

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:

Executry Of	Ms. Joyce Mark
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Selling address	38 Athollbank Drive Perth PH1 1NF
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Date of Inspection	09/09/2026
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Prepared by	Andrew Hitchen, BSc MRICS Graham & Sibbald Property Consultants Limited - Perth
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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 house of traditional construction.
Accommodation	The accommodation can be summarised as follows: Ground Floor: - Entrance Vestibule, Hall, Living/Dining Room, Kitchen, Cloakroom and Rear Hall. First Floor: - Three Bedrooms and Bathroom.
Gross internal floor area (m2)	108
Neighbourhood and location	The subjects are situated a short distance to the west of the city centre and lie within an established residential area where the surrounding properties were considered to comprise of comparable age and character. Local shopping, transport and educational facilities are close at hand.
Age	Built circa 1980
Weather	It was dry at the time of our inspection.
Chimney stacks	There are no chimney stacks pertaining to the subjects.

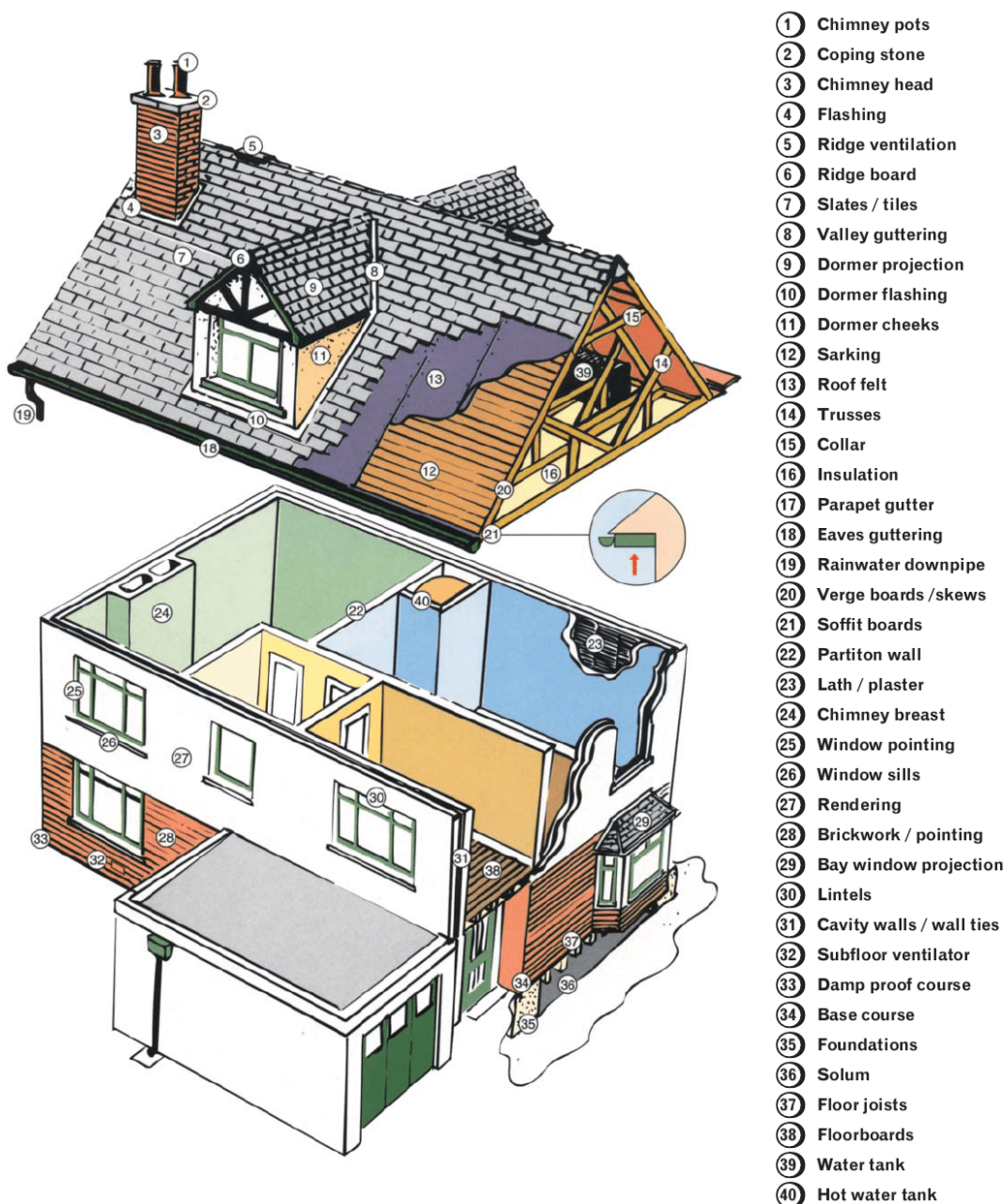
Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. 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. The roof comprises of pitched timber frame construction overlaid with concrete interlocking tiles and incorporates plastic verges. There is a section of flat roof over the main entrance surfaced with mineral felt sheets. Access was obtained to the roof void via a ceiling hatch and fixed ladder. The presence of insulation both between the joists and rafters restricted our inspection. There are plastic water storage and header tanks which are presumed to be redundant.
Rainwater fittings	Visually inspected with the aid of binoculars where required. The gutters and downpipes where seen are of plastic installations and are assumed to discharge into the mains drainage system.
Main walls	Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected. The walls are consistent with cavity timber frame and brick. The outer walls are finished with both reconstituted stone and render.
Windows, external doors and joinery	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. There is a part glazed uPVC entrance door with glazed side panel. There is a part glazed timber rear door. The windows are understood to have been recently installed and comprise of uPVC sealed unit double glazed installations.
External decorations	Visually inspected. Elements of the external building fabric have a painted/preservative finish applied.
Conservatories / porches	There are no structures of this type pertaining to the subjects.
Communal areas	There are no communal areas.

