



**ALLIED**  
**SURVEYORS**  
SCOTLAND

# Home Report

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39 Riddochhill Road  
Blackburn  
Bathgate  
West Lothian  
EH47 7ET

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Offices throughout Scotland  
[alliedsurveyorsscotland.com](http://alliedsurveyorsscotland.com)

# Single Survey

survey report on:

<b>Property address</b>	39 Riddochhill Road, Blackburn, BATHGATE, West Lothian, EH47 7ET
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<b>Customer</b>	Executry of the Late Mrs M Wallace
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<b>Customer address</b>	C/O Sneddon Morrison, 36-46 North Bridge Street, Bathgate, West Lothian, EH48 4PP
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<b>Prepared by</b>	Allied Surveyors Scotland Ltd
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<b>Date of inspection</b>	11th November 2024
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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property<sup>1</sup>.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box. ☒

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

### 1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

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<sup>1</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Codes of Conduct.

# Terms and Conditions

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

## 1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

## 1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.<sup>2</sup>

## 1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

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<sup>2</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct



# Terms and Conditions

they assign the same to any other party in writing.

## 1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

## 1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

## 1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

## 1.1 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;

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- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

### 2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

## 2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

- 1 Category 3: 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.
- 2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
- 3 Category 1: No immediate action or repair is needed.

**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 when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

## 2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

## 2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

## 2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

## 2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

*"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein*

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*the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.



## 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 etc. will not be inspected or reported on.

<b>Description</b>	This is a purpose built first floor flat located within a two storey block of four flats in total. There is no lift and each flat has separate access.
<b>Accommodation</b>	GROUND FLOOR - Entrance vestibule.  FIRST FLOOR - Hallway, living room, kitchen, three bedrooms, bathroom (with WC).
<b>Gross internal floor area (m<sup>2</sup>)</b>	This is estimated at 82m <sup>2</sup> .
<b>Neighbourhood and location</b>	The property is situated within an established residential area of mixed public sector, tenanted and privately owner occupied housing within the community of Blackburn.  All the usual facilities and amenities are available locally or in neighbouring towns and villages. There is a regular public transport service to these neighbouring communities and to the nearby cities of Edinburgh and Glasgow.
<b>Age</b>	This is estimated at 89 years.
<b>Weather</b>	At the time of inspection it was dry, bright and calm.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  The chimney stack is of brick construction with a render finish. Concrete coping is present.

<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof is pitched with a tile covering over timber sarking and rafters.</p> <p>Access to the roof void is by means of a hatch located within the hallway ceiling. The roof void contained fibre wool insulative material.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>These are of cast iron or PVC construction with guttering connected to down-pipes.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>These are of cavity brick with a render finish applied externally.</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are of a PVC framed pivot or tilt and turn character with double glazed sealed units installed.</p> <p>The external door is PVC framed and double glazed.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>Decorative finishes are in paint or stain.</p>

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<b>Conservatories / porches</b>	There are no conservatories and there are no porches with this property.
<b>Communal areas</b>	<b>Circulation areas visually inspected.</b> There is a common access pathway to this property.
<b>Garages and permanent outbuildings</b>	There is no garage but off-street parking is provided. There are two timber built felt roofed sheds and a metal framed greenhouse.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b> Garden areas exist to the side and rear of the property. Boundaries, where present, are formed in timber fences.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b> These are of a lath and plaster or plasterboard character.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b> <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b> These are of a plaster or plasterboard nature.
<b>Floors including sub floors</b>	<b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b> <b>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.</b> <b>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.</b> These are of a solid concrete or suspended timber nature. Floor coverings were fitted and no sub-floor inspection has been made.
<b>Internal joinery and kitchen fittings</b>	<b>Built-in cupboards were looked into but no stored items were moved.</b> <b>Kitchen units were visually inspected excluding appliances.</b> Internal doors are timber framed. Timber facings and skirting boards are present within the property. The staircase to first floor level is of concrete construction.

