

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:

Surveyor Reference	EA6312
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Customer	AA Property Scot Ltd
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Selling address	Flat 7 Whalers Close 98 Albert Street Dundee DD4 6QH
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Date of Inspection	31/07/2026
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Prepared by	Blair Ferguson, MRICS Dundee - 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 property under review comprises of a first floor flat contained within a four-storey purpose-built block of six residential and two commercial on the lowest floor.
Accommodation	FIRST FLOOR Entrance Hall, Lounge/Dining Room, Bedroom, Kitchen and Shower Room.
Gross internal floor area (m2)	Approximately 47sqm.
Neighbourhood and location	Albert Street is located on the north of Dundee and the subjects form part of a mixed residential/commercial development. All the usual facilities and amenities, including regular bus routes into the city centre, are available nearby.
Age	1880.
Weather	It was dry and bright.
Chimney stacks	Not applicable.
Roofing including roof space	The roof is assumed to have a timber frame and is covered externally with slate. Sloping roofs were visually inspected with the aid of binoculars where required. 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.

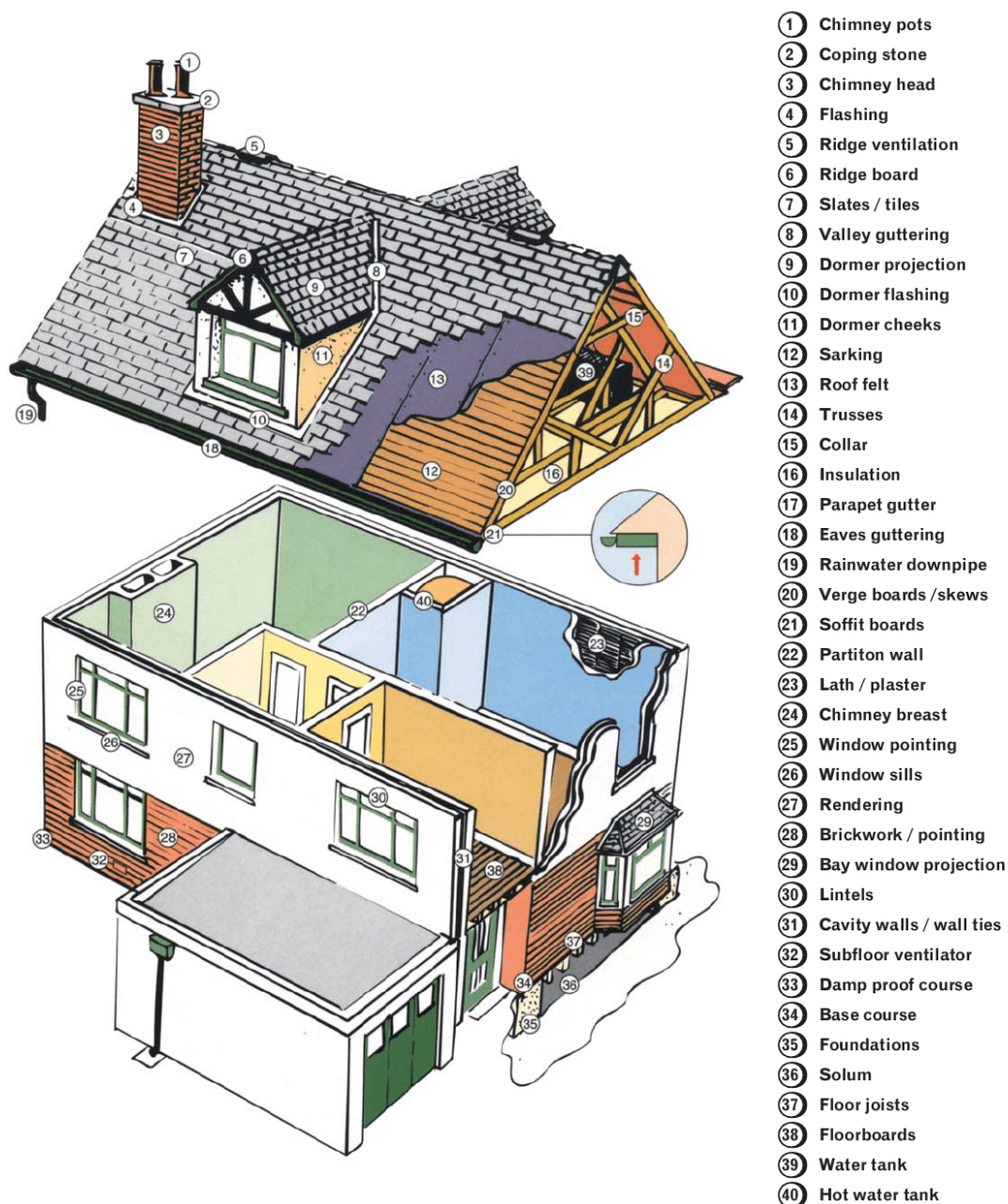
Rainwater fittings	The rainwater conductors are predominately plastic. Visually inspected with the aid of binoculars where required.
Main walls	The building is of substantial solid stone/brick construction with a facing stone and partial smooth render finish. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	The majority of the windows throughout are timber/double glazed with the exception of the shower room, which is a modern uPVC/double glazed installation. Entrance into the flat is by means of a timber door. 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.
External decorations	The aforementioned timbers have a paint finish. Visually inspected.
Conservatories / porches	Not applicable.
Communal areas	There is a shared stairwell. Circulation areas visually inspected.
Garages and permanent outbuildings	Not applicable. Visually inspected.
Outside areas and boundaries	There are shared gardens to the rear and boundaries are formed by stone/block walls; timber fencing and the adjoining property. Visually inspected.
Ceilings	The ceilings are plasterboard and some areas have a uPVC clad finish. Visually inspected from floor level.
Internal walls	The internal walls have been plasterboard lined and some areas have a Wet Wall finish. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

