

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	Janet Tadman
-----------------	--------------

Selling address	24 St. Blanes Road Heathhall Dumfries DG1 3RH
------------------------	--

Date of Inspection	11/05/2026
---------------------------	------------

Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Ltd
--------------------	--

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 semi-detached bungalow.
Accommodation	Ground floor: Entrance hall, living room, kitchen/dining room, 2 bedrooms and shower room incorporating WC.
Gross internal floor area (m ²)	Approximately 70 m ² .
Neighbourhood and location	The subjects are situated in an established residential development within the Heathhall district of Dumfries. Neighbouring properties are generally of a similar age and style. The property is convenient for local amenities and lies within approximately 3 miles of Dumfries town centre.
Age	Approximately 60 years.
Weather	Dry with sunny intervals.
Chimney stacks	Visually inspected with the aid of binoculars where required. The property possesses a single chimney stack, which is of brick construction with lead flashings.

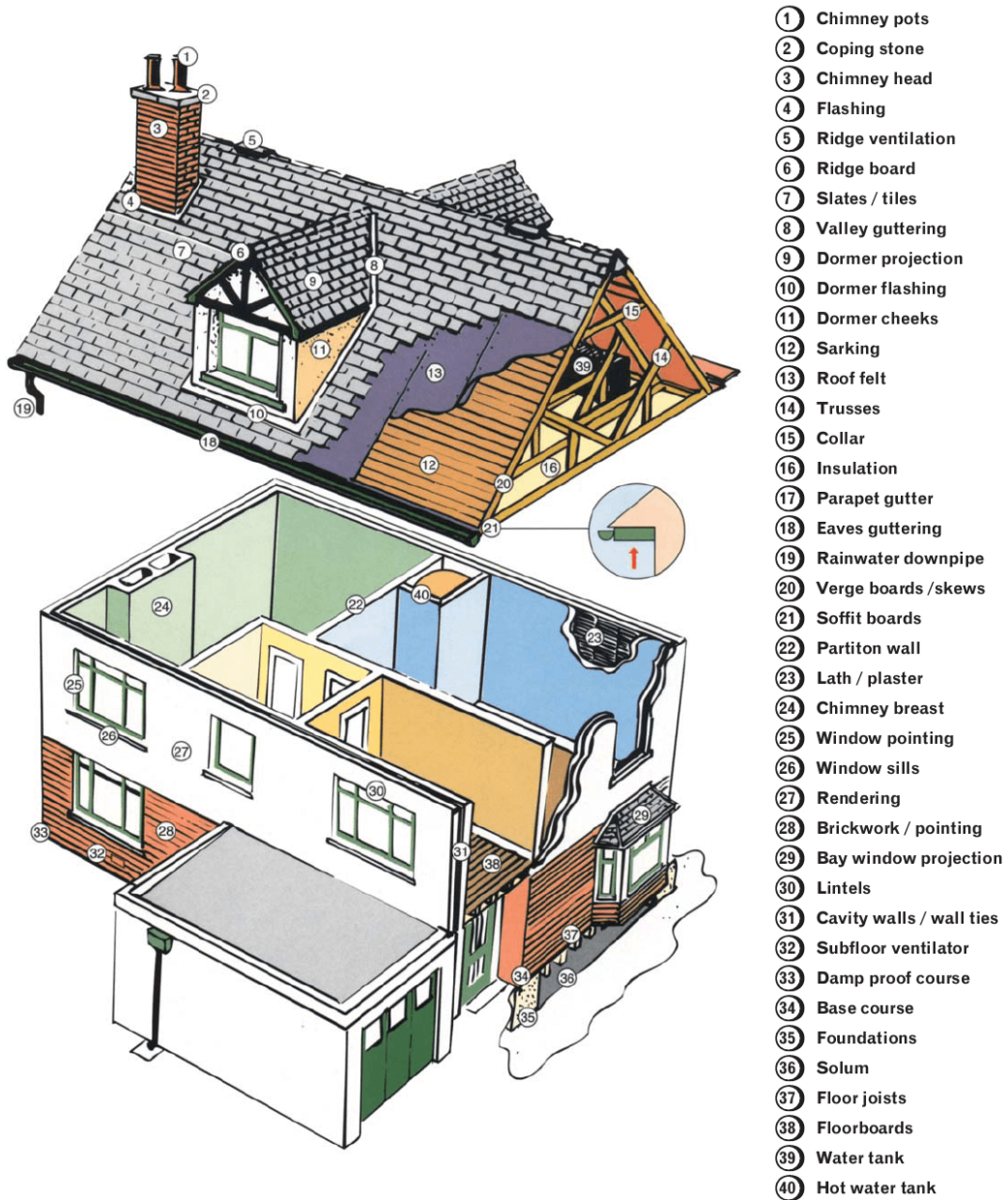
<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not 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.</p> <p>The principal roof is pitched, timber framed and clad with concrete interlocking tiles over roofing felt and timber sarking boards. There are concrete ridge tiles.</p> <p>A restricted inspection of the main roof void was available through a ceiling hatch in the entrance hall, revealing the presence of mineral wool insulation above ceilings to an average depth of approximately 200mm.</p> <p>The roof above the rear extension is pitched, timber framed and clad with concrete interlocking tiles. Access was not available to the roof void.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where required.</p> <p>Rainwater gutters and downpipes are formed in PVC.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls of both the original dwellinghouse and rear extension are of traditional cavity masonry construction, generally roughcast externally above facing brick base courses. There is evidence to indicate that cavity wall insulation has been introduced.</p>
<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Windows are of a UPVC framed casement design, incorporating sealed unit double glazing. The front access door and rear patio doors incorporated within the extension are also formed in UPVC and incorporate double glazed panels.</p> <p>There are PVC or timber fascia boards at eaves level.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>External joinery, some base brickwork and concrete window sills have been painted.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p>None.</p>