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Internal joinery and kitchen fittings	There are fitted floor and wall units in the kitchen area.
Chimney breasts and fireplaces	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>Chimney breasts are of brick construction with slab based fireplaces.</p> <p>Fireplaces have been removed, although one does remain in the living room, housing an electric fire.</p>
Internal decorations	<p><b>Visually inspected.</b></p> <p>Decorative finishes are in paint, paper or both. Some tiling and boarding have also been used.</p>
Cellars	There are no cellars with this property.
Electricity	<p><b>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.</b></p> <p>There is a mains supply of electricity connected to the property.</p> <p>The distribution board, housing a fuse box, is located at high level within the first floor hallway. Visible wiring was PVC coated.</p>
Gas	<p><b>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.</b></p> <p>There is a mains gas supply connected to the property.</p> <p>The gas meter is located within an external storage box.</p> <p>The gas supply serves the central heating boiler.</p>
Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There is a mains water supply connected to the property.</p> <p>Visible plumbing fittings were of a copper or PVC nature.</p> <p>The bathroom fittings, although not tested, appeared serviceable.</p>

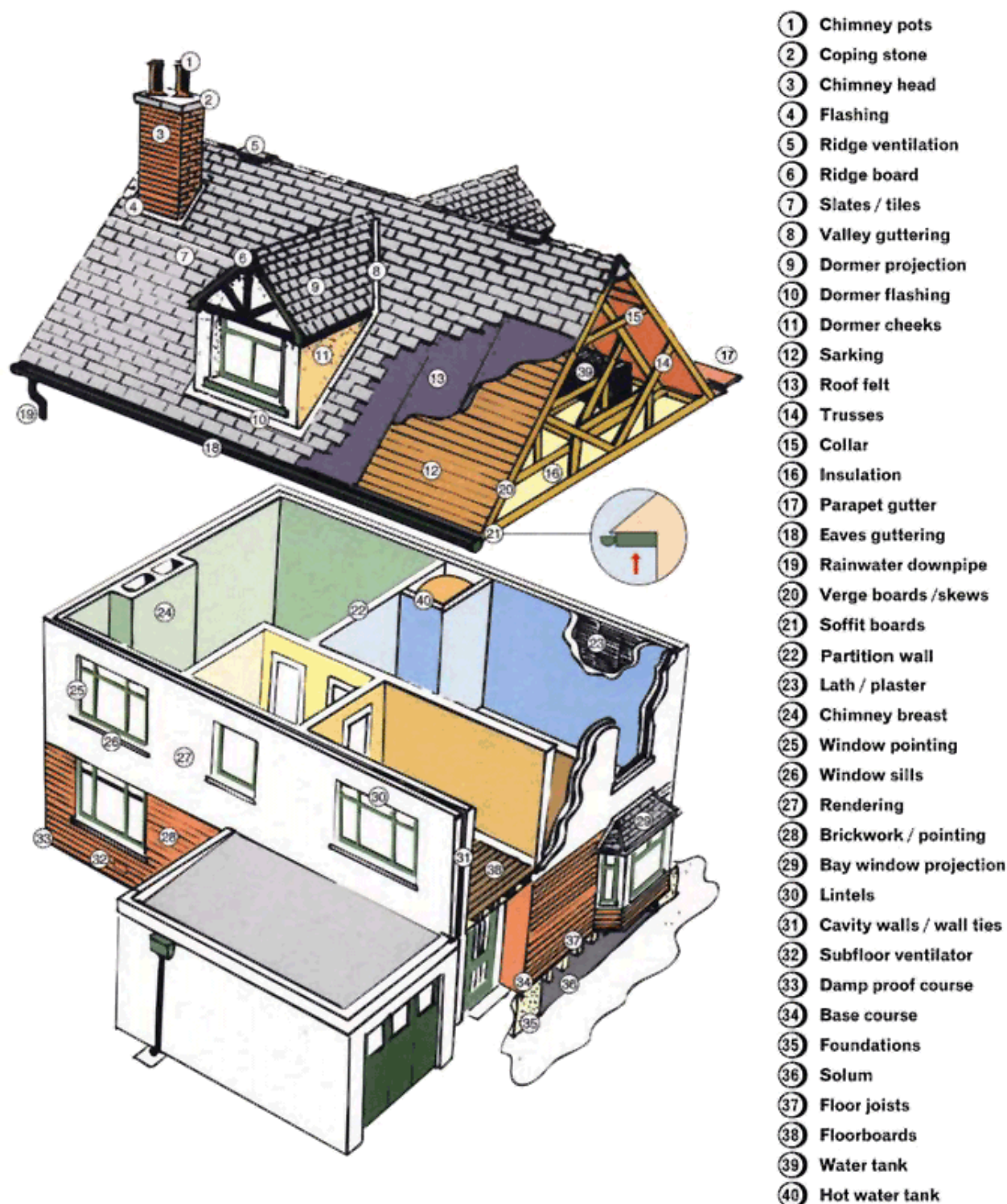


<b>Heating and hot water</b>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There is a gas fired central heating system serving panel radiators.</p> <p>The boiler for this is a Worcester Greenstar Unit located within a first floor landing cupboard and vented externally by means of a balanced flue.</p> <p>The central heating boiler also provides domestic hot water. This is augmented by an electric immersion heater.</p> <p>The hot water storage cylinder is located within a cupboard off the kitchen.</p>
<b>Drainage</b>	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>This is understood to be connected to the main public sewer.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Smoke alarms were noted on ceilings within the property.</p> <p>No comment is offered in respect of security systems.</p> <p>The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire, or wood burner a carbon monoxide detector is also required.</p>
<b>Any additional limits to inspection</b>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The property was occupied, furnished and had fitted floor coverings.</p> <p>No sub-floor inspection has been made and the roof void has been</p>

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<b>Any additional limits to inspection</b>	<p>inspected on a head and shoulders basis from the access hatch only.</p> <p>We do not carry out an inspection for Japanese Knotweed, which 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. We have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. 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>