Floors including sub floors	The flooring is suspended timber joist construction. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. 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. 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.
Internal joinery and kitchen fittings	The kitchen has a composite sink; fitted floor/wall mounted units; electric hob and integrated appliances. The internal doors/skirtings/facings are timber. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	Not applicable.
Internal decorations	Decorated areas include walls and ceilings. Visually inspected.
Cellars	Not applicable.
Electricity	The property has a mains electricity supply and the circuit board consumer unit; uPVC cabling and meter, can be found within the hall. 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.
Gas	Not applicable.
Water, plumbing and bathroom fittings	There is a mains cold water supply and the shower room has a modern white three-piece suite with electric shower. 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.

Heating and hot water	Heating is provided from electric wall mounted heaters and domestic hot water is sourced from an instantaneous hot water tank, which can be found within the hall cupboard. 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.
Drainage	Drainage is understood to be to the Local Authority sewer. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.
Fire, smoke and burglar alarms	There are smoke/heat detectors within the property. Visually inspected. No test whatsoever were carried out to any systems or appliances. 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. 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. 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.

Any additional limits to inspection	The floor surfaces could not be inspected as a result of fitted floor coverings and heavy furniture. No sub-floor inspection could be carried out. Our inspection of roof coverings along the front was limited from ground/street level; areas of main walls were hidden; sections of boundaries were concealed and the storage areas within the property, contained household goods. Only the subject flat and internal communal areas giving access to the flat were inspected. 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. 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. Asbestos was commonly used in building materials up to the end of the 20th century by which time it became a banned substance. The current informed view is that provided these remain in good condition and undisturbed then they should present no significant hazard to health. In the event of damage or disturbance, however, above average costs may be incurred for repair or removal by a Specialist Contractor. Care should be taken when carrying out maintenance, repair or renewal. 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. 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.
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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:	It is possible that movement has taken place in the past, however, this is now historic and longstanding in nature.

Dampness, rot and infestation

Repair category:	2
Notes:	There is evidence of condensation, particularly within the shower room, which is manifested by staining/discolouration.

