

P A R T 1 .

# SINGLE SURVEY

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A report on the condition of the property, with categories  
being rated from 1 to 3.



## Survey report on:

<b>Surveyor Reference</b>	DD2830
<b>Customer</b>	Glen McGuire
<b>Selling address</b>	57 Chapel Road Kirkcaldy KY2 6TT
<b>Date of Inspection</b>	01/10/2025
<b>Prepared by</b>	Jonathan Combe, BSc (Hons) MRICS Dunfermline - Allied Surveyors Scotland Ltd

## 1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the Surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the Surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the Surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	The subjects comprise a single storey detached cottage.
Accommodation	GROUND FLOOR Entrance Porch, Lounge, Breakfasting Kitchen, One Bedroom and Bathroom.
Gross internal floor area (m2)	48m2 or thereby.
Neighbourhood and location	Lying to the North-West of Kirkcaldy town centre, the subjects are contained within a well established residential area, where neighbouring properties are of a mixed style and type. All essential retail/educational/leisure facilities are available within a short walk, and there are regular bus services nearby,
Age	The original property dates back to 1812.
Weather	Overcast with intermittent rain showers. The report should be read in this context.
Chimney stacks	The chimney stack is of stone/roughcast construction, protected by metal flashings. <b><i>Visually inspected with the aid of binoculars where required.</i></b>

Roofing including roof space	<p>The main roof structure is of a timber pitched design, tile clad externally. Internally, there are lining boards at rafter level, and blown wool insulation materials have been laid between/over joists within the roof void. Access to the attic is via a hatch on the ceiling of the lounge. The flat roof over the rear extension is clad externally in bituminous felt.</p> <p><b><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></b></p> <p><b><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</i></b></p> <p><b><i>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></b></p> <p><b><i>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</i></b></p>
Rainwater fittings	<p>Gutters and downpipes are in a mix of metal and plastic.</p> <p><b><i>Visually inspected with the aid of binoculars where required.</i></b></p>
Main walls	<p>The main walls of the building are of solid stone construction, roughcast externally, and finished in masonry paint. The walls of the rear extension appear of brick construction, roughcast and painted externally.</p> <p><b><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></b></p>
Windows, external doors and joinery	<p>Windows are double-glazed timber framed installations. The front and rear entrance doors are in PVC/glass, with the door between the entrance porch and the lounge being in timber/glass. Fascias are in PVC materials.</p> <p><b><i>Internal and external doors were opened and closed where keys were available.</i></b></p> <p><b><i>Random windows were opened and closed where possible.</i></b></p> <p><b><i>Doors and windows were not forced open.</i></b></p>
External decorations	<p>The aforementioned timbers have a paint/stain finish.</p> <p><b><i>Visually inspected.</i></b></p>
Conservatories / porches	<p>The entrance porch is of PVC construction, with double-glazed panes. The shallow pitched roof is tile clad externally.</p> <p>Visually inspected.</p>
Communal areas	Not applicable.

Garages and permanent outbuildings	<p>There is a single detached garage with metal up-and-over door, located to the rear of the property. The walls are of sectional concrete construction; roughcast externally; the floor is in concrete; the flat/shallow pitched roof is clad in corrugated sheeting with felt edging; and the pedestrian door to the rear is in timber.</p> <p><b><i>Visually inspected.</i></b></p>
Outside areas and boundaries	<p>There are private garden grounds lying to the front, side and rear of the property, with apparent boundaries being formed primarily by timber fencing and brick/block walls. There is a driveway, laid in paving slabs and gravel, to the front of the garage.</p> <p><b><i>Visually inspected.</i></b></p>
Ceilings	<p>Ceilings are predominantly in plasterboard. A false ceiling has been installed to the main property, with the original ceiling being in lath/plaster. Ceilings within the entrance porch, kitchen and bathroom are clad in PVC panels.</p> <p><b><i>Visually inspected from floor level.</i></b></p>
Internal walls	<p>The internal walls are predominantly plasterboard lined, with those in the bathroom being partly clad in uPVC 'wet-wall'.</p> <p><b><i>Visually inspected from floor level.</i></b></p> <p><b><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></b></p>
Floors including sub floors	<p>Flooring is of a mix of suspended timber joist and solid concrete constructions.</p> <p><b><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></b></p> <p><b><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></b></p> <p><b><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></b></p>
Internal joinery and kitchen fittings	<p>The kitchen features modern floor/wall mounted units, incorporating a composite sink and electric hob. Integrated appliances include an oven. Pass doors are in timber/glass. Skirtings/facings etc. are in timber, and there is adequate adequate storage provision throughout.</p> <p><b><i>Built-in cupboards were looked into but no stored items were moved.</i></b></p> <p><b><i>Kitchen units were visually inspected excluding appliances.</i></b></p>