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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.

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## 2. Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the following three 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 are no indications of significant structural movement within this or neighbouring properties.



### Dampness, rot and infestation

Repair category	1
Notes	Moisture meter readings were obtained within the property, but at a level attributable to condensation or to the inherent moisture content of materials employed within the construction.  Evidence of old water penetration was noted within the roof void.



### Chimney stacks

Repair category	1
Notes	There were no indications of defect requiring immediate action or repair. It should be noted that full examination of the water gait at the rear of the chimney stack has not been possible.



### Roofing including roof space

Repair category	2
Notes	Some condensation was noted within the roof void area.  It was also noted that some roofing timbers have been replaced in the past.  The roof itself has been re-roofed relatively recently. Care should be taken to ensure that valley gutters are kept free from obstruction. Ongoing maintenance should be envisaged in respect of bedding at ridge tiles.  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





## Roofing including roof space

Repair category	2
Notes	and especially after storms.



## Rainwater fittings

Repair category	2
Notes	Organic material was noted to be clogging guttering sections at the time of inspection.



## Main walls

Repair category	1
Notes	The render finish has been renewed in the relatively recent past. Care should be taken to ensure that adequate pointing is maintained at door and window openings.



## Windows, external doors and joinery

Repair category	2
Notes	There are indications that individual sealed units have failed.



## External decorations

Repair category	1
Notes	Some weathering was noted to decorative finishes externally.



## Conservatories/porches

Repair category	-
Notes	There are no conservatories and there are no porches.



## Communal areas

Repair category	1
Notes	There were no indications of defect requiring immediate action or repair.



## Garages and permanent outbuildings

Repair category	2
Notes	Bituminous felt roof coverings do, in general terms, give rise to an above average incidence of maintenance and may fail at anytime.  Softening was noted within outbuilding timbers.



## Outside areas and boundaries

Repair category	2
Notes	There are maturing trees within garden areas. In particular, the tree within the rear garden area will require management.  The deck area exhibited some evidence of deflection. Repairs may be anticipated.



