

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. Stephen Laycock
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Selling address	Fludha Tongland Road Kirkcudbright DG6 4UU
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Date of Re-inspection	03/09/2024
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Dates of Prior Inspections	28/03/2023, 15/12/2021
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Prepared by	John Kempell, BSc (Hons) MRICS Castle Douglas - 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 subjects comprise a detached two-storey dwelling house with two-storey side projection and single-storey rear extensions.
Accommodation	<p>The accommodation comprises:</p> <p>Ground floor,(Main House):Hallway, Dining room, Kitchen/dining room, sitting room, bedroom, (with en-suite wet room), cloakroom, (wc and wash hand basin), two utility rooms, rear hall, linen store.</p> <p>Ground Floor, (Annex): lounge, kitchenette, side porch, inner hallway, two bedrooms, (one with en-suite wet room and one with en-suite shower room).</p> <p>First floor: landing, 5 bedrooms (3 with ensuite shower rooms - 2 with ensuite bath and shower).</p>
Gross internal floor area (m2)	The gross internal floor area is approximately 390 m ² .
Neighbourhood and location	The property occupies an elevated position to the east of Tongland Road on the northern outskirts of Kirkcudbright approximately a mile from Kirkcudbright town centre. The dwelling benefits from views towards the river Dee and is convenient for all local facilities and amenities within the town.
Age	Original building pre 1845, rear extensions circa 2006 .
Weather	Dry, although overcast.
Chimney stacks	<p>Visually inspected with the aid of binoculars where required.</p> <p>There are four chimney stacks, (two at each gable of the main house and two at the rear), of stone construction, externally pointed with lead flashings and clay chimney pots and flues.</p>

<p>Roofing including roof space</p>	<p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p>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.</p> <p><i>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.</i></p> <p>The main roofs to the property are of pitched design, timber framed and slated. The ridges are tiled.</p> <p>The main roof has sandstone skew stones at the roof slopes.</p> <p>The two story side projection has a hipped and slated roof.</p> <p>The single story rear extensions have double-pitched slated roofs.</p> <p>The rear porch has a flat timber roof which is clad in fibreglass.</p> <p>The side two storey bay window also has a flat roof which has recently been re-clad with fibreglass.</p> <p>Within the main roof void, the roof structure is of custom made timber roof trusses with timber sarking. The roof has under slate felt.</p> <p>The roof is insulated to a depth of approximately 150 mm of insulation laid between the ceiling joists.</p> <p>The rear extension loft voids roof structure is of pre-fabricated timber roof trusses with timber sarking. The roofs have under slate felt. The roofs are insulated to a depth of approximately 250 mm of insulation laid between the ceiling joists.</p>
<p>Rainwater fittings</p>	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>The rainwater fittings are a mixture of cast-iron and pvc.</p>
<p>Main walls</p>	<p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The original walls are of solid stone construction, externally pointed with dressed sandstone door and window surrounds, corner quoins, and feature double height bay windows. The top courses of the walls are also castellated at the front elevation top floor windows and above the front entrance canopy, also at the two story side projection. The rear gable of the two storey projection is rendered. Internally the walls are lined in lath and plaster/plasterboard.</p> <p>The main walls of the single story projections are of cavity brick/block construction, externally partially pointed in stone, with the remainder predominantly rendered, internally the walls are plasterboard lined.</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 predominantly pvc double glazed, sash and casement style.</p> <p>The dining room bay window is pvc, double glazed sash and casement style.</p> <p>The external front door is timber with glazed panel, the rear porch and rear annex bedroom (adjacent to the garage) are pvc with double glazed panels and the annex lounge and side bedroom have pvc framed, doubled glazed french doors.</p> <p>Additional pvc framed, double glazed windows have been fitted to the ground floor utility rooms, rear hall (adjacent to linen store) and in the linen store.</p> <p>Also in the first floor behind the water storage tank cupboard.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>External woodwork and render have been painted.</p>
<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>There is a rear porch, off from the annex kitchenette.</p> <p>Construction comprises: concrete floor, timber framed walls, externally timber clad and internally plasterboard lined, flat timber roof, clad in fibreglass. The windows are pvc framed, double glazed, also the external door. The porch is unheated.</p> <p>There is an open fronted front porch with timber posts, pvc framed, double glazed side window panes and flat roof, with feature castellated roof surround. The flat roof has recently been re-clad in fibre glass.</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>There are no communal use areas in the building.</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>There is an attached garage/workshop adjacent to the rear annex.</p> <p>Construction comprises: concrete floor, stone walls, double pitched slated roof.</p> <p>The garage/workshop has double timber access door and electric power points and lighting.</p> <p>A timber store/workshop is located at the front of the dwelling.</p>