Chimney breasts and fireplaces	<p>There is a wood-burning stove in the lounge. Any disused chimney breasts/flues etc. are assumed to have been capped and ventilated as appropriate.</p> <p><b><i>Visually inspected. No testing of the flues or fittings was carried out.</i></b></p>
Internal decorations	<p>Decorated areas include walls, ceilings, doors, skirtings, facings etc.</p> <p><b><i>Visually inspected.</i></b></p>
Cellars	Not applicable.
Electricity	<p>There is a mains supply with 13 amp circuit, PVC coated cabling, and a consumer unit which is located within a cupboard in the bedroom.</p> <p><b><i>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</i></b></p> <p><b><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></b></p>
Gas	<p>There is a mains gas supply to the property.</p> <p><b><i>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</i></b></p> <p><b><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></b></p>
Water, plumbing and bathroom fittings	<p>There is a mains cold water supply with pipework, where seen, being in copper/PVC. The stopcock is thought to be in the kitchen, and the bathroom contains white sanitaryware.</p> <p><b><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></b></p> <p><b><i>No tests whatsoever were carried out to the system or appliances.</i></b></p> <p><b><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></b></p>
Heating and hot water	<p>Central heating is provided by a Worcester Greenstar wall mounted gas boiler which is located within a cupboard in the kitchen. This serves panel radiators throughout the property, and also provides domestic hot water.</p> <p><b><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></b></p> <p><b><i>No tests whatsoever were carried out to the system or appliances.</i></b></p>

Drainage	<p>Drainage is understood to be to the Local Authority sewer.</p> <p><b><i>Drainage covers etc were not lifted.</i></b></p> <p><b><i>Neither drains nor drainage systems were tested.</i></b></p>
Fire, smoke and burglar alarms	<p>Where not already installed, smoke/heat alarms should be fitted and regularly tested in line with current Safety Standards.</p> <p><b><i>Visually inspected.</i></b></p> <p><b><i>No test whatsoever were carried out to any systems or appliances.</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>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.</i></b></p> <p><b><i>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.</i></b></p>
Any additional limits to inspection	<p>It was not possible to inspect floor surfaces, due to the presence of fitted floor coverings/heavy furniture, and no sub-floor inspections could be carried out as there was no known access. Our inspection of structural roof timbers within the attic was severely impeded by the depth of the insulation material. Our inspection of this area was limited to a 'head and shoulders' inspection only. Our external inspection of roof coverings was severely restricted by the topography of the site/proximity of neighbouring properties.</p> <p><b><i>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</i></b></p> <p><b><i>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</i></b></p>



## 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 occurred within the property at some point in the past. This is not, however, inconsistent with properties of this age and type, and, from our single site inspection, does not appear to be of a serious nor progressive nature.

Dampness, rot and infestation	
Repair category:	2
Notes:	<p>There is evidence of damp proofing works having been undertaken to the property at some point in the past. Readings taken with an electronic moisture meter failed to return any positive registers. Any Guarantees etc. for previous works should be made available to the Purchaser.</p> <p>There is evidence of woodworm having affected timbers within the roof void. It may be prudent for any incoming Purchaser to obtain specialist advice in this regard.</p> <p>With any property of this age and type, it is possible that there may be structural defects which are presently concealed by floor coverings/plaster-work/insulation etc. This may be most pertinent within the roof void, where our inspection was restricted. Latent defects may be present in areas which are presently inaccessible.</p>

Chimney stacks	
Repair category:	2
Notes:	There is vegetation growth from the chimney stack. Regular works of repair/maintenance - including patching works - should be anticipated to all areas. Flashing details should be monitored to ensure they are watertight.