## Ceilings

Repair category	2
Notes	Unevenness was noted within plaster finishes.  Shrinkage cracking was also apparent.  Polystyrene tiles have been applied to some ceilings. In the case of the kitchen, this may constitute a fire hazard.  The removal of these tiles may necessitate replastering works.



## Internal walls

Repair category	2
Notes	Sections of boss and cracked plaster were noted.  Fixing holes were also evident and uneven plaster finishes noted.



## Floors including sub-floors

Repair category	1
Notes	Unevenness was noted with some distortion apparent in individual flooring sections. This may be consistent with service access. It is anticipated that some



## Floors including sub-floors

Repair category	1
Notes	flooring repairs will be required at a future date.  It should be noted that flooring beneath the bath has not been subject to inspection.



## Internal joinery and kitchen fittings

Repair category	2
Notes	Laminate finishes were noted to be peeling.  Some adjustment to cupboard hinges is anticipated. The units themselves are ageing with marked worktops noted.



## Chimney breasts and fireplaces

Repair category	1
Notes	There were no indications of defect requiring immediate action or repair.



## Internal decorations

Repair category	2
Notes	Marking was noted to decorative finishes.  Paper seams are lifting and paper was noted to be torn in areas.



## Cellars

Repair category	-
Notes	There are no cellars with this property.



## Electricity

Repair category	2
Notes	The distribution board houses a fuse box rather than a more modern circuit breaker unit.  Fittings appear to be of mixed age and there are a limited number of power outlets and some apartments.  Confirmation the system complies with current regulation and is in a serviceable



## Electricity

Repair category	2
Notes	<p>condition can only be given by a qualified electrician.</p> <p>The trade bodies governing electrical installations currently advise that these should be tested prior to a change of occupancy and, thereafter, at least once every five years, by a competent Electrician.</p>



## Gas

Repair category	1
Notes	<p>There were no visible indications of defect at the time of this inspection.</p> <p>Confirmation the system complies with current regulation and is in a serviceable condition can only be given by a Gas Safe registered engineer.</p>



## Water, plumbing and bathroom fittings

Repair category	2
Notes	<p>The bath was noted to be marked with mould present in sealant.</p> <p>It should be noted that flooring beneath the bath has not been inspected.</p>



## Heating and hot water

Repair category	1
Notes	<p>Some slight corrosion was noted within individual radiators.</p> <p>It has been assumed that the heating installation has been regularly serviced and that recent service history records will be made available.</p>



## Drainage

Repair category	1
Notes	<p>There were no indications of significant blockage or backup found at the time of inspection.</p>



# Single Survey

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
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	2
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	1
Drainage	1

## Category 3

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.

## Category 2

Repairs or replacement requiring future attention, but estimates are still advised.

## Category 1

No immediate action or repair is needed.

### 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 coin-operated 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

## 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 reinstatement cost for insurance purposes.

### Matters for a solicitor or licensed conveyancer

The property has been altered in the past in the provision of replacement windows and door and in re-roofing and re-rendering.

The property is also located in an area where mineral extraction has taken place. It would, therefore, be prudent to obtain a satisfactory Coal Authority Report.

It is presumed that the proprietor of this property will bear a proportion of maintenance costs relative to the host building. Confirmation of access rights and maintenance liability should be obtained.

Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a Category 1 rating is used this means that the building must continue to be maintained in the normal way. It is recommended that where repairs, defects or maintenance items have been identified within this report that interested parties make appropriate enquiries in order to satisfy themselves of potential costs or the extent of works required prior to submitting a legal offer to purchase.

### Estimated reinstatement cost for insurance purposes

The estimated reinstatement cost for insurance purposes is £210,000 (Two Hundred & Ten Thousand Pounds Sterling).

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials.

### Valuation and market comments

The market value of the described property in the report is £115,000 (One Hundred & Fifteen Thousand Pounds Sterling). This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.

