

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:

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| Surveyor Reference | WH/3953 |
| Customer | Mr. David Young |
| Selling address | 98 Beechlands Drive Clarkston Glasgow G76 7UX |
| Date of Inspection | 10/07/2025 |
| Prepared by | Gary Firth, 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.

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| Description | Detached bungalow one storey attic and lower ground floor in height. |
| Accommodation | Ground floor: entrance vestibule, hallway, sitting room, dining room, living room, bedroom, kitchen, rear vestibule, bathroom and conservatory. Lower ground floor: utility room and various stores. Attic floor: two bedrooms and shower room with WC. |
| Gross internal floor area (m2) | 173 m2 or thereby. |
| Neighbourhood and location | The subject property is located at the corner of Beechlands Drive and Flenders Road in a residential area predominantly developed with similar types of semi detached properties. Shopping and transport facilities are available within a one mile radius. The property has open outlooks over Glasgow and beyond to the rear. |
| Age | Believed to have been constructed in 1958. |
| Weather | Dry and sunny. |
| Chimney stacks | None. |

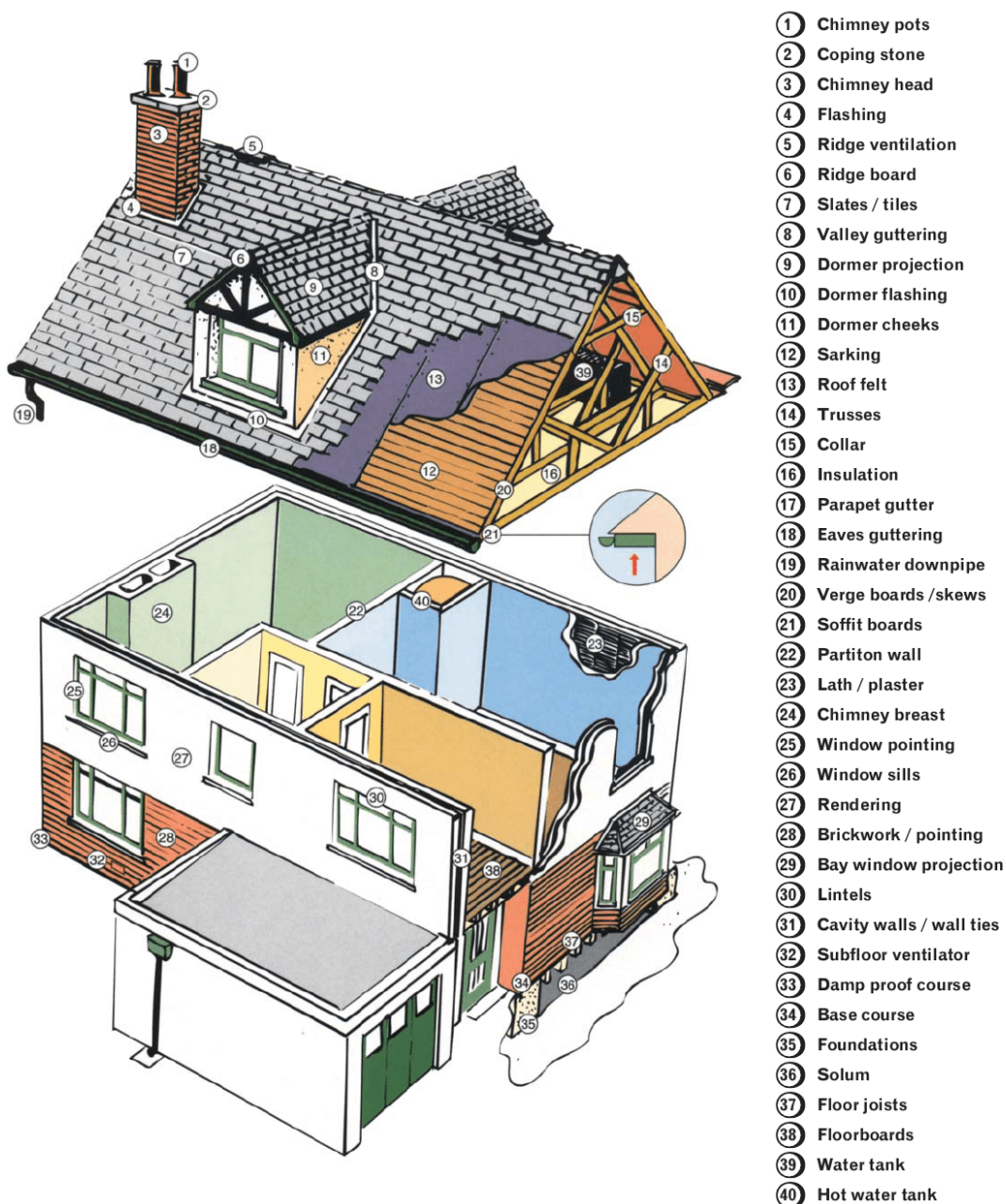
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| Roofing including roof space | <p>The roof is pitched and clad with concrete tiles. Flat felt over front dormer window projection.</p> <p>Access was gained to the apex of the roof.</p> <p>The roof is timber framed and boarded with tongue and groove timber sarking.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p><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></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><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></p> |
| Rainwater fittings | <p>Cast iron and PVC materials.</p> <p><i>Visually inspected with the aid of binoculars where required.</i></p> |
| Main walls | <p>Cavity brick construction with a heavy render. Painted.</p> <p><i>Visually inspected with the aid of binoculars where required.</i></p> <p><i>Foundations and concealed parts were not exposed or inspected.</i></p> |
| Windows, external doors and joinery | <p>Replacement UPVC double glazed units.</p> <p>UPVC front storm doors. UPVC side door.</p> <p>Timber door at lower ground floor level.</p> <p>Timber soffit and fascia boards. UPVC dormer boarding.</p> <p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p> |
| External decorations | <p>Paint finish.</p> <p><i>Visually inspected.</i></p> |
| Conservatories / porches | <p>Attached to the left hand gable is a brick and UPC conservatory which houses a central heating radiator.</p> <p><i>Visually inspected.</i></p> |

