

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:

Customer	Mr. Richard Waller
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Selling address	Flat 1 1 St. David Street Kirkpatrick Durham Castle Douglas DG7 3HE
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Date of Inspection	24/04/2026
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Prepared by	John Kempzell, BSc (Hons) MRICS Dumfries - Allied Surveyors Scotland Ltd
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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 converted flat situated on the ground floor of a block comprising two storeys and containing two flats. It was previously used as a Masonic lodge and public house. The property is B Listed.
Accommodation	The accommodation comprises: Ground Floor: front entrance vestibule, lounge (bar-in situ), 2bedrooms, (front bedroom with en-suite cloakroom/wc & web - plumbing in place, sanitary fitments not yet installed), inner hallway, living room, rear hall/utility.
Gross internal floor area (m2)	The gross internal floor area of the property is approximately 106m ² .
Neighbourhood and location	The property is situated within the village of Kirkpatrick Durham, occupying a residential and private setting. The area predominantly features a mix of traditional cottages and detached houses, characteristic of village environments. The property lies within the Kirkpatrick Durham Conservation Area, which is recognised for its historical and architectural significance. Local amenities are available nearby, providing convenient access to essential services. Transport links serve the village, connecting it to surrounding areas. The landscape is typical of a rural village, with open surroundings and a generally tranquil environment.
Age	The property is approximately 213 years old, however was converted from a public house into a residential dwelling approximately 10 years ago.
Weather	At the time of the inspection, the weather conditions were dry and sunny.
Chimney stacks	The chimney stacks at the property are constructed from stone and dressed sandstone. Flashings to the stacks are formed in both lead and cement. The flues are upright in orientation. The chimney stacks were visually inspected with the aid of binoculars where required.

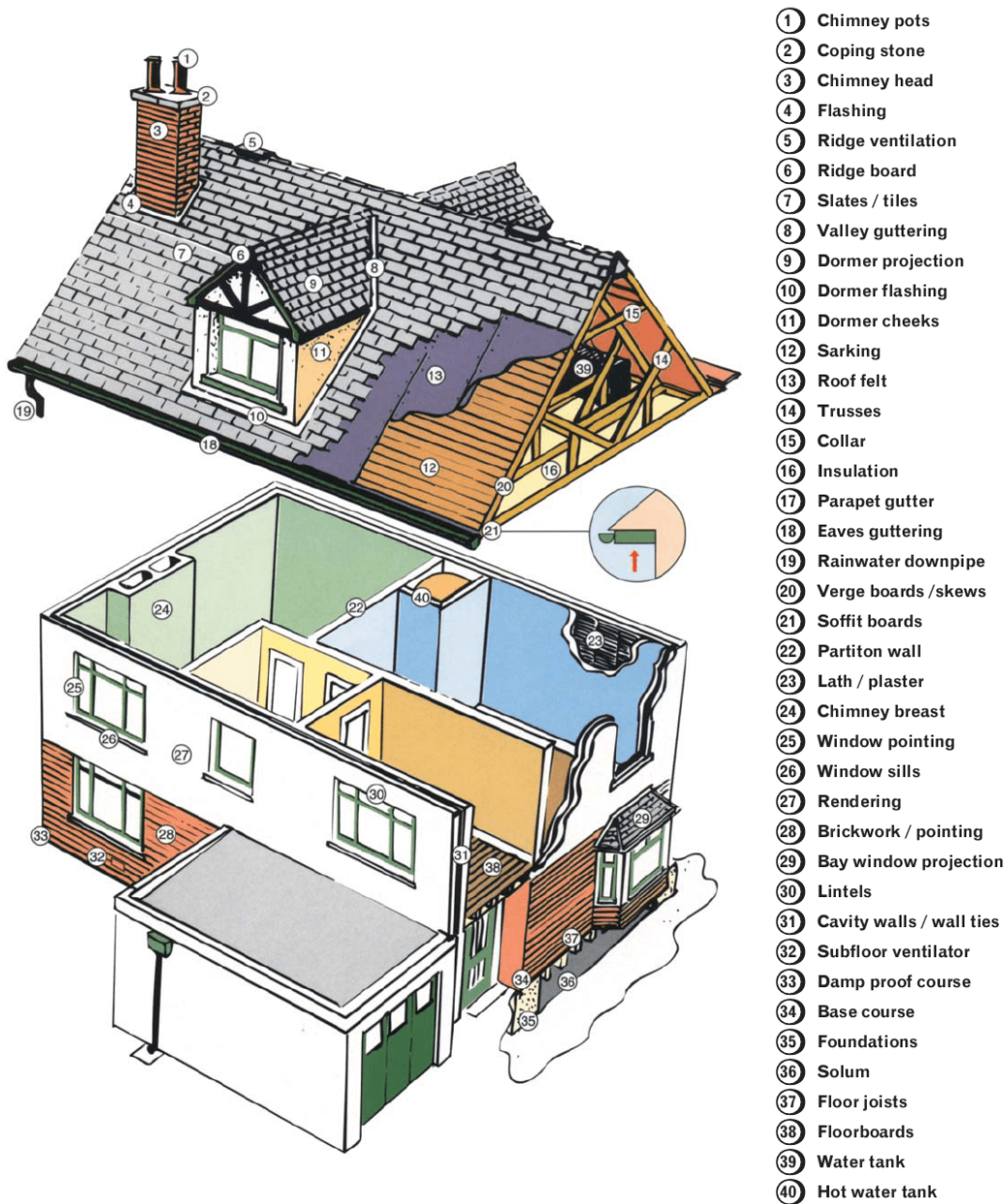
<p>Roofing including roof space</p>	<p>The main roof is of pitched construction with hipped ends and is overlaid with slate. Lead valleys are present. Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>There was no access to the roof space, so the frame is assumed to be of traditional construction.</p> <p>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p>
<p>Rainwater fittings</p>	<p>The property is fitted with cast iron gutters and cast iron downpipes. The rainwater fittings were inspected from ground level.</p> <p>Rainwater fittings were visually inspected with aid of binoculars where required.</p>
<p>Main walls</p>	<p>The main building walls are of solid construction and built from stone. The external finish is pointed and painted.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>Walls were visually inspected with the aid of binoculars where required.</p>
<p>Windows, external doors and joinery</p>	<p>The windows in the property are timber sash and case units. These are single glazed and are of replacement type.</p> <p>The external doors are of timber construction.</p> <p>There are no soffits or fascias present on the property.</p> <p>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible.</p> <p>Windows, external doors and joinery were visually inspected.</p>
<p>External decorations</p>	<p>The external decorations at the property consist of painted surfaces.</p> <p>External decorations were visually inspected.</p>
<p>Conservatories / porches</p>	<p>Not applicable.</p>
<p>Communal areas</p>	<p>The communal areas of the property include a shared drying green.</p> <p>Circulation areas visually inspected.</p>
<p>Garages and permanent outbuildings</p>	<p>Not applicable.</p>
<p>Outside areas and boundaries</p>	<p>The outside areas of the property include a communal garden and a shared drying green. The boundaries are defined by hedges and timber fencing.</p> <p>Outside areas and boundaries were visually inspected.</p>
<p>Ceilings</p>	<p>The ceilings in the property are constructed with plasterboard.</p> <p>Ceilings were visually inspected from floor level.</p>