<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The property benefits from a good-sized elevated plot, approximately 1 1/2 acres or thereby.</p> <p>The grounds are predominantly laid in grass, with planted borders a feature pond and tarmac driveway. There is also a sunken flagstone patio and ceramic tiled patio area, adjacent to the French doors off from the annex lounge.</p> <p>The rear enclosed courtyard area is laid in paviours, with a stone chipped path, and good sized stone chipped parking/turning area to the front of the dwelling.</p> <p>Boundaries are defined by timber fences, hedges, block/brick walls, stone walls and the nursery burn.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The ceilings are of lath and plaster and plasterboard lined.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls are of lath and plaster/plasterboard lined and brick plastered on the hard.</p>
<p>Floors including sub floors</p>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</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 suspended timber and solid concrete.</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>Skirtings and architraves are of softwood timber which has been painted.</p> <p>Internal doors are timber panelled and timber framed with glazed panels.</p> <p>Kitchen fittings comprise modern fitted base and wall units, featuring a good sized island unit, with granite surface and double stainless steel sink. The base units have timber effect worktops.</p> <p>The main kitchen has a 4 oven Aga cooker and a built in electric oven with induction hob.</p> <p>The annex kitchenette has modern fitted base and wall units, with corian fitted worktops.</p>

<p>Chimney breasts and fireplaces</p>	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>There is a freestanding, coal effect electric fire in the ground floor dining room.</p> <p>A modern wall mounted flush fitting fireplace with LED lighting and electric fan heater is located in the annex lounge.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>Internal walls are wallpapered, tiled and plastered and painted.</p> <p>Ceilings are wallpapered and plastered and painted.</p>
<p>Cellars</p>	<p>Visually inspected where there was safe and purpose-built access.</p> <p>There is no cellar.</p>
<p>Electricity</p>	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains electricity is connected. The electric smart meter and consumer units are located in a recess in the kitchen. Wiring, where visible, is pvc sheathed and insulated and there are 13 amp square pin sockets.</p> <p>There are two 3.5 kwt electric car charging points at the front parking area of the dwelling.</p> <p>External power points were noted in the garden grounds.</p>
<p>Gas</p>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains gas is connected. The external gas meter box is located adjacent to the annex lounge.</p>

