

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.



Survey report on:

<b>Surveyor Reference</b>	WH/2140/DD
<b>Customer</b>	Aileen Webster
<b>Selling address</b>	Flat 402 95 Morrison Street Glasgow G5 8BS
<b>Date of Inspection</b>	20/09/2024
<b>Prepared by</b>	David Donnachie, BSc MRICS Glasgow South - 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 subjects comprise a fourth floor flat contained within a six/seven storey former office building, built originally for the Co-op, which was converted by Persimmon Homes to form around 120 units. The building incorporates some business premises to the ground floor in the form of offices. Basement parking facilities along with communal gym. Two communal lifts.
Accommodation	Entrance hall, open plan living room/kitchen, bedroom and shower room (with WC).
Gross internal floor area (m <sup>2</sup> )	65 square metres or thereby.
Neighbourhood and location	The property is situated within an established mixed residential and commercial area, on Glasgow,'s south side, close to the City Centre and well served by all amenities and facilities.
Age	This 'B' listed building dates from around 1893 and was converted in 2001.
Weather	It was dry and overcast at the time of inspection.
Chimney stacks	There are no chimney stacks.

<p>Roofing including roof space</p>	<p>The roof is of a complex design, pitched and principally clad in slates, with flat sections and parapet features. Only a limited inspection of the roof was possible from ground level.</p> <p>No roof space inspection was undertaken.</p> <p><b><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></b></p> <p><b><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</i></b></p> <p><b><i>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.</i></b></p>
<p>Rainwater fittings</p>	<p>Rainwater fittings are formed in cast iron, aluminium and PVC with parapet features.</p> <p><b><i>Visually inspected with the aid of binoculars where required.</i></b></p>
<p>Main walls</p>	<p>The front elevation is solid sandstone, whilst the rear is of brick and timber with render and cladding finish.</p> <p><b><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></b></p>
<p>Windows, external doors and joinery</p>	<p>The windows are replacement timber casement double glazed units. Entrance door is of timber.</p> <p><b><i>Internal and external doors were opened and closed where keys were available.</i></b></p> <p><b><i>Random windows were opened and closed where possible.</i></b></p> <p><b><i>Doors and windows were not forced open.</i></b></p>
<p>External decorations</p>	<p>Painted finishes.</p> <p><b><i>Visually inspected.</i></b></p>
<p>Conservatories / porches</p>	<p>There are no conservatories nor porches.</p>
<p>Communal areas</p>	<p>Communal entrance stairwell and hall, with lift service to all floors. At basement level there is a communal gym.</p> <p><b><i>Circulation areas visually inspected.</i></b></p>
<p>Garages and permanent outbuildings</p>	<p>Allocated parking space at basement level.</p> <p><b><i>Visually inspected.</i></b></p>
<p>Outside areas and boundaries</p>	<p>Central courtyard area.</p> <p><b><i>Visually inspected.</i></b></p>