Garages and permanent outbuildings	Visually inspected. There is a detached garage and adjoining workshop. The walls are brick built, externally rendered. There is a flat roof over surfaced with mineral felt sheets. Access in the first instance is via a manually operated vehicular door.
Outside areas and boundaries	Visually inspected. The property is afforded with private areas of garden ground, laid out to the front and rear. The boundaries to the property comprise of sectional concrete and block work walls. There is a low level brick retaining wall to the base of the rear garden. There is a drive to the front.
Ceilings	Visually inspected from floor level. Plastered, with decorative surface finish.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Plastered, with decorative surface finishes.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. The floors are consistent with suspended timber construction. Fitted floor coverings restricted our inspection. No hatch was located which allowed for an inspection of the sub-floor chamber.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The upper level is accessed via a carpeted timber staircase. The internal doors are of timber and part glazed timber installations. There are timber skirting boards and architraves. There is a fitted kitchen consisting of base/wall cabinets, work surfaces and integrated kitchen appliances.
Chimney breasts and fireplaces	There are no chimney breasts or fireplaces present.
Internal decorations	Visually inspected. Internal surfaces have a painted/papered finish. There are tiled finishes within the kitchen and sanitary apartments.
Cellars	There are no cellars pertaining to the subjects.

Electricity	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. Mains electrical connection.
Gas	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. Main connection.
Water, plumbing and bathroom fittings	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. Mains connection, with plumbing where seen, noted to be run in PVC and copper. There is a modern white fitted toilet and wash basin within the cloakroom. There is a modern white fitted bathroom suite incorporating an electric overhead shower. It is understood that the sanitary fittings within both the bathroom and cloakroom were recently replaced under instructions of the vendor.
Heating and hot water	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. Space heating is by means of a gas fired system. There is a combination boiler wall mounted within a cupboard accessed from the rear hall and this feeds wall mounted radiators and towel rails. Hot water is supplied on demand via the heating system.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Assumed to be gravity fed to the local authority mains sewer.

Fire, smoke and burglar alarms	New smoke alarm standards were introduced in Scotland in February 2022 and it is likely that some properties may require additional works to meet these standards. In instances where alarms are in place, no tests whatsoever have been carried out and we cannot confirm if the system complies with the most recent regulations. Any potential purchaser should satisfy themselves as to whether the current system meets with regulations or otherwise.
Any additional limits to inspection	No inspection for Japanese Knotweed was carried out and unless otherwise stated for the purpose of this report, it is assumed that there is no Japanese Knotweed within the boundaries of the property or neighbouring properties. It should be appreciated that the Home Report inspection is a non-disruptive visual inspection of the property as at the date of inspection and that we are unable to inspect parts of the property which are concealed or covered by floor coverings or contents in place at that time. Once vacant, defects may be apparent that could not be detected during our survey. Changing weather conditions can also affect aspects of the property which would not be apparent at the time of inspection. Fitted floor coverings restricted our inspection and no access was obtained to the sub-floor. The services were not tested. It is not within the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.

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:	There is evidence of movement having affected the subjects noted to both the internal and external building fabric. Based on a single inspection this was considered to be historic and longstanding in nature.