<p>Water, plumbing and bathroom fittings</p>	<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>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>Mains water is connected. Water pipes, where visible, are copper and PVC.</p> <p>PVC cold water tanks are located in the loft void of the rear first floor en-suite.</p> <p>Stopcocks are located under the utility sinks and kitchen sinks.</p> <p>Sprinklers are fitted throughout the main part of the building, with 12 bar mains pressure.</p> <p>Sanitary fitments comprise:</p> <p>Ground floor</p> <p>cloakroom, (adjacent to utility): wc, wash hand basin with pedestal.</p> <p>Bedroom 1 ensuite/wet room: wc, wall hung wash basin, mixer shower.</p> <p>First Floor</p> <p>Bedroom 2 ensuite: wc, wash hand basin with pedestal, bath, shower cubicle with mixer shower.</p> <p>Bedroom 3 ensuite: wc, wash hand basin with vanity unit below, shower cubicle with mixer shower.</p> <p>Bedroom 4 ensuite: wc, wash hand basin, (built in units), Bath, shower cubicle with mixer shower.</p> <p>Bedroom 5 ensuite: wc, shower cubicle with mixer shower.</p> <p>(wall hung wash hand basin in bedroom five).</p> <p>Bedroom 6 ensuite: wc, shower cubicle with mixer shower.</p> <p>(wall hung wash hand basin in bedroom six).</p> <p>Annex (Ground Floor)</p> <p>Bedroom 1 en-suite: wc, whb and two head rain forest wet room.</p> <p>Bedroom 2 en-suite: wc, whb and shower cubicle with mixer shower.</p> <p>All sanitary fitments are in white suites.</p> <p>An external tap is located at the front elevation of the annex.</p>
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<p>Heating and hot water</p>	<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>The main house is heated by an Ideal Mexico 2 regular boiler. This is located in the boiler room, adjacent to the rear hall of the two-storey side projection.</p> <p>The hot water is provided by the central heating boiler and is supplemented by an electric immersion heater fitted to a hot water storage cylinder.</p> <p>There are two hot water tanks. 1 on the ground floor and 1 in the first floor.</p> <p>The single story annex is heated by a Worcester Greenstar II i System MK III boiler. The hot water is provided by the central heating boiler and is supplemented by hot water storage cylinders.</p> <p>The central heating system is controlled by a programmer and thermostatic radiator valves.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a private septic tank.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The new Fire and Smoke Alarm Standard came into 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> <p>The main dwelling has a sprinkler system, fire detectors and emergency lighting throughout.</p> <p>The annex has smoke and heat detectors.</p>

<p>Any additional limits to inspection</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> <p>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.</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>The property was occupied, fully furnished and all floors were covered. Floor coverings restricted my inspection of flooring.</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 property has been affected by previous movement but with the limitations of the inspection there was no evidence to suggest that this is ongoing.

Dampness, rot and infestation	
Repair category:	1
Notes:	There is evidence of previous woodworm remedial repair works having been carried out. Copies of any relevant guarantees should be transferred and retained with the title deeds.

Chimney stacks	
Repair category:	1
Notes:	No significant defects evident. Minor open mortar joints 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.

Roofing including roof space	
Repair category:	1
Notes:	<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 slated roofs in particular should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p> <p>There is evidence of previous woodworm remedial repair works having been carried out. Copies of any relevant guarantees should be transferred and retained with the title deeds.</p> <p>Some charred timbers were noted in the original loft void from previous fire damage, although the timbers appear to be sound.</p> <p>There are valley gutters. These can be problematic and maintenance should be undertaken regularly.</p> <p>The flat fibreglass roof coverings will require on-going maintenance.</p>

Rainwater fittings	
Repair category:	1
Notes:	<p>No significant defects evident.</p> <p>Some minor corrosion was noted at the cast iron rainwater fittings. Cast-iron rainwater fittings require regular maintenance.</p>

Main walls	
Repair category:	1
Notes:	<p>No significant defects evident.</p> <p>Minor open mortar joints were noted at the right hand side gable (when facing the front of the building), with fern growth noted.</p> <p>Some patch repairs were noted at the render of the rear two storey projection.</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.

Windows, external doors and joinery

Repair category:	1
Notes:	No significant defects evident.

External decorations

Repair category:	1
Notes:	No significant defects evident.

Conservatories / porches

Repair category:	1
Notes:	<p>No significant defects evident.</p> <p>The rear timber framed unheated porch is of a lightweight construction. Regular maintenance is anticipated.</p> <p>A small section of timber beading is missing at the soffit of the open fronted front entrance porch, which requires to be replaced.</p>

Communal areas

Repair category:	
Notes:	N/A.

Garages and permanent outbuildings

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.