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:	2
Notes:	<p>Roof coverings to the main roof have been replaced in the past, although there is some moss on roof tiles, with cracking noted to pointing to skews in places. Internally, there is staining to lining boards at various points. Where tested, stained areas were found to be dry at the time of our inspection. Flat roof coverings of the type employed here can be susceptible to higher than average expenditure on works of repair/maintenance. Regular works of repair/maintenance, and eventual renewal, should be anticipated to all roofing areas.</p> <p>Concrete tiles are typically guaranteed for 30 years, but have a reasonable life expectation of around 50/60 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A reputable Roofing Contractor can advise on life expectancy and repair/replacement costs to all roofing components.</p>

## Rainwater fittings

Repair category:	2
Notes:	Gutters were dripping at various points. Works of repair in this regard may be anticipated to ensure rainwater conductors are watertight.

## Main walls

Repair category:	2
Notes:	Cracked/bossed roughcast noted in places. Regular patch repairs to roughcast/render etc. should be anticipated as part of an ongoing maintenance programme.

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:	2
Notes:	<p>Windows and doors appear to be in a condition which is commensurate with their age and type. Older installations may require regular works of repair/maintenance, including to locking mechanisms/handles/seals etc. Condensation staining is noted in places.</p> <p>It should be appreciated that double-glazed windows can be problematic, with, through time, opening mechanisms/seals becoming damaged. It is, therefore, possible that maintenance repairs may be required as part of a normal and ongoing maintenance programme. Misting to double-glazed units may only become apparent during certain weather conditions.</p>

## External decorations

Repair category:	1
Notes:	Although no immediate action appears to be required, regular renewal of external finishes should be undertaken to prevent deterioration to surfaces below.

## Conservatories / porches

Repair category:	1
Notes:	Although no immediate action appears to be required to the entrance porch, it is of an age where regular works of repair/maintenance may now be anticipated. Rainwater dispersal from a downpipe serving the porch may be inadequate.

## Communal areas

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.

## Garages and permanent outbuildings

Repair category:	2
Notes:	There is evidence of water ingress, and there is vegetation growth to the walls and roof. The pedestrian door is ill-fitting. The roof covering is likely to contain an asbestos content. If consideration is given to its disruption/removal, specialist advice should be sought. There is deterioration to external joinery, and electrics serving the garage are dated. The garage will require works of repair/maintenance to all areas.

## Outside areas and boundaries

Repair category:	2
Notes:	Garden grounds were found to be tidily kept at the time of our inspection. There is evidence of movement having affected a boundary wall to the side of the site, with cracking noted in places. Some paving slabs are cracked/damaged. The condition of all boundary/retaining walls and fences etc. should be monitored on an ongoing basis, and works of repair in this regard may be anticipated.

## Ceilings

Repair category:	1
Notes:	Within the limits of our inspection, there were no defects of a reportable nature. Patch repairs may be anticipated as part of a normal programme of decoration. There is damage to the original ceiling in places.

## Internal walls

Repair category:	1
Notes:	Within the limits of our inspection, there were no defects of a reportable nature. Again, patch repairs may be anticipated as part of a normal programme of decoration.

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.

## Floors including sub-floors

Repair category:	1
Notes:	Flooring was found to be generally level and firm to the tread.

## Internal joinery and kitchen fittings

Repair category:	1
Notes:	Kitchen fittings are of a modern style and type, and appeared to be functional. Normal wear and tear noted elsewhere. Glass panes within internal pass doors may not meet current Safety Standards.

## Chimney breasts and fireplaces

Repair category:	1
Notes:	It is assumed that the stove within the lounge has been installed and maintained in line with manufacturers' instructions.

## Internal decorations

Repair category:	1
Notes:	The property was found to be in fairly fresh decorative order throughout.