**Signed**

Security Print Code [572321 = 6514 ]  
Electronically signed

**Report author**

R A Smith

**Company name**

Allied Surveyors Scotland Ltd

**Address**

66 South Bridge Street, Bathgate, EH48 1TL

# Single Survey

Date of report	13th November 2024
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# Mortgage Valuation Report



## Property Address

Address 39 Riddochhill Road, Blackburn, BATHGATE, West Lothian, EH47 7ET  
Seller's Name Executry of the Late Mrs M Wallace  
Date of Inspection 11th November 2024

## Property Details

Property Type ☐ House ☐ Bungalow ☐ Chalet ☐ Purpose built maisonette  
☐ Coach ☐ Studio ☐ Converted maisonette ☒ Purpose built flat  
☐ Converted flat ☐ Tenement flat ☐ Flat over non-residential use ☐ Other (specify in General Remarks)

Property Style ☐ Detached ☐ Semi detached ☐ Mid terrace ☐ End terrace  
☐ Back to back ☐ High rise block ☒ Low rise block ☐ Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?

☒ Yes ☐ No

Flats/Maisonettes only Floor(s) on which located  No. of floors in block  Lift provided? ☐ Yes ☒ No  
No. of units in block

Approximate Year of Construction

## Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £  Unexpired years

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

Residential Element (greater than 40%) ☒ Yes ☐ No

## Garage / Parking / Outbuildings

☐ Single garage ☐ Double garage ☒ Parking space ☐ No garage / garage space / parking space  
Available on site? ☒ Yes ☐ No

### Permanent outbuildings:

There are two timber built felt roofed garden sheds and a metal framed greenhouse.

# Mortgage Valuation Report

## Construction

Walls ☒ Brick ☐ Stone ☐ Concrete ☐ Timber frame  
☐ Solid ☐ Cavity ☐ Steel frame ☐ Concrete block ☐ Other (specify in General Remarks)

Roof ☒ Tile ☐ Slate ☐ Asphalt ☐ Felt  
☐ Lead ☐ Zinc ☐ Artificial slate ☐ Flat glass fibre ☐ Other (specify in General Remarks)

## Special Risks

Has the property suffered structural movement? ☐ Yes ☒ No  
If Yes, is this recent or progressive? ☐ Yes ☐ No  
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☐ Yes ☒ No  
If Yes to any of the above, provide details in General Remarks.

## Service Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage ☒ Mains ☐ Private ☐ None Water ☒ Mains ☐ Private ☐ None  
Electricity ☒ Mains ☐ Private ☐ None Gas ☒ Mains ☐ Private ☐ None  
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating:

There is a gas fired central heating system serving panel radiators.

## Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

☐ Rights of way ☐ Shared drives / access ☐ Garage or other amenities on separate site ☐ Shared service connections  
☐ Agricultural land included with property ☐ Ill-defined boundaries ☒ Other (specify in General Remarks)

## Location

☐ Residential suburb ☒ Residential within town / city ☐ Mixed residential / commercial ☐ Mainly commercial  
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☐ Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered? ☒ Yes ☐ No

If Yes provide details in General Remarks.

## Roads

☒ Made up road ☐ Unmade road ☐ Partly completed new road ☐ Pedestrian access only ☐ Adopted ☐ Unadopted



# Mortgage Valuation Report

## General Remarks

The property is situated within an established residential area of mixed public sector, tenanted and privately owner occupied housing within the community of Blackburn. All the usual facilities and amenities are available locally or in neighbouring towns and villages. There is a regular public transport service to these neighbouring communities and to the nearby cities of Edinburgh and Glasgow.

The property was found to be in a condition consistent with age and construction. Some upgrading of fittings, fixtures and services has taken place in the past but further works should now be anticipated. Ongoing maintenance will be required in respect of all elements of the building fabric.

The property has been altered in the past in the provision of replacement windows and door, in re- roofing and in the provision of a new render finish.

The property is also located in an area where mineral extraction has taken place.