<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>There is a three-compartment store building incorporated within the rear garden, which consists of precast concrete panelled walls surmounted by a pitched and felted roof.</p> <p>There are no additional permanent outbuildings, although an aluminium framed greenhouse is also situated within the rear garden.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The property includes private garden ground to the front and rear of the dwellinghouse, with a paved and gravelled driveway to the side.</p> <p>Property boundaries are mostly defined by brick walls and timber fencing</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The ceilings are lined with plasterboard and plaster.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Internal walls consist of timber framed stud partitions lined with plasterboard and plaster.</p>
<p>Floors including sub floors</p>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>Floors are of solid concrete construction. An inspection of floor surfaces was severely restricted due to the presence of securely fitted floor coverings.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal joinery generally consists of painted softwood skirting boards, facings, panelled doors and surrounds. There are built-in wardrobes in one of the bedrooms.</p> <p>The kitchen has been provided with a range of base and wall mounted cupboard units, with laminated doors and fitted worktops. There is an inset stainless steel sink unit and integrated appliances include an oven, hob and cooker hood.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>A living flame gas fire has been installed in the living room, set within a marble affect fireplace with timber surround and tiled hearth.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>Papered and/or painted finishes have been applied to most wall and ceiling surfaces. Internal joinery has been painted.</p>

Cellars	None.
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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>Mains electricity is connected, serving 13 amp square pin sockets. The electricity meter and fuse box are located in one of the kitchen cupboards.</p>
Gas	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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>Mains gas is connected. The external meter box is attached to the front wall of the dwellinghouse.</p>
Water, plumbing and bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains water is connected and visible plumbing was generally seen to be copper.</p> <p>Shower room fittings consist of a white suite comprising WC, wash hand basin and shower tray. There is an electric shower fitting.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Central heating is provided by a gas-fired Worcester Greenstar boiler, which is located in the kitchen and serves radiators throughout the property. The heating would appear to be controlled by a central programmer/thermostat and by an individual thermostatic valve fitted to the radiator in the living room.</p> <p>Domestic hot water is provided by the central heating boiler, on demand. As the boiler is of a combi design, no additional water storage tanks are required in the property.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to the main sewer.</p>

<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>The provision of smoke/heat detectors within the property does not appear to fully meet current fire safety standards, which are as detailed beneath.</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.</p> <p>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.</p> <p>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>At the time of inspection, the property was unoccupied and unfurnished. Floor coverings were present throughout the property, severely restricting an inspection of floor surfaces.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>Concealed areas beneath and around the shower tray were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p> <p>We do not carry out an inspection for Japanese Knotweed, which 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. We have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. 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>

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:	There is no evidence of recent or significant structural movement affecting the property.

