

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:

<b>Customer</b>	Mr. John Lowe
-----------------	---------------

<b>Selling address</b>	G/R 72 Cumbernauld Road Muirhead Glasgow G69 9HP
------------------------	--

<b>Date of Re-inspection</b>	28/10/2020
------------------------------	------------

<b>Date of Original Inspection</b>	16/01/2020
------------------------------------	------------

<b>Prepared by</b>	Gavin J Smith, Bsc Hons MRICS Glasgow North - 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.

<b>Description</b>	Purpose built ground floor flat situated within a three storey detached tenement, containing seven separate flats.
<b>Accommodation</b>	Ground floor: Entrance hall; living room, with kitchen area (rear); bedroom 1 (front), with ensuite shower room off (internal); bedroom 2 (front); bathroom, with wc (rear).
<b>Gross internal floor area (m2)</b>	58 sq m approx.
<b>Neighbourhood and location</b>	The property is situated within Muirhead, a popular commuter village situated to the northeast of Glasgow. The immediately surrounding area has been developed with properties of varying age and character, and a reasonable range of village amenities and transport links are available nearby.
<b>Age</b>	About 120 years.
<b>Weather</b>	On the day of inspection the weather was overcast and dry.
<b>Chimney stacks</b>	The property is served by mutual chimney stacks. These are of brick construction, finished externally in smooth rendering or roughcast. Flashings, where visible, are lead. Some sections remain unseen from ground level due to the height of the building.  Visually inspected with the aid of binoculars where required.
<b>Roofing including roof space</b>	The roof is principally pitched, assumed to be timber framed, and is covered in concrete interlocking tiles. There are slate

	<p>covered conical peaks at the front of the property over the oriel window projections. There are associated lead lined valley gutters. Inspection was restricted to ground level and some sections remain unseen.</p> <p>No access was available to the communal roof void as the access hatch at the top floor landing was padlocked on the day of inspection.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p>
<b>Rainwater fittings</b>	<p>The gutters and downpipes are cast iron, metal alloy or PVC.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<b>Main walls</b>	<p>The main walls are of conventional 600mm thickness, finished externally to the front in grey sandstone facing, and to the remaining elevations in roughcast.</p> <p>There are underfloor ventilators at basecourse level.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<b>Windows, external doors and joinery</b>	<p>The windows are replacement uPVC framed double glazed units, of top hung opening style.</p> <p>The front door to the flat is uPVC with a double glazed panel.</p> <p>The windows are date stamped 2011.</p> <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>
<b>External decorations</b>	<p>External woodwork and cast iron components have been painted.</p> <p>Visually inspected.</p>
<b>Conservatories / porches</b>	<p>There are none.</p>
<b>Communal areas</b>	<p>There is a communal stairwell giving access to all flats within the tenement. Access is obtained via timber or timber and</p>

	<p>glazed doors. Natural light is obtained to the stairwell from uPVC framed double glazed windows in the rear elevation.</p> <p>Circulation areas visually inspected.</p>
<b>Garages and permanent outbuildings</b>	<p>There are no garages or permanent outbuildings.</p>
<b>Outside areas and boundaries</b>	<p>The garden grounds immediately to the front are given over to gravel and are believed to be in sole ownership of the subject flat. The rear gardens are communal and are given over mainly to grass. Boundary definition is by timber panel fencing and brick walls.</p> <p>Visually inspected.</p>
<b>Ceilings</b>	<p>The ceilings are lath and plaster or plasterboard.</p> <p>Some ceilings have decorative cornice work finishes.</p> <p>Visually inspected from floor level.</p>
<b>Internal walls</b>	<p>The internal walls are lath and plaster, hard plastered or plasterboard.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
<b>Floors including sub floors</b>	<p>The floors are of suspended timber design, overlaid with chipboard sheeting or tongue and groove boarding, and are covered throughout with laminate or tiles.</p> <p>No access hatch to the sub-floor space was found. The sub-floor space has not been inspected.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p>
<b>Internal joinery and kitchen fittings</b>	<p>The internal joinery is typical of a property of this age.</p> <p>The kitchen has a range of wall and floor mounted storage units and work surfaces which incorporate a stainless steel sink and draining board. There are some integrated appliances.</p>

