

# YOUR ONESURVEY HOME REPORT

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## ADDRESS

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108 Murray Terrace  
Smithton, Inverness  
IV2 7WY

## PREPARED FOR

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Janice Coulburn

## INSPECTION CARRIED OUT BY:



## SELLING AGENT:



## HOME REPORT GENERATED BY:



# Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Inverness - Allied Surveyors Scotland Ltd	27/09/2024
Mortgage Certificate	Final	Inverness - Allied Surveyors Scotland Ltd	27/09/2024
Property Questionnaire	Final	Janice Coulburn	18/09/2024
EPC	FileUploaded	Inverness - Allied Surveyors Scotland Ltd	26/09/2024
Additional Documents	Final		

## Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto [www.onesurvey.org](http://www.onesurvey.org) (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

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.



# Single Survey

Survey report on:

<b>Surveyor Reference</b>	I/24/09/098
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<b>Customer</b>	Janice Coulburn
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<b>Selling address</b>	108 Murray Terrace Smithton, Inverness IV2 7WY
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<b>Date of Inspection</b>	26/09/2024
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<b>Prepared by</b>	Keith Campbell, Assoc.RICS Inverness - Allied Surveyors Scotland Ltd
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# SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

## 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 Sellers 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.

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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

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.

To date, 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.

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. 2

#### **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 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.

## **1.10 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;
- 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

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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.



- 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.

2.3.1 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.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 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 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 will not be inspected or reported on.

Description	The subjects comprise a purpose built ground floor flatted dwelling contained within a two storey block comprising 8 dwellings.
Accommodation	The accommodation may be summarised as follows: Entrance Vestibule, Living Room, Kitchen, Bedroom and Bathroom.
Gross internal floor area (m <sup>2</sup> )	Approximately 38 square metres.
Neighbourhood and location	The property is situated within the Smithton area of Inverness which lies approximately 4 miles from Inverness city centre. Local amenities including primary and secondary schooling are considered to be reasonably convenient.  There is a local railway line in fairly close proximity.
Age	Approximately 26 years.
Weather	It was dry and overcast at the time of the inspection.
Chimney stacks	There are no chimney stacks.
Roofing including roof space	The roof is of a pitched, hipped and ridged design, clad with concrete interlocking tiles.  No access was available to the building's roof space.  <b><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></b>
Rainwater fittings	The rainwater goods are of PVC manufacture.  <b><i>Visually inspected with the aid of binoculars where required.</i></b>

Main walls	<p>The outer walls are of load bearing timber frame construction comprising a timber frame inner leaf and a rendered concrete block outer leaf.</p> <p>Visually inspected with the aid of binoculars where required.</p> <p>Foundations and concealed parts were not exposed or inspected.</p>
Windows, external doors and joinery	<p>Windows are of double glazed timber casement manufacture, the front door is double glazed timber and fascias and soffits are in softwood and plywood.</p> <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>
External decorations	<p>External woodwork has a stain finish.</p> <p><b>Visually inspected.</b></p>
Conservatories / porches	<p>There are no conservatories or porches.</p>
Communal areas	<p>There are communal grounds in the development, communal footpaths and bin store. There is a tarmac parking area nearby.</p> <p><b>Circulation areas visually inspected.</b></p>
Garages and permanent outbuildings	<p>There are no garages or permanent outbuildings.</p>
Outside areas and boundaries	<p>Grounds in the block are communal and predominantly laid to grass and shrubs.</p> <p><b>Visually inspected.</b></p>
Ceilings	<p>Ceilings are plasterboard lined, with Artex type finishes.</p> <p><b>Visually inspected from floor level.</b></p>
Internal walls	<p>Internal walls are plasterboard lined, with ceramic tiling and paint finishes.</p> <p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p>
Floors including sub floors	<p>Flooring throughout is of a suspended timber design overlaid with chipboard and fitted coverings.</p> <p>The property was unoccupied and unfurnished at the time of inspection, but all of the floors had fitted coverings.</p> <p>No access was gained to sub-floor areas.</p> <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p>