<p>Internal walls</p>	<p>The internal wall construction in the property consists of a mix of plasterboard, timber stud, and plastered on the hard.</p> <p>Internal walls were visually inspected from floor level and a damp meter was used.</p>
<p>Floors including sub floors</p>	<p>The floors are of solid and floating construction.</p> <p>There is a sub-floor space; however, no inspection took place as there was no access.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p>
<p>Internal joinery and kitchen fittings</p>	<p>The internal joinery within the property comprises timber and timber framed & glazed materials. The kitchen fittings in the kitchen include base units, work surfaces, and a sink unit in a modern style.</p> <p>Internal joinery and kitchen fittings were visually inspected. No stored items were moved during the inspection.</p>
<p>Chimney breasts and fireplaces</p>	<p>The property contains chimney breasts in the living room and lounge, each with a multifuel stove. The fireplace in the living room is in use, while the fireplace in the lounge is sealed and removed. Neither fireplace is vented.</p> <p>Chimney breasts and fireplaces were visually inspected. No testing of the flues or fittings was carried out.</p>
<p>Internal decorations</p>	<p>The materials identified for the internal decorations of the property include timber panelling, painted finishes, stone pointing, and Respotex lining.</p> <p>Internal decorations were visually inspected.</p>
<p>Cellars</p>	<p>Not applicable.</p>
<p>Electricity</p>	<p>The property is supplied with mains electricity, with the main supply located in a cupboard in the lounge behind the bar area. The wiring is of modern type and, where visible, is covered in PVC. The electrical installation is protected by circuit breakers. 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>
<p>Gas</p>	<p>Not applicable.</p>

<p>Water, plumbing and bathroom fittings</p>	<p>The property benefits from a mains water supply. The plumbing system is of modern construction, utilising both copper and PVC pipework. The main bathroom contains a three-piece suite comprising a toilet, wash-hand basin, and bath with a shower over the bath. The second bathroom, which is en-suite, includes a toilet and wash-hand basin.</p> <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings was carried out without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p>
<p>Heating and hot water</p>	<p>Heating and hot water in the property are provided by an oil-fired, condensing combination boiler located in the utility room. Central heating is delivered via radiators, and hot water is supplied directly from the main system without the use of a separate hot water tank.</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>
<p>Drainage</p>	<p>The property is served by a mains drainage supply, discharging into the main sewer. No tests were carried out on the drainage system. Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested.</p> <p>Drainage was visually inspected.</p>
<p>Fire, smoke and burglar alarms</p>	<p>No test whatsoever were carried out to any systems or appliances.</p> <p>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.</p> <p>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. 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.</p>

<p>Any additional limits to inspection</p>	<p>On the day of inspection, the property was occupied, fully furnished, and floors fully covered.</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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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 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:	The property has been affected by previous movement, but within the limitations of the inspection there was no evidence to suggest that this is ongoing.