	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
<b>Chimney breasts and fireplaces</b>	<p>The original fireplaces have been removed. There is an air vent at the former fireplace in bedroom one.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
<b>Internal decorations</b>	<p>Internally the walls and ceilings are papered or painted. Some walls are part tiled.</p> <p>Visually inspected.</p>
<b>Cellars</b>	<p>There are no cellars.</p>
<b>Electricity</b>	<p>Electricity is from the main supply. The circuit breaker consumer unit is wall mounted in a high level cupboard in the entrance hall.</p> <p>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.</p>
<b>Gas</b>	<p>Gas is from the main supply. The gas meter is located in a high level cupboard in the entrance hall.</p> <p>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.</p>
<b>Water, plumbing and bathroom fittings</b>	<p>Water is from the main supply. Plumbing, where visible, is copper or PVC.</p> <p>The bathroom has a three piece suite, and includes a shower over the bath. The ensuite shower room also has a</p>

	<p>three piece suite.</p> <p>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.</p>
<b>Heating and hot water</b>	<p>Heating and hot water are supplied from the the gas fired boiler which is wall mounted in a cupboard in the living room area. There are radiators throughout the flat.</p> <p>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.</p>
<b>Drainage</b>	<p>Drainage is assumed to be to a main sewer.</p> <p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p>
<b>Fire, smoke and burglar alarms</b>	<p>There are smoke alarms in the property.</p> <p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p>
<b>Any additional limits to inspection</b>	<p>Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the Surveyor is able to give an opinion on the general condition and standard of maintenance. 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</p>

	must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.
--	--



## 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:	<p>The property has been affected by a degree of historical structural movement, in line with surrounding properties.</p> <p>Based on this single inspection the movement noted appears long-standing in nature, and the likelihood of any further movement appears remote. A number of structural repairs have been carried out.</p>

Dampness, rot and infestation	
Repair category:	2
Notes:	<p>Sporadic moisture meter readings were obtained throughout the flat. The vendor states that recently a damp proof course has been injected. It is likely that parts of the plaster work are in the process of drying out. Some localised re-plastering works may be required.</p> <p>All guarantees and documentation relating to the treatment to lower walls should be retained.</p>

Chimney stacks	
Repair category:	2
Notes:	<p>The chimneyheads are affected by weathering and there are sections of loose, cracked and missing rendering.</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.

With the action of the weather further deterioration will occur, and repair works by the co-proprietors are now required.

Roofing including roof space	
Repair category:	2
Notes:	<p>The roof covering is now ageing and will require careful maintenance to maintain weather tightness.</p> <p>This should include clearance of the valley gutters on a regular basis.</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 will be able to advise on life expectancy and repair/replacement costs.</p>

Rainwater fittings	
Repair category:	2
Notes:	The cast iron components are heavily corroded in places, and there is vegetation growth at the gutters and downpipes.

Main walls	
Repair category:	2
Notes:	Wall finishes are affected by typical weathering and staining. Furthermore there is tree growth from the skews at roof level. These will require to be removed, with repairs carried out

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.

	<p>accordingly.</p> <p>At roughcast finishes there are typical areas of loose and cracked rendering.</p> <p>There is a cracked lintel at bedroom 1 of the subject flat. This has been supported by a steel bar, and has been repointed.</p>
--	---

Windows, external doors and joinery	
Repair category:	1
Notes:	<p>No obvious significant defects were noted.</p> <p>Double glazing, particularly uPVC double glazing, can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.</p>

External decorations	
Repair category:	2
Notes:	Redecoration of painted finishes would be desirable.

Conservatories / porches	
Repair category:	
Notes:	There are none.

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.

Communal areas	
Repair category:	<b>2</b>
Notes:	<p>The communal areas are affected by wear and tear. Furthermore there are sections of loose, cracked and missing plastering, particularly at the rear close area where dampness is affecting lower wall areas. There is a further section of dampness at the window at the first half landing.</p> <p>Damp staining was noted to the ceiling at the top of the common close though the area is out of reach and could not be tested with a moisture meter.</p> <p>Repairs and maintenance can be anticipated.</p>

Garages and permanent outbuildings	
Repair category:	
Notes:	Not applicable.

Outside areas and boundaries	
Repair category:	<b>3</b>
Notes:	The garden grounds to the rear are under a significant amount of water. There would appear to be a high water table, and drainage requires to be improved.