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

Chimney stacks	
Repair category:	1
Notes:	No significant defects were identified from ground level.

Roofing including roof space	
Repair category:	2
Notes:	The roof tiles fitted to the original will appear to be original and are therefore dated. Concrete tiles typically have a reasonable life expectation of 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 can advise on life expectancy and repair/replacement costs.

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.

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:	Whilst no immediate action is required, the roughcast finish applied to external wall surfaces was noted to be hollow in patches and may require future attention.

Windows, external doors and joinery	
Repair category:	1
Notes:	<p>Windows and doors were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of the inspection, no significant defects were noted.</p> <p>Windows and doors are generally of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p>

External decorations	
Repair category:	2
Notes:	There is some surface weathering and flaking of external paintwork.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

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:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	2
Notes:	There is some weathering and decay to items of external joinery fitted to the garden store. Condensation internally has resulted in discolouration and mould growth to wall and ceiling surfaces.

Outside areas and boundaries	
Repair category:	1
Notes:	No serious issues were noted, although continuing maintenance of outside areas and boundaries will be necessary.

Ceilings	
Repair category:	1
Notes:	No significant issues were noted.

Internal walls	
Repair category:	1
Notes:	No significant issues were noted.

Floors including sub-floors	
Repair category:	1
Notes:	Where access was available to internal floor surfaces, no significant issues 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.

Internal joinery and kitchen fittings

Repair category:

1

Notes:

Internal joinery and kitchen fittings are generally dated. Whilst in fair condition relative to their age, some wear and tear is apparent. Prospective purchasers may consider some upgrading of internal joinery to be desirable.

Chimney breasts and fireplaces

Repair category:

2

Notes:

A safety notice has been fitted to the gas fire in the living room, stating that it should not be used. Specialist advice should be sought.

Internal decorations

Repair category:

1

Notes:

Decoration is largely a subjective matter and prospective purchasers may therefore consider at least some redecoration to be desirable.

Cellars

Repair category:

Notes:

Not applicable.

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.

Electricity

Repair category:

2

Notes:

Aspects of the electrical installation are dated, most notably the fuse box, which does not meet current electrical standards.

It should be noted that relevant trade associations recommend that electrical installations be checked every ten years or on 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.

There is no evidence of recent testing of the electrical system and a competent electrical contractor should therefore be instructed to test the installation.

Gas

Repair category:

2

Notes:

In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.

Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

Water, plumbing and bathroom fittings

Repair category:

1

Notes:

No obvious defects were identified in the accessible water feed and plumbing systems.

Shower room fittings, whilst not tested, appear to be in sound condition.

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 hot water systems have been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements.</p> <p>Failure to regularly test and service central heating boilers and associated fittings can increase safety risks and reduce efficiency. The most recent date of servicing should therefore be confirmed, prior to making a commitment to purchase.</p>

Drainage	
Repair category:	1
Notes:	A surface inspection within the immediate vicinity of the property revealed no obvious issues.

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	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	2
Internal decorations	1
Cellars	
Electricity	2
Gas	2
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 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	
<p>The assumed tenure is absolute ownership.</p> <p>Roads and footpaths within the vicinity of the property have been made up and are believed to be maintained at public expense.</p> <p>An extension has been added to the rear of the kitchen, which is believed to date from around 1994. Should be confirmed that appropriate local authority consents and completion certificates have been obtained.</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the cost implications of these issues prior to making an offer to purchase.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>£225,000</p> <p>Two Hundred and Twenty Five Thousand Pounds. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</p>	
Valuation (£) and market comments	
<p>£155,000</p> <p>The market value of the property as described in this report is One Hundred and Fifty Five 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 considered to be of a type and in a location for which continuing demand might reasonably be anticipated, albeit prospective purchasers may consider some upgrading to be desirable.</p>	
Report author:	Simon Allen, Bsc MRICS
Company name:	Dumfries - Allied Surveyors Scotland Ltd
Address:	35 Buccleuch Street Dumfries DG1 2AB
Signed:	Electronically Signed: 313696-26356689-8508

Date of report:

11/05/2026