Chimney stacks

Repair category:	
Notes:	Not applicable

Roofing including roof space

Repair category:	2
Notes:	The slater work is older with evidence of loose/cracked/uneven roof coverings. It should be reminded that our inspection was limited and no comment can be made on the condition of structural roof timbers. The roof covering is now of an age where (shared) ongoing repair and regular maintenance will be required, and it would be prudent to seek the advice of a reputable Roofing Contractor to comment on its current condition and expected lifespan.

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Rainwater fittings

Repair category:

2

Notes:

There is vegetation, as well as slates in gutters.

Main walls

Repair category:

1

Notes:

Sections of stone/smooth render are weathered; there is mature vegetation growth in places and again, our inspection was limited.

Windows, external doors and joinery

Repair category:

2

Notes:

The majority of the windows are older units and beginning to show age related deterioration with weathered paintwork.

Double glazed/replacement windows and doors can become problematic and over time the operation of same can be affected with opening mechanisms becoming damaged. It is therefore, likely that maintenance repairs maybe required as part and parcel of an ongoing maintenance programme.

External decorations

Repair category:

1

Notes:

Sections are weathered.

Conservatories / porches

Repair category:

Notes:

Not applicable.

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Communal areas	
Repair category:	1
Notes:	There is cracking to masonry regarding the stair structure; the ironmongery serving the shared platforms is corroded and one of the glass panes over the stairwell, is cracked/damaged. In addition, the timber pipe cover is also weathered/rotten.

Garages and permanent outbuildings	
Repair category:	
Notes:	Not applicable.

Outside areas and boundaries	
Repair category:	1
Notes:	Sections were hidden.

Ceilings	
Repair category:	1
Notes:	As stated earlier, there is condensation staining.

Internal walls	
Repair category:	1
Notes:	Again, some condensation staining noted and there is evidence of wallpaper "shiver" within the living room.

Floors including sub-floors	
Repair category:	1
Notes:	Sections of flooring are slightly creaky/uneven underfoot.

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Internal joinery and kitchen fittings

Repair category:	1
Notes:	No major defects were noted.

Chimney breasts and fireplaces

Repair category:	
Notes:	Not applicable.

Internal decorations

Repair category:	1
Notes:	No significant defects were noted.

Cellars

Repair category:	
Notes:	Not applicable.

Electricity

Repair category:	1
Notes:	No significant defects were noted. The NIC/EIC recommend re-testing of the electrical supply every five years or upon change of occupancy. Test certification, therefore, should be obtained.

Gas

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.

Water, plumbing and bathroom fittings

Repair category:	1
Notes:	No significant defects were identified. The sealant serving the shower tray should be maintained on a regular basis.

Heating and hot water

Repair category:	1
Notes:	No major defects were noted. Our valuation assumes that the heaters and hot water supply work in a safe and operational manner.

Drainage

Repair category:	1
Notes:	Within the limits of the inspection, no major defects were noted.

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	2
Chimney stacks	
Roofing including roof space	2
Rainwater fittings	2
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	
Communal areas	1
Garages and permanent outbuildings	
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	
Internal decorations	1
Cellars	
Electricity	1
Gas	
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

1. Which floor(s) is the living accommodation on?	First Floor.
2. Are there three steps or fewer to a main entrance door of the property?	☐ YES ☒ NO
3. Is there a lift to the main entrance door of the property?	☐ YES ☒ NO
4. Are all door openings greater than 750mm?	☒ YES ☐ NO
5. Is there a toilet on the same level as the living room and kitchen?	☒ YES ☐ NO
6. Is there a toilet on the same level as a bedroom?	☒ YES ☐ NO
7. Are all rooms on the same level with no internal steps or stairs?	☒ YES ☐ NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	☒ YES ☐ 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	
All rights of way, boundaries and maintenance liability should be verified for the property. 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.	
Estimated re-instatement cost (£) for insurance purposes	
270,000 Two Hundred and Seventy Thousand Pounds.	
Valuation (£) and market comments	
75,000 Seventy Five Thousand Pounds. There are commercial premises on the ground floor of the building and obtaining a loan, will be subject to individual banks/lender's criteria. Our valuation reflects current market conditions relating to this area. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.	
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Signed:	Electronically Signed: 320159-a8447c62-ba4c
Date of report:	05/08/2026