It has been presumed that the proprietor of this property will bear a proportion of maintenance costs relative to the host building. Confirmation of access rights and maintenance liabilities should be obtained.

## Essential Repairs

None.

Estimated cost of essential repairs £  Retention recommended? ☐ Yes ☒ No Amount £

# Mortgage Valuation Report

## Comment on Mortgageability

The property is of a type, for which, in normal marketing conditions, there is a steady demand.  
The property is considered to form adequate loan security, subject to individual lenders criteria.

## Valuations

Market value in present condition £ 115,000  
Market value on completion of essential repairs £   
Insurance reinstatement value £ 210,000  
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)  
Is a reinspection necessary? ☐ Yes ☒ No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £   
Is the property in an area where there is a steady demand for rented accommodation of this type? ☐ Yes ☐ No

## Declaration

Signed Security Print Code [572321 = 6514 ]  
Electronically signed by:-  
Surveyor's name R A Smith  
Professional qualifications BSc MRICS  
Company name Allied Surveyors Scotland Ltd  
Address 66 South Bridge Street, Bathgate, EH48 1TL  
Telephone 01506 631 717  
Fax 01506 633 591  
Report date 13th November 2024

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

39 RIDDOCHHILL ROAD, BLACKBURN, BATHGATE, EH47 7ET

**Dwelling type:** Top-floor flat  
**Date of assessment:** 11 November 2024  
**Date of certificate:** 12 November 2024  
**Total floor area:** 82 m<sup>2</sup>  
**Primary Energy Indicator:** 226 kWh/m<sup>2</sup>/year

**Reference number:** 9150-2509-7290-2694-7505  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£3,495	See your recommendations report for more information
Over 3 years you could save*	£132	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
71	72

## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
71	72

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£63.00
2 Low energy lighting	£10	£66.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**

## Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★★☆☆	★★★★☆☆
Roof	Pitched, 200 mm loft insulation	★★★★☆☆	★★★★☆☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆☆	★★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	From main system	★★★★☆☆	★★★★☆☆
Lighting	Low energy lighting in 71% of fixed outlets	★★★★★★	★★★★★★

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.


## The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 40 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.3 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.





## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,454 over 3 years	£2,517 over 3 years	
Hot water	£678 over 3 years	£564 over 3 years	
Lighting	£363 over 3 years	£282 over 3 years	
<b>Totals</b>	<b>£3,495</b>	<b>£3,363</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

## Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£21		
2 Low energy lighting for all fixed outlets	£10	£22		

## Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to [www.greenerscotland.org](http://www.greenerscotland.org).

## About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

### 1 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

### 2 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

**LZC energy sources present:** There are none provided for this home

## Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	7,837	N/A	N/A	N/A
Water heating (kWh per year)	3,205			



## About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk)), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Robert Smith
Assessor membership number:	EES/008344
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	66 South Bridge Street Bathgate EH48 1TL
Phone number:	01506631717
Email address:	<a href="mailto:bathgate@alliedsurveyorsscotland.com">bathgate@alliedsurveyorsscotland.com</a>
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

## Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk), with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at [www.gov.scot/epc](http://www.gov.scot/epc).

## Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT





# Property Questionnaire

PROPERTY ADDRESS:	39 RIDGEMILL ROAD BLACKBURN WEST LOTHIAN EH47 7ET
-------------------	--

SELLER(S):	SNEDDON MORRISONS
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COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	9/11/24
--	---------



## **PROPERTY QUESTIONNAIRE**

### **NOTE FOR SELLERS**

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, tell your solicitor or estate agent immediately.



**PROPERTY QUESTIONNAIRE**  
Information to be given to prospective buyer(s)

**1. Length of ownership**

How long have you owned the property? 20 YEARS (2004)

**2. Council Tax**

Which Council Tax band is your property in?

☒ A

B

C

D

E

F

G

H

**3. Parking**

What are the arrangements for parking at your property?

(Please indicate all that apply)

- Garage
- Allocated parking space
- Driveway ✓
- Shared parking
- On street ✓
- Resident permit
- Metered parking
- Other (please specify):



**4. Conservation Area**

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?