Outside areas and boundaries	
Repair category:	1
Notes:	<p>Garden grounds and boundaries will require regular ongoing maintenance.</p> <p>A tree has recently been cut down adjacent to the front entrance driveway.</p> <p>The boundary timber fence adjacent has been partially taken down and requires to be reinstated.</p> <p>There are mature trees in the garden grounds. A tree surgeon will be able to provide further advice.</p>

Ceilings	
Repair category:	1
Notes:	<p>There are original features/ornate plasterwork detailing and repair of these can be expensive even if only small areas are disturbed. This often leads to more extensive work being necessary.</p> <p>Hairline cracks were noted at the first floor stairwell.</p>

Internal walls	
Repair category:	1
Notes:	No significant defects evident.

Floors including sub-floors	
Repair category:	1
Notes:	No significant defects evident.

Internal joinery and kitchen fittings	
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.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	No significant defects evident.

Internal decorations	
Repair category:	1
Notes:	No significant defects evident. A small section of flaking paint was noted at the underside of the archway in the ground floor entrance hallway.

Cellars	
Repair category:	
Notes:	N/A.

Electricity	
Repair category:	1
Notes:	It is recommended that all electrical installation be checked every five years or on change of ownership 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 IEE regulations. The vendor has verified that a full electrical survey was completed in April 2018 and that electrical certification is available.

Gas	
Repair category:	1
Notes:	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.

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.

Water, plumbing and bathroom fittings

Repair category:	1
Notes:	<p>No significant defects evident.</p> <p>Concealed areas around bath 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. Seals around baths and shower trays should be checked regularly to ensure that they remain in fully watertight condition.</p>

Heating and hot water

Repair category:	2
Notes:	<p>It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.</p> <p>Boilers and central heating system should be tested and serviced by a gas safe registered contractor on an annual basis to ensure their safe and efficient operation.</p> <p>The central heating boiler serving the main house is of an older design. Informed opinion suggests that boilers have a life expectancy between 10 and 20 years depending on the quality of the boiler and whether or not regular maintenance has been carried out. Future repair or replacement should be anticipated.</p>

Drainage

Repair category:	1
Notes:	<p>The owner has verified that the septic tank has recently been inspected, and has a certificate verifying that the tank is in sound working order. It is assumed that the tank is registered with SEPA. Regular inspection and maintenance should be anticipated.</p>

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	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	1
Communal areas	
Garages and permanent outbuildings	1
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	1
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	2
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 and First 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 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.

Matters for a solicitor or licensed conveyancer	
<p>The owner has verified that the septic tank has recently been inspected, and has a certificate verifying that the tank is in sound working order. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.</p> <p>The property has been altered and extended. The vendor has verified that all necessary local authority and other consents have been obtained for alterations and the appropriate documentation, including building warrants and completion certificates issued. If any works did not require consent then it is assumed they meet the standards required by the building regulations or are exempt.</p> <p>There is a shared vehicle access track to the side of the dwelling. The completing conveyancer should verify rights of access and liability in respect of future maintenance.</p> <p>It is understood there have been previous woodworm specialist treatment works carried out.</p> <p>The vendor has verified that all relevant guarantees are in place. These should be transferred and retained with the title deeds.</p> <p>There is a pedestrian access gate with the adjoining neighbour, adjacent to the rear courtyard. The completing conveyancer should verify any rights of access.</p> <p>The road and pavement to the front of the property is understood to be public and maintained by the local authority.</p> <p>The estimated reinstatement cost is £1,285,000.</p> <p>It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by building cost information service (BCIS).</p> <p>The market value of the property as described in this report is £825,000.</p> <p>This figure assumes a vacant possession and that the property is unaffected by any adverse planning permissions, onerous burdens, title restrictions or servitude rights.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>£1,285,000. One Million Two Hundred and Eighty Five Thousand Pounds.</p>	
Valuation (£) and market comments	
<p>£825,000. Eight Hundred and Twenty Five Thousand Pounds.</p>	
Report author:	John Kempself, BSc (Hons) MRICS
Company name:	Castle Douglas - Allied Surveyors Scotland Ltd

Address:	35 Buccleuch Street Dumfries DG1 2AB
Signed:	Electronically Signed: 267910-4E64BF6A-717B
Date of report:	04/09/2024