<p>Internal joinery and kitchen fittings</p>	<p>Internal joinery finishes (skirtings and architraves) are formed in moulded softwood.</p> <p>Doors are either hollow core timber veneer units.</p> <p>The kitchen is fitted with wall and floor mounted units and worktops incorporating a stainless steel sink and integrated appliances.</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>
<p>Chimney breasts and fireplaces</p>	<p>There are no chimney breasts or fireplaces.</p>
<p>Internal decorations</p>	<p>Walls and ceilings are painted.</p> <p><b><i>Visually inspected.</i></b></p>
<p>Cellars</p>	<p>There are no cellars.</p>
<p>Electricity</p>	<p>Mains supply. Distribution wiring, where seen, is formed in PVC sheathed cable with the power points being of the square pin 13 amp type. The consumer unit with circuit breakers is wall mounted in the entrance vestibule.</p> <p>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.</p>
<p>Gas</p>	<p>There is no mains gas supply.</p>
<p>Water, plumbing and bathroom fittings</p>	<p>Mains supply. Distribution pipework, where seen, is formed in copper and PVC waste pipes.</p> <p>The bathroom has a white suite of WC, wash hand basin and bath with Mira electric shower over.</p> <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p><b><i>No tests whatsoever were carried out to the system or appliances.</i></b></p>
<p>Heating and hot water</p>	<p>Space heating is provided by an integrated electric storage heater, an electric panel heater, electric fan heater and heated towel rail.</p> <p>Domestic hot water is provided by an electric immersion heater on the dual hot and cold water cylinder in the bathroom cupboard.</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>

<p>Drainage</p>	<p>Drainage is water borne to the main public sewer.</p> <p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p>
<p>Fire, smoke and burglar alarms</p>	<p>There is a smoke detector fitted in the living room and . There is also a heat detector fitted in the kitchen.</p> <p><b>Visually inspected.</b></p> <p><b>No test whatsoever were carried out to any systems or appliances.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>
<p>Any additional limits to inspection</p>	<p>We did not inspect woodwork, services or other parts of the property which were covered, unexposed or inaccessible. This report cannot therefore comment that such parts of the property are free from defect.</p> <p>No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report.</p> <p>No access was gained to the building's roof space or subfloor areas.</p> <p>The area below the bath was not seen.</p> <p>All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns, then they should ask for a specialist to undertake appropriate tests. Asbestos is not harmful unless fibres are released into the air.</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>



## Sectional Diagram showing elements of a typical house



- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards / skewes
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank

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:	Within the limitations of a single visit there are no indications of any structural movement affecting the dwelling.

Dampness, rot and infestation	
Repair category:	1
Notes:	No evidence of any dampness, rot or infestation was noted within the limits of inspection.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	1
Notes:	No reportable defects identified. The view of some sections of the roof was restricted.

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

Rainwater fittings	
Repair category:	1
Notes:	No reportable defects identified. Vegetation in gutters should be cleaned out during routine maintenance.

Main walls	
Repair category:	1
Notes:	No reportable defects.

Windows, external doors and joinery	
Repair category:	1
Notes:	The sealed unit in the entrance door has failed. Windows can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance/repair will be required as part of an ongoing maintenance programme.

External decorations	
Repair category:	1
Notes:	No reportable defects.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	1
Notes:	The grounds were well tended at the time of inspection.

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:	
Notes:	Not applicable.

Outside areas and boundaries	
Repair category:	1
Notes:	As "communal areas" above.

Ceilings	
Repair category:	1
Notes:	No significant defects noted. Artex finishes may contain traces of asbestos, however these are not considered to offer a hazard to health whilst they remain intact and undisturbed but suitable precautions should be taken if they are to be disturbed.

Internal walls	
Repair category:	1
Notes:	No significant defects noted.

Floors including sub-floors	
Repair category:	1
Notes:	No significant defects noted.

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

## Internal joinery and kitchen fittings

Repair category:	2
Notes:	<p>Fixtures and fittings were found to be in a condition consistent with age and type subject to normal wear and tear.</p> <p>The mirror wardrobe door in the bedroom is cracked.</p>

## Chimney breasts and fireplaces

Repair category:	
Notes:	Not applicable.

## Internal decorations

Repair category:	1
Notes:	The property was found to be in reasonably good decorative order.

## Cellars

Repair category:	
Notes:	Not applicable.

## Electricity

Repair category:	1
Notes:	It would appear the last check was carried out in 2020. The next check is due in 2025.

## Gas

Repair category:	
Notes:	Not applicable.

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

## Water, plumbing and bathroom fittings

Repair category:	2
Notes:	Slight stress cracking noted to the bath surface. There is no protection around the shower over the bath, which would lead to spillage.

## Heating and hot water

Repair category:	1
Notes:	Although not specifically tested, no visual defects were identified.