Yes/No/  
Don't  
know

**5. Listed Buildings**

Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?

Yes/No

**6. Alterations / additions / extensions**

- a. (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?

Yes/No

If you have answered yes, please describe the changes which you have made:

- (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

Yes/No  
N/A.



**If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.**

**If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.**

- b. **Have you had replacement windows, doors, patio doors or double glazing installed in your property?**

**Yes/No**

**If you have answered yes, please answer the three questions below:**

- (i) **Were the replacements the same shape and type as the ones you replaced?**

**Yes/No**

Don't know

- (ii) **Did this work involve any changes to the window or door openings?**

**Yes/No**

- (iii) **Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):**

SINGLE PANEL IN LIVING ROOM

WINDOWS + DOOR INSTALLED BY

KED NOT WINDOWS 26/4/10

**Please give any guarantees which you received for this work to your solicitor or estate agent.**



## 7. Central heating

a.	<p>Is there a central heating system in your property?          (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes/partial</u> – what kind of central heating is there?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p>	<p>Yes/No/  <del>Partial</del></p>
b.	<p>When was your central heating system or partial central heating system installed?</p> <p>5/9/11</p>	
c.	<p>Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes, please give details of the company with which you have a maintenance agreement:</u></p> <p>SCOTTISH GAS HOME CARE.          2024 (?)</p>	<p>Yes/No</p>
d.	<p>When was your maintenance agreement last renewed?          (Please provide the month and year).</p> <p>9/8/24.</p>	



### 8. Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes/No  
Don't  
Know

### 9. Issues that may have affected your property

a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

Yes/No

If you have answered yes, is the damage the subject of any outstanding insurance claim?

Yes/No

b. Are you aware of the existence of asbestos in your property?

Yes/No

If you have answered yes, please give details:

### 10. Services

a. Please tick which services are connected to your property and give details of the supplier:

Services	Connected	Supplier
Gas / liquid petroleum gas	✓	SCOTTISH GAS
Water mains / private water supply	✓	WATER BOARD
Electricity	✓	SCOTTISH GAS
Mains drainage	✓	WEST Lothian COUNCIL (?)
Telephone	X	
Cable TV / satellite	X	



Broadband	X	
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b.	Is there a septic tank system at your property?  <u>If you have answered yes</u> , please answer the two questions below:	Yes/No
c.	Do you have appropriate consents for the discharge from your septic tank?	Yes/No/ Don't Know
d.	Do you have a maintenance contract for your septic tank?  <u>If you have answered yes</u> , please give details of the company with which you have a maintenance contract:	Yes/No
11. Responsibilities for Shared or Common Areas		

a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?  <u>If you have answered yes</u> , please give details:	Yes/No/ Don't Know
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  <u>If you have answered yes</u> , please give details:	Yes/No/ Not applicable  Don't know



c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes/No
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes/No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes/No
f.	<p>As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p>	Yes/No
<b>12. Charges associated with your property</b>		
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</u></p>	Yes/No



b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes/No/ Don't know</p> <p>Yes/No/ Don't know</p>
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</p>	
<p><b>13. Specialist Works</b></p>		
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property</p>	<p>Yes/No</p>
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p>	<p>Yes/No</p>



	<b>If you have answered yes, please give details</b>	
c.	<p><b>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</b></p> <p><b>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</b></p> <p><b>Guarantees are held by:</b></p>	Yes/No

#### 14. Guarantees

a.	<b>Are there any guarantees or warranties for any of the following:</b>					
(i)	Electrical work	No	Yes	Don't Know	With title deeds	Lost
(ii)	Roofing	No	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	No	Yes	Don't know	With title deeds	Lost
(iv)	NHBC	No	Yes	Don't know	With title deeds	Lost
(v)	Damp course	No	Yes	Don't know	With title deeds	Lost



(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	<u>Yes</u> ✓	Don't know	With title deeds	Lost
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b. If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

25 YEAR GUARANTEE - COPY ATTACHED.

c. Are there any outstanding claims under any of the guarantees listed above?