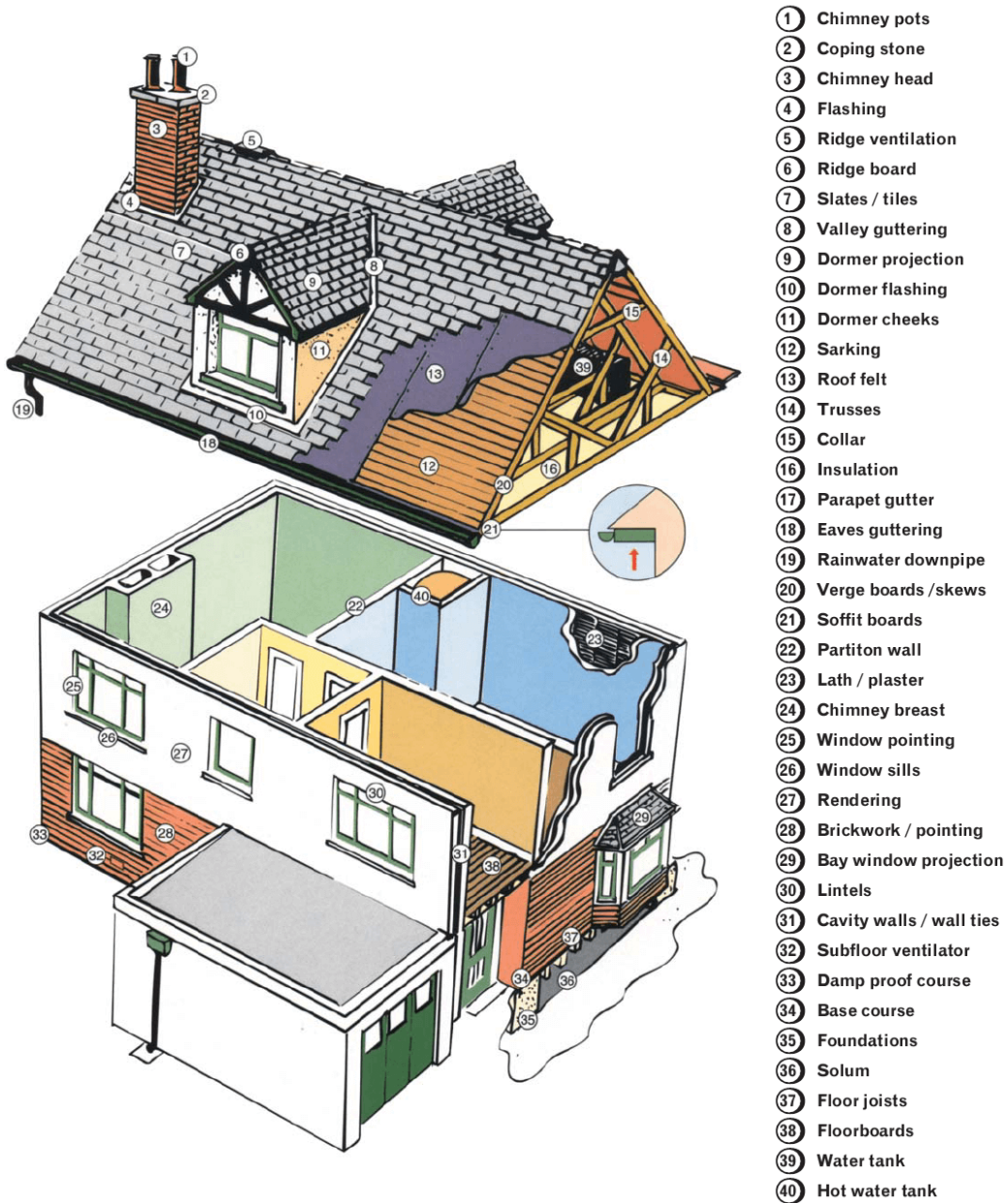
Ceilings	<p>The ceilings are formed in plasterboard. There is PVC lining to the shower room ceiling.</p> <p><b>Visually inspected from floor level.</b></p>
Internal walls	<p>The internal walls and partitions are of plasterboard. The walls within the kitchen are partly tiled, with the shower room walls being fully tiled.</p> <p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p>
Floors including sub floors	<p>Flooring appears to be of a floating timber construction. Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p> <p>No access was available to any sub-floor area.</p> <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p>
Internal joinery and kitchen fittings	<p>The internal doors, door surrounds and skirting boards are of timber.</p> <p>The kitchen fittings comprise a range of floor and wall mounted units.</p> <p>There are fitted wardrobes within the bedroom.</p> <p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p>
Chimney breasts and fireplaces	<p>There are no chimney breasts nor fireplaces.</p> <p><b>Visually inspected. No testing of the flues or fittings was carried out.</b></p>
Internal decorations	<p>Painted finishes.</p> <p><b>Visually inspected.</b></p>
Cellars	<p>There are no cellars.</p>
Electricity	<p>It is assumed that the property has mains supply of electricity. The electricity meter and distribution board are contained within a hall cupboard.</p> <p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>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.</b></p>
Gas	<p>There is no gas supply.</p>

Water, plumbing and bathroom fittings	<p>It is assumed that the property has a mains supply of cold water.</p> <p>Plumbing where seen is a mixture of PVC and copper.</p> <p>The bathroom fittings comprise a three-piece shower room with shower cabinet and mixer shower, WC and wash hand basin.</p> <p>There is a sink and drainer fitted within the kitchen.</p> <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>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.</b></p>
Heating and hot water	<p>The property has the benefit of an electric wet heating system. The electric boiler is wall mounted within a hall cupboard. There are thermostatic valves to the majority of the individual radiators, and a room thermostat to the hall wall.</p> <p>Hot water is supplied by an electric immersion heater. There is a hot water storage tank contained within a hall cupboard.</p> <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p>
Drainage	<p>All foul and surface water drainage is assumed to be connected to the main public sewer. The system was not tested.</p> <p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p>

<p>Fire, smoke and burglar alarms</p>	<p>There are fire and smoke detectors installed.</p> <p><b>Visually inspected.</b></p> <p><b>No test whatsoever were carried out to any systems or appliances.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>
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<p>Any additional limits to inspection</p>	<p>Externally the property was viewed from ground level only. Only a very limited inspection of the roof was possible from the surrounding ground level.</p> <p>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>No access was available to any sub-floor areas.</p> <p>No inspection was carried out of the communal gym.</p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b><i>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.</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>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.</i></b></p>
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## 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 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 building as a whole exhibits signs of past structural movement, however, this is considered longstanding and non progressive.