Dampness, rot and infestation	
Repair category:	1
Notes:	There was no evidence found of significant dampness, rot or infestation within those areas of the property available for inspection.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	2
Notes:	There is staining consistent with condensation to the insulation materials. The roof is presumed original, wear and tear was noted to the tiles and other components, with the roof of an age which will require careful and ongoing attention. It would be prudent to seek further advice from a reputable roofing contractor. The felt materials to the flat roofed areas are typically worn. Careful and ongoing attention will be required as materials of this type and age can be prone to sudden failure.

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:	At the time of our inspection there was no evidence of staining on wall surfaces which would indicate significant or prolonged spills or leakage. A normal programme of maintenance will be required. It should be noted that it was not raining at the time of our inspection. There is a loss of decorative finish to the rainwater goods due to UV exposure. Materials of this type can over time become brittle.

Main walls	
Repair category:	1
Notes:	There are hairline cracks to the render consistent with initial movement.

Windows, external doors and joinery	
Repair category:	1
Notes:	The windows are understood to have been recently installed and enquiries should be made with the vendor as to the extent of documentation held. The timber threshold to the base of the rear door is worn.

External decorations	
Repair category:	1
Notes:	A normal programme of decorative maintenance will be required.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Category 3	Category 2	Category 1
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Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	2
Notes:	The felt materials to the flat roof are older and worn. Replacement should be anticipated in the short to medium term and it would be prudent to seek further advice from a reputable roofing contractor. There is high ground level to the rear of the workshop and some stained brick to the inner walls consistent with damp penetration. Some attention will be required. There is damaged masonry and rotted timber to the base of the vehicular door, in addition to a small section of defective render.

Outside areas and boundaries	
Repair category:	1
Notes:	There is evidence of prior movement to the entrance stairs and cracking to the surface of the drive. Some attention will be required as part of a programme of normal routine maintenance.

Ceilings	
Repair category:	1
Notes:	There were no matters which require immediate attention or repair. In accordance with good practice a normal programme of decorative maintenance will be required.

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:	There were no matters which require immediate attention or repair. In accordance with good practice a normal programme of decorative maintenance will be required.

Floors including sub-floors	
Repair category:	1
Notes:	No significant defects were noted to the flooring at surface level, and within the limitations imposed by fitted floor coverings present. It is not unusual to discover areas of past spillage when floor coverings are removed from within kitchen and sanitary compartments, revealing the requirement for further repair and maintenance work.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	The fitted kitchen although functional is dated and it is anticipated refurbishment will be preferable. The internal joinery appeared in a condition consistent with age and normal use. Some typical items of wear and tear were noted, and some attention will be required through the course of normal routine maintenance.

Chimney breasts and fireplaces	
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.

Internal decorations	
Repair category:	1
Notes:	The property is in reasonable decorative condition although it is recognised that on taking occupancy, homeowners will likely consider redecoration or refurbishment to suit individual tastes and requirements.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	2
Notes:	The electrical system appears to have been upgraded although it is unclear the extent of the work carried out to the concealed components. Any information held in respect of past electrical work completed should be exhibited. Further upgrading may be required to comply in full with current electrical regulations and additional advice can be obtained from a reputable electrical contractor. The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten 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.

Gas	
Repair category:	1
Notes:	In the interest of safety all gas appliances should be checked by a Gas Safe Registered Engineer.

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:	It should be appreciated that concealed areas beneath and around baths and shower trays could not be inspected. Water spillage in these areas can result in dampness/decay and no comment can be made on inaccessible areas. Waterproof seals in sanitary areas should be checked and maintained on a regular basis. The sanitary fittings appear in serviceable condition from our visual inspection. No tests were carried out. The sanitary fittings are understood to have been recently replaced.

Heating and hot water

Repair category:	1
Notes:	It is presumed that the central heating system has been annually serviced and that recent records are held. Where no documentation can be provided it would be prudent to seek further advice from a reputable heating engineer. Within the standard missives, it is stated that the seller undertakes that any systems forming part of the property will be in working order. The purchaser has five working days from settlement to inform the seller of any issues and it is advised that systems are checked within this timeframe.

Drainage

Repair category:	1
Notes:	The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.

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	
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	2
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	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.

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?	☐ 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	
We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate. Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds. It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.	
Estimated re-instatement cost (£) for insurance purposes	
375,000 THREE HUNDRED AND SEVENTY FIVE THOUSAND POUNDS STERLING	
Valuation (£) and market comments	
285,000 We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis would be fairly stated in the region of £285,000 (TWO HUNDRED AND EIGHTY FIVE THOUSAND POUNDS STERLING).	
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Date of report:	10/09/2026