Yes/No

If you have answered yes, please give details:

### 15. Boundaries

So far as you are aware, has any boundary of your property been moved in the last 10 years?

Yes/No/  
Don't  
Know

If you have answered yes, please give details:



16. Notices that affect your property		
In the past 3 years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	Yes/No/ Don't know
b.	that affects your property in some other way?	Yes/No/ Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/No/ Don't know
If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.		

Declaration by the seller(s)/or other authorised body or person(s):

I / We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s) :

..... Sharon Wallace .....

.....

Date: ..... 9/11/24 .....



# CAVITY INSULATION GUARANTEE AGENCY

## 25 Year Guarantee Certificate

Occupier: The Occupier  
39 Riddochhill Road  
Bathgate  
Blackburn  
EH47 7ET

Guarantee: **B 5670483**

Installer: EVERWARM LTD  
Address: 3 INCHCORSE PLACE  
WHITEHILL INDUSTRIAL ESTATE  
BATHGATE

Installed Date: 30/06/2015

EH48 2EE  
Phone: **01506 638600**

### *The Guarantee*

#### Period of Guarantee - 25 years from date of installation

The Cavity Insulation Guarantee Agency (CIGA) hereby guarantees that any defect in materials or workmanship in connection with the installation by the Installer of the cavity wall insulation in the above property shall be rectified without charge subject to compliance with the terms and conditions set out below.

### *Your Route to Total Satisfaction*

In the event that you have a problem that you believe to be caused by a defect in materials or workmanship relating to the Cavity Wall Insulation installed by the installer referred to above:-

1. Please check (as far as is practical) that there is no obvious cause for the problem, eg blocked gutters, blocked vents, cracked masonry.
2. **If this check does not resolve the problem, contact the Installer who performed the installation who will, where possible, rectify the defect.**
3. If the problem still remains unresolved, contact CIGA in writing at the address given below.
4. Following this contact, CIGA will arrange for the manufacturer or system designer to investigate the matter and where required instigate any necessary remedial work free of charge.

### *Conditions*

1. All defects must be reported in writing to the installer as soon as practicable and CIGA must be informed if the matter is not resolved satisfactorily within two months of reporting to the installer.
2. The guarantee is not valid if the installation has been altered or disturbed after the installation was completed.
3. It is a condition of the Guarantee that the property must be maintained in a good state of repair.
4. Your statutory rights are not affected by this guarantee.
5. The guarantee remains valid for subsequent owners of the property and/or, where the present occupant is only the lawful tenant of the property, for the benefit of the Landlord and the Superior Landlord of the property and their respective successors as well as the lawful successors of the said tenant but otherwise the rights under this Guarantee cannot be assigned to a third party.
6. Any claim under the guarantee must be notified (with appropriate details) in writing to CIGA within twenty-five years of the Installation date. If no such notification has been received by this date CIGA shall have no liability under this guarantee.
7. These conditions set out the entire financial liability of CIGA in respect of the guarantee. Save as set out herein CIGA's total liability (for rectification work or otherwise) under this guarantee shall in no event exceed £20,000. CIGA shall have no liability if the terms of the guarantee are not complied with nor for any indirect loss, damage, costs or expenses. Nothing in these conditions shall limit or exclude CIGA from any liability to the extent that such exclusion or limitation is prohibited by law.
8. Any dispute arising out of or in connection with this guarantee which cannot be settled by negotiation shall be referred to a single arbitrator to be agreed upon by the parties or, in the absence of agreement within 21 days, to an arbitrator reasonably determined by CIGA and the decision of the arbitrator shall be final and binding on the parties.

*CIGA*

CIGA House, 3 Vimy Court, Vimy Road, Leighton Buzzard, Beds. LU7 1FG

**KNAUF**INSULATION



**IMPORTANT DOCUMENT – KEEP THIS CERTIFICATE WITH THE DEEDS TO THE HOUSE**