Dampness, rot and infestation	
Repair category:	1
Notes:	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	2
Notes:	The roof was re-covered in recent years and any guarantees should be confirmed. Given the design and complexity of the roof ongoing maintenance repairs should be anticipated. No inspection was possible of any roof space.

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:	Parapet gutters will require a higher degree of maintenance. We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.

Main walls	
Repair category:	2
Notes:	To the rear elevation of the courtyard area of insulated render has been in place and these have been found to be of combustible materials and we understand have been removed. Replacement of these areas has yet to be completed. See further comments under Section 4 below. It is understood that there is a letter of agreement from Persimmon Homes to remove all external cladding and make good all damage to external wall finish. General weathering noted to stonework.

Windows, external doors and joinery	
Repair category:	1
Notes:	Windows 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 our inspection, no significant defects were noted. Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.

External decorations	
Repair category:	1
Notes:	Paint finished and decorated external surfaces will require redecoration on a regular basis.

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.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	1
Notes:	<p>Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed.</p> <p>We understand the communal areas are maintained by a factor contact. Enquiries should be made to ascertain the arrangement and cost associated prior to purchase.</p> <p>Maintenance of the communal lifts and gym may prove costly.</p>

Garages and permanent outbuildings	
Repair category:	1
Notes:	No significant defects noted at the time of inspection.

Outside areas and boundaries	
Repair category:	1
Notes:	Boundary walls and fences should be regularly checked and maintained as necessary.

Ceilings	
Repair category:	1
Notes:	Within the limitations of our inspection no 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.

Internal walls	
Repair category:	1
Notes:	Within the limitations of our inspection no significant defects were noted.

Floors including sub-floors	
Repair category:	1
Notes:	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Within the limitations of our inspection no significant defects were noted.

Chimney breasts and fireplaces	
Repair category:	
Notes:	Not applicable.

Internal decorations	
Repair category:	1
Notes:	The property is in good decorative order.

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:	1
Notes:	<p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p> <p>it is important to ensure that the system complies with regulation requirements and current test certificates should be confirmed.</p>

Gas	
Repair category:	
Notes:	There is no gas supply.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.</p> <p>The cold water rising main was not fully inspectable.</p> <p>Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.</p>

Heating and hot water	
Repair category:	1
Notes:	It is important to ensure the system complies with regulation requirements and current test certificate should be confirmed.

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.

Drainage	
Repair category:	1
Notes:	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

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>	1
Chimney stacks	
<b>Roofing including roof space</b>	2
<b>Rainwater fittings</b>	1
<b>Main walls</b>	2
<b>Windows, external doors and joinery</b>	1
<b>External decorations</b>	1
Conservatories / porches	
<b>Communal areas</b>	1
<b>Garages and permanent outbuildings</b>	1
<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
Chimney breasts and fireplaces	
<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?	Fourth floor
2. Are there three steps or fewer to a main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input checked="" type="checkbox"/> YES <input 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 property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether the property has been the subject of any compensation claims and to confirm that the property is not adversely affected.</p> <p>The property is contained within a listed building</p> <p>and as such the cost of repair or reinstatement works are likely to be higher than normal. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Scotland.</p> <p>The completion of cladding repairs will be required to be clarified. It is our understanding that defective cladding to the rear elevation has been removed although replacement is yet to be installed. We understand there is a Letter of Undertaking issued by Persimmon Homes, the original developer, confirming that they will deal with the required works. Matters are in hand and are likely to progress in the foreseeable future. Purchasers should, however, confirm that all reasonable works will be undertaken at no cost to them and that an appropriate EWS1 form will be available to satisfy lender's requirements.</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>£400,000</p> <p>For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £400,000 - Four Hundred Thousand Pounds. This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.</p>	
<b>Valuation (£) and market comments</b>	
<p>£145,000</p> <p>Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £145,000 (One Hundred and Forty Five Thousand Pounds).</p> <p>The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.</p>	
<b>Report author:</b>	David Donnachie, BSc MRICS
<b>Company name:</b>	Glasgow South - Allied Surveyors Scotland Ltd

<b>Address:</b>	246 Kilmarnock Road Glasgow G43 1TT
<b>Signed:</b>	Electronically Signed: 269414-26c568ba-a39c
<b>Date of report:</b>	23/09/2024