

P A R T 1 .

# SINGLE SURVEY

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



# Single Survey

Survey report on:

<b>Customer</b>	Mrs. Gemma McLinden
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<b>Selling address</b>	1 Beckhall Farm Cottage Canonbie DG14 0TN
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<b>Date of Inspection</b>	23/05/2022
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<b>Prepared by</b>	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Plc
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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.

<b>Description</b>	The property consists of a semi-detached, two-storey dwellinghouse.
<b>Accommodation</b>	Ground floor: Front porch, entrance hall, Living room, kitchen, rear porch, sitting room (3rd bedroom) and bathroom incorporating WC.  Upper floor: Landing and 2 bedrooms.
<b>Gross internal floor area (m2)</b>	Approximately 94 m <sup>2</sup> (including upper floor accommodation where ceiling height exceeds 1.5m but excluding porches).
<b>Neighbourhood and location</b>	The subjects are situated in a rural setting with open outlooks over the surrounding agricultural landscape. A farm steading is situated nearby. Local amenities are available within Langholm (7 miles), Longtown (7 miles) and Carlisle (19 miles).
<b>Age</b>	The property is estimated to date from the early 1950's.
<b>Weather</b>	Dry with sunny intervals.
<b>Chimney stacks</b>	Visually inspected with the aid of binoculars where required.  The property possesses two brick-built chimneystacks with lead flashings and traditional clay pots, one of which is shared with the adjoining dwellinghouse.
<b>Roofing including roof space</b>	Sloping roofs were visually inspected with the aid of binoculars where required.

	<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 roofs are pitched, timber framed and clad with slates over roofing felt and timber sarking boards. There is zinc ridging. Two dormer window projections incorporated in the front roof elevation are slate roofed. There is a Velux window in the rear roof elevation.</p> <p>An inspection of the internal timber roof structure was restricted due to the partial incorporation of the upper floor accommodation within the roofspace. Where access was available through ceiling hatches in the kitchen and upper landing, insulation was seen to have been provided above level ceilings to a reasonable standard.</p>
<b>Rainwater fittings</b>	<p>Visually inspected with the aid of binoculars where required.</p> <p>Rainwater conductors are mostly formed in cast iron. There is a PVC downpipe to the rear of the single-storey extension.</p>
<b>Main walls</b>	<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 the both the main dwellinghouse and rear projection would appear to be of traditional cavity brick construction, with a roughcast external finish. There is evidence to suggest that cavity wall insulation has been introduced.</p>
<b>Windows, external doors and joinery</b>	<p>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>Windows are of a UPVC framed casement or tilt and turn design, incorporating sealed unit double glazing. The main outer doors are also formed in UPVC.</p>
<b>External decorations</b>	<p>Visually inspected.</p> <p>External wall surfaces and cast iron rainwater conductors have previously been painted.</p>
<b>Conservatories /</b>	Visually inspected.

<b>porches</b>	Lightweight porches have been erected to the front and rear of the dwellinghouse, formed in PVC or timber, with single glazed windows and polycarbonate clad roofs
<b>Communal areas</b>	None.
<b>Garages and permanent outbuildings</b>	There are no garages or permanent outbuildings.
<b>Outside areas and boundaries</b>	Visually inspected.  The property includes private grounds to the front, side and rear of the dwellinghouse, generally laid to grass or gravel. Property boundaries are defined by timber or timber post and rylock fencing.
<b>Ceilings</b>	Visually inspected from floor level.  Ceilings would appear to be lined with plasterboard.
<b>Internal walls</b>	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.  Internal walls are of solid masonry with a plaster finish.
<b>Floors including sub floors</b>	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.  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.  Floors at ground level are solid concrete, whilst the upper floors are suspended timber.  An inspection of floor surfaces was severely restricted due to the presence of securely fitted floor coverings.
<b>Internal joinery and kitchen fittings</b>	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.  Internal joinery consists of timber skirting boards, facings, flush-faced or panelled doors and surrounds. The kitchen has been provided with a range of floor and wall mounted

	cupboard units, with fitted worktops and a stainless steel sink unit.
<b>Chimney breasts and fireplaces</b>	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>A traditional, open tiled fireplace with timber surround has been retained in the living room.</p>
<b>Internal decorations</b>	<p>Visually inspected.</p> <p>Papered and/or painted finishes have been applied to wall and ceiling surfaces. Internal joinery has been painted.</p>
<b>Cellars</b>	None.
<b>Electricity</b>	<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> <p>Mains electricity is connected, serving 13amp square pin sockets. The electricity meter and consumer unit are located in the kitchen.</p>
<b>Gas</b>	There is no gas connection to the property, nor is mains gas available locally.
<b>Water, plumbing and bathroom fittings</b>	<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> <p>Mains water is connected and visible plumbing was seen to be copper. Bathroom fittings consist of a white suite comprising WC, wash hand basin and low-level bath. There is a shower fitting over the bath.</p>
<b>Heating and hot water</b>	<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>Central heating is provided by an oil-fired Worcester Greenstar Heatslave boiler, which is housed in an external cabinet and serves radiators throughout the property. The heating is controlled by a central programmer/thermostat and by individual thermostatic valves fitted to radiators.</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.
<b>Drainage</b>	<p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>Drainage is understood to be to a shared septic tank located in a neighbouring field.</p>
<b>Fire, smoke and burglar alarms</b>	<p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>Smoke/heat detectors have been installed in the entrance hall, living room, kitchen and upper landing.</p> <p>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires 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 needs 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 a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p>
<b>Any additional limits to inspection</b>	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.



## Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.



## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

### Structural movement

Repair category:	1
Notes:	There is no evidence of significant structural movement affecting the property.

### Dampness, rot and infestation

Repair category:	2
Notes:	<p>Woodworm was identified in some accessible roof timbers, requiring further specialist investigation.</p> <p>No indications of significant penetrating dampness or rot were identified in accessible areas of the property.</p> <p>An Envirovent whole house ventilation system has been installed in the roofspace, with a ceiling vent on the upper landing. This system is designed to help reduce possible condensation issues within dwellings.</p>

### Chimney stacks

Repair category:	1
Notes:	No significant issues were identified from ground level.

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Roofing including roof space	
Repair category:	2
Notes:	<p>As previously reported, woodworm was identified in some accessible roof timbers, requiring further specialist investigation.</p> <p>There are several cracked and clipped roof slates, indicating a requirement for past maintenance.</p>

Rainwater fittings	
Repair category:	2
Notes:	<p>Cast iron rainwater conductors are affected by corrosion and a lack of recent decorative maintenance. There are some uneven gutter joints and staining at some joints may be indicative of localised leakage.</p>

Main walls	
Repair category:	2
Notes:	<p>The roughcast finish applied to external wall surfaces was noted to be hollow in patches, with several minor cracks also apparent. Ongoing maintenance is likely to be required.</p>

Windows, external doors and joinery	
Repair category:	1
Notes:	No significant issues were identified.

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External decorations	
Repair category:	2
Notes:	There is some weathered and flaking paintwork, particularly to cast iron rainwater conductors.

Conservatories / porches	
Repair category:	1
Notes:	No significant issues were noted. The porches are of lightweight construction.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	
Notes:	There are no permanent outbuildings.

Outside areas and boundaries	
Repair category:	1
	No major issues were identified, although continuing maintenance

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Notes:	of outside areas and boundaries will be required.
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Ceilings	
Repair category:	1
Notes:	No significant defects were noted, although there are some hairline cracks between plasterboard ceiling panels, that may be disguised during future redecoration.

Internal walls	
Repair category:	1
Notes:	Some surface imperfections were identified within plaster wall finishes, commensurate with the age of the property.

Floors including sub-floors	
Repair category:	1
Notes:	No significant issues were identified, where access to floor surfaces was available.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal joinery and kitchen fittings are in reasonable condition relative to their age, normal wear and tear accepted.

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Chimney breasts and fireplaces	
Repair category:	1
Notes:	No obvious issues were noted. The flue will need to be regularly checked and swept. The fire was not lit at the time of inspection.

Internal decorations	
Repair category:	1
Notes:	Decoration is largely a personal matter and prospective purchasers may therefore consider at least some redecoration to be desirable.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	<p>A visual inspection revealed no obvious issues.</p> <p>It should however be noted that guidance issued by relevant trade associations recommend that electrical installations be regularly tested by a qualified electrician, at least every 10 years and on change of occupancy.</p>

Gas
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Repair category:	
Notes:	Not applicable.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No obvious defects were identified in the accessible water feed and plumbing systems. Bathroom fittings, whilst not tested, appear to be in sound condition, if somewhat dated.

Heating and hot water	
Repair category:	1
Notes:	<p>It is assumed that the central heating system has been properly installed and maintained in accordance with all current regulations and standards, with particular emphasis on fluing and ventilation requirements.</p> <p>The boiler is of a modern, high-efficiency design, Nevertheless, failure to regularly service and test central heating boilers and associated fittings can increase safety risks and reduce efficiency. The most recent date of servicing should therefore be confirmed.</p>

Drainage	
Repair category:	1
Notes:	A surface inspection within the immediate vicinity of the property revealed no obvious issues. It should however be appreciated that drainage is to a shared septic tank, in respect of which there is

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	likely to be shared responsibility for any maintenance and repair.
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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>	1
<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
<b>Conservatories / porches</b>	1
Communal areas	
Garages and permanent outbuildings	
<b>Outside areas and boundaries</b>	1
<b>Ceilings</b>	1
<b>Internal walls</b>	1
<b>Floors including sub-floors</b>	1
<b>Internal joinery and kitchen fittings</b>	1
<b>Chimney breasts and fireplaces</b>	1
<b>Internal decorations</b>	1
Cellars	
<b>Electricity</b>	1
Gas	
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	1
<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 and first floors
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

## 4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

<b>Matters for a solicitor or licensed conveyancer</b>
<p>The assumed tenure is Absolute Ownership.</p> <p>The passing road to the front of the property has been made up and is maintained at public expense.</p> <p>There would not appear to have been any significant physical amendments undertaken within the past 20 year period for which local authority consent is likely required.</p> <p>Drainage is understood to be to a shared septic tank located outwith the boundaries of the property. It should be confirmed that legal arrangements in respect of rights of access and responsibility for maintenance are appropriate. It should also be confirmed that the drainage system is registered with SEPA.</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p>
<b>Estimated re-instatement cost (£) for insurance purposes</b>
<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>
<b>Valuation (£) and market comments</b>
<p>£150,000</p> <p>The market value of the property as described in this report is One Hundred and Fifty 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.</p>

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<b>Date of report:</b>	25/05/2022