Ceilings	
Repair category:	<b>1</b>

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:	Ceiling finishes are affected by minor blemishes and shrinkage cracking.
--------	--

Internal walls	
Repair category:	2
Notes:	<p>As noted above there has been recent damp treatments carried out to the lower wall areas. See comments under 'Dampness, rot and infestation'.</p> <p>There may be some sections of plaster which will take some time to dry out. The walls should be closely monitored and localised re-plastering work may be required.</p> <p>Wall finishes are generally affected by blemishes and wear and tear.</p>

Floors including sub-floors	
Repair category:	1
Notes:	<p>No obvious significant defects were noted, although flooring is uneven underfoot in places. The condition of any underlying timbers is not known.</p> <p>Some of the tiled finishes are cracked in places.</p>

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No obvious significant defects noted, although the kitchen fittings are now ageing and are affected by typical wear and tear.

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.

Glazing in internal doors is not of an approved safety glass type.
--

Chimney breasts and fireplaces	
Repair category:	2
Notes:	The chimney breast in bedroom 1 is damp when tested with an electronic moisture meter. See comments under 'Dampness, rot and infestation'.


Internal decorations	
Repair category:	1
Notes:	The property is adequately presented.


Cellars	
Repair category:	
Notes:	Not applicable.


Electricity	
Repair category:	1
Notes:	The system appears along semi modern lines.  It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with

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.

	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 IEE regulations.
--	--

Gas	
Repair category:	
Notes:	<p>All gas appliances should be subject to a regular maintenance programme by a Gas Safe registered plumber.</p> <p>The valuation assumes the gas installation complies with current regulations.</p> <p>The gas meter in the entrance hall is black and appears to be sooty, possibly from a historic fire. The gas meter may require renewal.</p>

Water, plumbing and bathroom fittings	
Repair category:	
Notes:	No obvious significant defects were noted, although the bathroom and ensuite fittings are now ageing and are affected by wear and tear.

Heating and hot water	
Repair category:	
Notes:	The central heating boiler is now ageing and will be less efficient than a modern equivalent. Additionally the radiators are ageing and



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.

are affected by rust in places.  It is good practice to have a regular maintenance contract in place in respect of the heating system.
--

Drainage	
Repair category:	1
Notes:	No obvious significant defects were noted.

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

<b>Structural movement</b>	1
<b>Dampness, rot and infestation</b>	2
<b>Chimney stacks</b>	2
<b>Roofing including roof space</b>	2
<b>Rainwater fittings</b>	2
<b>Main walls</b>	2
<b>Windows, external doors and joinery</b>	1
<b>External decorations</b>	2
Conservatories / porches	
<b>Communal areas</b>	2
Garages and permanent outbuildings	
<b>Outside areas and boundaries</b>	3
<b>Ceilings</b>	1
<b>Internal walls</b>	2
<b>Floors including sub-floors</b>	1
<b>Internal joinery and kitchen fittings</b>	1
<b>Chimney breasts and fireplaces</b>	2
<b>Internal decorations</b>	1
Cellars	
<b>Electricity</b>	1
<b>Gas</b>	2
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	2
<b>Drainage</b>	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
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 checked="" type="checkbox"/> YES <input 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.

<b>Matters for a solicitor or licensed conveyancer</b>	
<p>The valuation assumes that the flat is burdened with an equitable share of the cost of common repairs to the building of which it forms a part.</p> <p>The property is situated in an area of known former mine workings. The valuation assumes that the usual enquiries with the Coal Authority will reveal nothing adverse.</p> <p>A firm of timber and damp proofing specialists have carried out treatments to the lower wall areas. Any guarantees or warranties should be obtained and paperwork retained for future reference.</p>	
<b>Estimated re-instatement cost (£) for insurance purposes</b>	
£225,000 (Two Hundred and Twenty Five Thousand Pounds)	
<b>Valuation (£) and market comments</b>	
<p>The market value of the property, in its present condition, and with vacant possession is: £80,000 (Eighty Thousand Pounds)</p> <p>This is a replacement report. The original inspection was carried out on 16 January 2020.</p>	
<b>Report author:</b>	Gavin J Smith, Bsc Hons MRICS
<b>Company name:</b>	Glasgow North - Allied Surveyors Scotland Plc
<b>Address:</b>	Herbert House 24 Herbert Street Glasgow G20 6NB
<b>Signed:</b>	Electronically Signed: 170301-6b532e1e-03e9
<b>Date of report:</b>	29/10/2020