Dampness, rot and infestation	
Repair category:	2
Notes:	Elevated moisture meter readings were recorded with a damp meter, below the window fill of the front elevation bedroom. The owner has stated that damp was coming down from the first floor window of the apartment above, and this has now been rectified. This should be monitored.

Chimney stacks	
Repair category:	2
Notes:	Cracking was noted on the smooth render of the front elevation chimney stack.

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>The odd chipped corners of slates well noted on the roof elevations.</p> <p>The missing section of mortar was noted at the stone ridge tile.</p> <p>There are valley gutters, these can be problematic, especially within older buildings and maintenance should be undertaken regularly.</p>

Rainwater fittings

Repair category:	1
Notes:	<p>No significant defects evident.</p> <p>Cast-iron rainwater fittings require ongoing maintenance.</p> <p>Weather conditions were dry at the time of inspection, thus restricting a full assessment of the effectiveness of the rainwater conductors.</p>

Main walls

Repair category:	2
Notes:	<p>As previously stated, elevated moisture meter readings were recorded with a damp meter, below the front elevation bedroom window cill.</p> <p>The owner has stated that this was transferring down from the first floor window above, and that this has now been rectified.</p> <p>This should be monitored.</p>

Windows, external doors and joinery

Repair category:	1
Notes:	<p>Random windows and doors where are opened but not all.</p> <p>Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis.</p> <p>Windows are of an age and style where a degree of ongoing maintenance should be anticipated.</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.

External decorations	
Repair category:	1
Notes:	No significant defects evident. Regular repainting of external joinery will prolong its lifespan.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	1
Notes:	There was a shared drying green to the rear. Ongoing maintenance of the garden grounds will be required.

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

Outside areas and boundaries	
Repair category:	2
Notes:	Garden grounds and boundaries will require regular ongoing maintenance.

Ceilings	
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.

Internal walls	
Repair category:	2
Notes:	Elevated moisture meter readings were recorded with a damp meter at lower levels of the side elevation.

Floors including sub-floors	
Repair category:	1
Notes:	No significant defects evidence. It is assumed that the ground floor is concrete, overlaid with a timber floating floor.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No significant defects evident. Glazed inserts to internal doors may not be of appropriate toughened glass.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	There are solid fuel stoves in the lounge and living room. It is assumed that the installations comply with the building standards.

Internal decorations	
Repair category:	1
Notes:	No significant defects evidence. Some redecoration may be visaged.

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.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	2
Notes:	<p>It should be noted that relevant trade associations recommend that electrical installations be checked every five years or change of ownership, in order to keep up-to-date with 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 IET regulations.</p> <p>There is no evidence of recent testing of the electrical system and a competent electrical contractor should therefore be instructed to test the installation.</p>

Gas	
Repair category:	
Notes:	Not applicable.

Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	<p>The sanitary fitments in the ensuite cloakroom require to be installed.</p> <p>Concealed areas around the bath cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric. Seals around the bath should be checked regularly to ensure that they remain in fully watertight condition.</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.

Heating and hot water	
Repair category:	1
Notes:	<p>It is assumed that the central heating and the whole water systems have been properly installed and maintained and a gardens with all current regulations.</p> <p>The most recent date of servicing should be confirmed, prior to making a commitment to purchase. If a satisfactory servicing within the past 12 months cannot be proven, then the heating system should be tested and serviced by an Oftec oil registered contractor prior to a change in occupancy.</p>

Drainage	
Repair category:	1
Notes:	From the surface, no evidence of defects were noted.

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	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	1
Garages and permanent outbuildings	
Outside areas and boundaries	2
Ceilings	1
Internal walls	2
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	
Electricity	2
Gas	
Water, plumbing and bathroom fittings	2
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 Floor
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.

Matters for a solicitor or licensed conveyancer

There have been alterations to the property, specifically a change of use from public house to residential dwelling, with completion of development in 2015.

It is assumed that all necessary Local Authority and other consents have been obtained and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent, then it has been assumed that they meet the standards required by the Building Regulations or are exempt.

The valuation assumes that the flat is burdened with a fair share of the cost of common repairs to the building of which it forms a part. Checks should be made as to whether there is a factor in place. A factor will be able to advise on any up and coming or ongoing costs/repairs.

The property is within the Kirkpatrick Durham Conservation Area.

The property is B Listed.

Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.

Estimated re-instatement cost (£) for insurance purposes

£397,000

The estimated reinstatement cost for insurance purposes is £397,000 (Three Hundred And Ninety Seven Thousand Pounds Sterling). This is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy. It is recommended that the figure is reviewed annually and in light of any future alterations or additions to ensure that you have adequate cover. Alternatively you should seek specialist advice from your insurer. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees.

Valuation (£) and market comments

£120,000

The market value for the outright ownership interest of the property described in the report is £120,000 (One Hundred And Twenty Thousand Pounds Sterling).

This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, Title restrictions or servitude rights.

Report author:

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Company name:

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Address:	35 Buccleuch Street Dumfries DG1 2AB
Signed:	Electronically Signed: 312701-71c61e51-1a33
Date of report:	30/04/2026