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| Communal areas | Not applicable. |
| Garages and permanent outbuildings | Detached single car garage of rendered masonry construction having a pitched and tiled roof access via a tarmacadam lane off Flenders Road. <i>Visually inspected.</i> |
| Outside areas and boundaries | Corner plot which is adequately enclosed with rendered brick walls and hedging. <i>Visually inspected.</i> |
| Ceilings | Plasterboard design. <i>Visually inspected from floor level.</i> |
| Internal walls | Brick construction plastered on the hard both sides and of timber frame finished with plasterboard. <i>Visually inspected from floor level.</i> <i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i> |
| Floors including sub floors | Solid concrete and suspended timber. Access was gained to the underbuilding at various points from the lower ground floor area. The solum where seen is sealed with tar and ash. A number of solums have been overlaid with polythene sheeting. The timber floors to the ground floor have been insulated and covered over with polythene sheeting. <i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i> <i>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.</i> <i>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.</i> |
| Internal joinery and kitchen fittings | Internal woodwork is typical of a property of this type and age. The kitchen has been replaced sometime within the relatively recent past. <i>Built-in cupboards were looked into but no stored items were moved.</i> <i>Kitchen units were visually inspected excluding appliances.</i> |

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| Chimney breasts and fireplaces | <p>Within the sitting room and living room there are feature fireplaces fitted with electric fires.</p> <p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> |
| Internal decorations | <p>Wallpaper and colour wash emulsion.</p> <p><i>Visually inspected.</i></p> |
| Cellars | <p>None.</p> |
| Electricity | <p>Mains.</p> <p><i>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</i></p> <p><i>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.</i></p> |
| Gas | <p>Mains.</p> <p><i>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</i></p> <p><i>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.</i></p> |
| Water, plumbing and bathroom fittings | <p>Mains. White sanitary fittings.</p> <p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p><i>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.</i></p> |
| Heating and hot water | <p>Wall mounted in the lower ground floor is a Worcester central heating boiler which we also assume provides domestic hot water.</p> <p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> |
| Drainage | <p>Both foul and storm drainage are assumed to be to the public sewer.</p> <p><i>Drainage covers etc were not lifted.</i></p> <p><i>Neither drains nor drainage systems were tested.</i></p> |

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| <p>Fire, smoke and burglar alarms</p> | <p>There is a burglar alarm control pad in the hallway.</p> <p>There are smoke alarms within the property.</p> <p>There is a fire/heat alarm within the kitchen.</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</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>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> |

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. |

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| Structural movement | |
| Repair category: | 1 |
| Notes: | No significant visual defects noted within the limitations of this inspection. |

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| Dampness, rot and infestation | |
| Repair category: | 1 |
| Notes: | There is old damp staining around the front left hand bay window projection in the sitting room. This was checked with an electronic damp meter and found to be dry. |

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| Chimney stacks | |
| Repair category: | 1 |
| Notes: | Chimney stacks have been taken down below roof level. |

