cellars	Not applicable.
Electricity	Mains supply. The meter and fuses are in the entrance porch. ***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.***
Gas	Mains supply. The meter is external to the front of the property. ***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. If any services are turned off, the Surveyor will state that in the report and will not turn them on.***
Water, plumbing and bathroom fittings	Mains supply. Where viewed the plumbing system is PVC and copper. There is a stainless steel sink unit in the

	kitchen. Sanitary fittings in the property appear fairly modern. ***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.***
Heating and hot water	Heating is by a gas system. The boiler is wall mounted in the kitchen. Hot water is supplied by the heating system. ***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.***
Drainage	Presumably to the main public sewar. ***Drainage covers etc were not lifted.*** ***Neither drains nor drainage systems were tested.***
Fire, smoke and burglar alarms	There is a smoke alarm and a carbon monoxide detector. ***Visually inspected.*** ***No tests whatsoever were carried out to the system or appliances.***
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.*** Asbestos was commonly used in building materials up to the end of the 20th century by which time it became a banned substance. The current and formed view is that provided these remain in good condition and undisturbed then they should present no significant hazard to health. In the event of damage or disturbance, however, above average costs may be incurred for repair or removal by a Specialist Contractor. Care should be taken when carrying out maintenance, repair or renewal.

Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partiton wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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 recent or ongoing movement.

Dampness, rot and infestation	
Repair category:	2
Notes:	It is recommended that the property including sub-floor area be inspected by a timber/damp specialist, prior to purchase. There is evidence of woodworm affecting flooring in the understair area.

Chimney stacks	
Repair category:	1
Notes:	Fair condition consistent with age. Flashings require updating from time to time.

Roofing including roof space	
Repair category:	2
	Roof tiles appear in reasonable order consistent with age. It should

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Notes:	be appreciated that ongoing maintenance will be necessary. Flat roofs have a limited life and can fail at any time.

Rainwater fittings	
Repair category:	1
Notes:	No significant defects noted.

Main walls	
Repair category:	1
Notes:	Fair condition consistent with age.

Windows, external doors and joinery	
Repair category:	2
Notes:	Older windows are showing signs of age. The dining area window is seized. Ironmongery is loose in places. Both external doors were tested with no significant issues noted.

External decorations	
Repair category:	1
Notes:	Weathered in places.

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Conservatories / porches	
Repair category:	1
Notes:	No significant defects noted.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	2
Notes:	Poor overall condition with various repairs necessary.

Outside areas and boundaries	
Repair category:	2
Notes:	Boundaries should be verified by reference to the title deeds. The rear/left boundary wall is affected by past movement and is leaning. Future repair/rebuilding will be necessary.

Ceilings	
Repair category:	1

Category 3	Category 2	Category 1
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Notes:	No significant defects noted.

Internal walls	
Repair category:	1
Notes:	No significant defects noted.

Floors including sub-floors	
Repair category:	1
Notes:	No immediate action necessary.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Typical wear and tear apparent. Internal glazing should be of safety glass type.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	Annual servicing of the gas fire is recommended. Current test certification should be obtained. Chimneys should be swept/cleared prior to any future use.

Category 3	Category 2	Category 1
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Internal decorations	
Repair category:	1
Notes:	To a fair standard throughout.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	2
Notes:	The system is mixed including older style fusebox.

Gas	
Repair category:	1
Notes:	It is appropriate to have gas fittings tested on a regular basis.

Water, plumbing and bathroom fittings	
Repair category:	1
	The plumbing system appears satisfactory, although was not

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Notes:	tested.

Heating and hot water	
Repair category:	1
Notes:	A gas heating system is installed. Annual servicing is recommended. Current test certification should be obtained.

Drainage	
Repair category:	1
Notes:	There is no evidence to suggest the system is choked or leaking.

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	2
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	1
Communal areas	
Garages and permanent outbuildings	2
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	2
Gas	1
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 Upper
2. Are there three steps or fewer to a main entrance door of the property?	[x]YES [ ]NO
3. Is there a lift to the main entrance door of the property?	[ ]YES [x]NO
4. Are all door openings greater than 750mm?	[ ]YES [x]NO
5. Is there a toilet on the same level as the living room and kitchen?	[x]YES [ ]NO
6. Is there a toilet on the same level as a bedroom?	[ ]YES [x]NO
7. Are all rooms on the same level with no internal steps or stairs?	[ ]YES [x]NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	[x]YES [ ]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
Tenure is assumed absolute ownership. We are unaware of any planning proposals relating to the property although this can be confirmed by obtaining a Property Enquiry Certificate. There is no evidence of recent alterations. The advice of a timber/damp specialist is recommended prior to purchase.
Estimated re-instatement cost (£) for insurance purposes
The subjects should be insured for a sum of not less than £260,000.
Valuation (£) and market comments
Market value assuming vacant possession is £145,000. Our valuation reflects current market conditions relating to this area. It is assumed that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which will have a detrimental effect on price.

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Date of report:	26/03/2020