## Cellars

Repair category:	
Notes:	Not applicable.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Electricity	
Repair category:	1
Notes:	<p>No major defects noted. The consumer unit appears to be a relatively recent installation, although it is possible that older sections of the system remain in use behind the scenes. A suitably qualified Electrician will be able to advise on any necessary upgrades.</p> <p>The Institution of Engineering and Technology recommends that inspections/testing should be carried out on a regular basis and on change of occupancy. It should be appreciated that only the most recently constructed/rewired properties will have installations which comply fully with IET Regulations. Any available test certification should be exhibited.</p>

Gas	
Repair category:	1
Notes:	<p>Within the limits of our inspection, no major defects were apparent. Any current test certification should be exhibited.</p>

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>Sanitary fittings and pipework appeared to be in a serviceable condition, but no testing was carried out.</p> <p>Flooring beneath sanitary fittings was not inspected, however, it should be appreciated that, over time, the build-up of condensation - together with small amounts of leakage from joints between tiling or mastic sealant - can cause deterioration to flooring or wall linings. Repairs in this regard may be required as part of a normal and ongoing maintenance programme.</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.

## Heating and hot water

Repair category:	1
Notes:	No major defects noted. Any current test certification should be exhibited. It is assumed that the installation complies with all relevant Regulations, most notably with regard to flue/ventilation requirements.

## Drainage

Repair category:	1
Notes:	No surface evidence of any defect was apparent at the time of our inspection.



Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information.

<b>Structural movement</b>	1
<b>Dampness, rot and infestation</b>	2
<b>Chimney stacks</b>	2
<b>Roofing including roof space</b>	2
<b>Rainwater fittings</b>	2
<b>Main walls</b>	2
<b>Windows, external doors and joinery</b>	2
<b>External decorations</b>	1
<b>Conservatories / porches</b>	1
Communal areas	
<b>Garages and permanent outbuildings</b>	2
<b>Outside areas and boundaries</b>	2
<b>Ceilings</b>	1
<b>Internal walls</b>	1
<b>Floors including sub-floors</b>	1
<b>Internal joinery and kitchen fittings</b>	1
<b>Chimney breasts and fireplaces</b>	1
<b>Internal decorations</b>	1
Cellars	
<b>Electricity</b>	1
<b>Gas</b>	1
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	1
<b>Drainage</b>	1

## Remember

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

## Warning

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

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

1. Which floor(s) is the living accommodation on?	Ground
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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

## 4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer	
<p>Absolute Ownership assumed.</p> <p>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. We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.</p> <p>The subjects may have been altered to form their present layout. We are, however, of the opinion that these works are now likely to be of some antiquity, and may thus be deemed to be "historic". We can confirm that the absence of any documentation relating to any historic alterations does not materially affect our valuation of the subjects in this instance.</p> <p>It is assumed that legal arrangements regarding access to the garage are adequate.</p> <p>It would appear that the subjects were originally semi-detached, however, the adjoining dwelling has since been demolished, and a small development of new properties built on its site. A gable elevation to the subjects now abuts the site boundary. It is assumed that adequate Rights of Access exist for maintenance/repair etc.</p> <p>We are advised that Planning Permission in Principle (Reference 22/01302/PPP) is available for the erection of a residential property within the rear garden. This information has been reflected within our valuation figure.</p> <p>It is recommended that where repairs, defects or maintenance items have been identified, interested parties make appropriate enquiries in order to satisfy themselves of the potential costs and the extent of the works required prior to submitting a legal Offer to Purchase.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>210,000</p> <p>Two Hundred and Ten Thousand Pounds</p>	
Valuation (£) and market comments	
<p>135,000</p> <p>One Hundred and Thirty Five Thousand Pounds</p>	
Report author:	Jonathan Combe, BSc (Hons) MRICS
Company name:	Dunfermline - Allied Surveyors Scotland Ltd
Address:	18a Dickson Street Dunfermline KY12 7SL
Signed:	Electronically Signed: 298922-2bd9cddd-6d9e

Date of report:	03/10/2025
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