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| Roofing including roof space | |
| Repair category: | 2 |
| Notes: | <p>The roof is the original. Chipped and broken tiles. Loose and missing cement pointing. Moss and algae growth.</p> <p>Flat roof coverings are prone to sudden failure and will involve higher than average maintenance expenditure.</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. |

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| Rainwater fittings | |
| Repair category: | 1 |
| Notes: | Appear adequately maintained. |

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| Main walls | |
| Repair category: | 2 |
| Notes: | Cracked, loose and broken off rendering. Poor rendering can lead to deterioration of internal plasterwork and associated problems. Rendering has been freshly painted. |

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| Windows, external doors and joinery | |
| Repair category: | 1 |
| Notes: | Windows are of varying styles and ages. Older double glazing is unlikely to comply with current building regulations. Frames of this type and age are prone to failure of mechanisms and seals. Timber soffit and fascia boards, although well painted, are showing some signs of weathering and deterioration. |

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| External decorations | |
| Repair category: | 1 |
| Notes: | Fresh. |

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| Conservatories / porches | |
| Repair category: | 2 |
| Notes: | There is defective double glazed units to the roof of the conservatory. |

| 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. |

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| Communal areas | |
| Repair category: | |
| Notes: | Not applicable. |

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| Garages and permanent outbuildings | |
| Repair category: | 1 |
| Notes: | No significant visual defects noted. |

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| Outside areas and boundaries | |
| Repair category: | 1 |
| Notes: | No essential repairs noted. |

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| Ceilings | |
| Repair category: | 1 |
| Notes: | Some surface damage and undulations. |

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| Internal walls | |
| Repair category: | 1 |
| Notes: | Some surface damage and undulations. |

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| Floors including sub-floors | |
| Repair category: | 1 |
| Notes: | No essential repairs 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

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| Repair category: | 1 |
| Notes: | Internal woodwork has been predominantly upgraded. The kitchen has been refitted at some time in the past. |

Chimney breasts and fireplaces

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| Repair category: | 1 |
| Notes: | The adequacy of the electric fires and flues should be ascertained prior to any use. |

Internal decorations

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| Repair category: | 1 |
| Notes: | Satisfactory. |

Cellars

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| Repair category: | |
| Notes: | Not applicable. |

Electricity

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| Repair category: | 2 |
| Notes: | The electrical wiring system appears of mixed age and should therefore be checked, tested and upgraded by a competent electrician preferably NICEIC Registered. Any recommendations made with regard to the safety of the installation should be undertaken. |

| 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. |

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| Gas | |
| Repair category: | 1 |
| Notes: | All gas appliances should be checked by a Gas Safe registered contractor prior to any further use. |

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| Water, plumbing and bathroom fittings | |
| Repair category: | 1 |
| Notes: | The sanitary fittings are relatively modern and appear of a serviceable type. |

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| Heating and hot water | |
| Repair category: | 1 |
| Notes: | Modern boiler. Any Warranty or Gas Safety certificate should be sought as a condition of purchase. |

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| Drainage | |
| Repair category: | 1 |
| Notes: | No evidence of surface problems at present. |

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.

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| Structural movement | 1 |
| Dampness, rot and infestation | 1 |
| Chimney stacks | 1 |
| Roofing including roof space | 2 |
| Rainwater fittings | 1 |
| Main walls | 2 |
| Windows, external doors and joinery | 1 |
| External decorations | 1 |
| Conservatories / porches | 2 |
| 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 | 2 |
| Gas | 1 |
| 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.

| | |
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| 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 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

The subject property has been altered, extended and remodelled with regard to the construction of the single storey left hand side extension, the conservatory which houses a central heating radiator and the formation of the lower ground floor utility room. The attic appears historic and may have been original. This position should be clarified. Our valuation advice assumes that all necessary Local Authority consents have been sought and granted.

The existence of these permissions is important to ensure that the subjects were altered and extended in accordance with the consents and regulations granted at that time. In the event that such consents do not exist we would wish to be advised as this fact may influence our opinion of the property, particularly as to its market value and its suitability for purchase.

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.

Access to the garage is via a tarmacadam lane shared with properties on Mearns Road and Beechlands Drive. Liability for access, maintenance and repair should be ascertained by an examination of the Title Deeds.

Estimated re-instatement cost (£) for insurance purposes

600,000

Six Hundred Thousand Pounds.

Valuation (£) and market comments

600,000

Six Hundred Thousand Pounds.

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| Report author: | Gary Firth, MRICS |
| Company name: | Glasgow South - Allied Surveyors Scotland Ltd |
| Address: | 246 Kilmarnock Road Glasgow G43 1TT |
| Signed: | Electronically Signed: 292256-208238FE-1919 |
| Date of report: | 11/07/2025 |