## Drainage

Repair category:	1
Notes:	No surface indication of any defect noted.

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

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

<b>Matters for a solicitor or licensed conveyancer</b>	
<p>Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.</p> <p>We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.</p> <p>There is a service charge payable for the upkeep of the common parts of the development including parts of the original block and these should be clarified.</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p>	
<b>Estimated re-instatement cost (£) for insurance purposes</b>	
<p>130,000</p> <p>The estimated reinstatement cost for insurance purposes is One Hundred and Twenty-Five Thousand Pounds.</p>	
<b>Valuation (£) and market comments</b>	
<p>100,000 (ONE HUNDRED THOUSAND POUNDS)</p> <p>After full and careful consideration we are of the opinion that the current open Market Value of the heritable subjects as described and with the benefit of full vacant possession would be fairly stated in a figure of One Hundred Thousand Pounds.</p> <p>We have endeavoured to reflect market conditions currently prevailing in arriving at our opinion of value.</p>	
<b>Report author:</b>	Keith Campbell, Assoc.RICS
<b>Company name:</b>	Inverness - Allied Surveyors Scotland Ltd
<b>Address:</b>	Pavilion1 Fairways Business Park Inverness IV2 6AA
<b>Signed:</b>	Electronically Signed: 269571-640524C0-094F
<b>Date of report:</b>	27/09/2024



PART 2.

# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.





**Mortgage Valuation Report**

Property:	108 Murray Terrace Smithton, Inverness IV2 7WY	Client: Janice Coulburn Tenure: Absolute Ownership.
Date of Inspection:	26/09/2024	Reference: I/24/09/098

*This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.*

**1.0 LOCATION**

The property is situated within the Smithton area of Inverness which lies approximately 4 miles from Inverness city centre. Local amenities including primary and secondary schooling are considered to be reasonably convenient.

There is a local railway line in fairly close proximity.

**2.0 DESCRIPTION**      **2.1 Age:**      Approximately 26 years.

The subjects comprise a purpose built ground floor flatted dwelling contained within a two storey block comprising 8 dwellings.

**3.0 CONSTRUCTION**

Roof - Pitched, ridged and clad with concrete tiles.

Walls - Load bearing timber frame with concrete block outer leaf, plasterboard lined internally.

Floors - Suspended timber.

**4.0 ACCOMMODATION**

The accommodation may be summarised as follows:

Entrance Vestibule, Living Room, Kitchen, Bedroom and Bathroom.

**5.0 SERVICES (No tests have been applied to any of the services)**

**Water:** Mains      **Electricity:** Mains.      **Gas:** None.      **Drainage:** Mains.

**Central Heating:** Space heating by electric storage heaters and electric panel heaters.

**6.0 OUTBUILDINGS**

**Garage:** None.

**Others:** None.

<b>7.0</b>	<b>GENERAL CONDITION</b> - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>
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The property was found to be generally in a satisfactory condition commensurate with age and type and defects noted would be dealt with under routine maintenance.

<b>8.0</b>	<b>ESSENTIAL REPAIR WORK</b> <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>
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In our opinion there are no repairs considered essential for normal loan finance.

<b>8.1 Retention recommended:</b>	N/A.
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<b>9.0</b>	<b>ROADS &amp; FOOTPATHS</b>
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Roads and footpaths ex adverso the property have been made up and are adopted by the Local Authority but arrangements for parking areas should be clarified.

<b>10.0</b>	<b>BUILDINGS INSURANCE (£):</b>	130,000	<b>GROSS EXTERNAL FLOOR AREA</b>	44	<b>Square metres</b>
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*This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.*

<b>11.0</b>	<b>GENERAL REMARKS</b>
-------------	------------------------

Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.

There is a service charge payable for the upkeep of the common parts of the development including parts of the original block and these should be clarified.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

<b>12.0</b>	<b>VALUATION</b> <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>
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<b>12.1</b>	<b>Market Value in present condition (£):</b>	100,000	ONE HUNDRED THOUSAND POUNDS
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<b>12.2</b>	<b>Market Value on completion of essential works (£):</b>	N/A	-
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<b>12.3</b>	<b>Suitable security for normal mortgage purposes?</b>	Yes
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<b>12.4</b>	<b>Date of Valuation:</b>	26/09/2024
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<b>Signature:</b>	Electronically Signed: 269571-640524C0-094F
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<b>Surveyor:</b>	Keith Campbell	Assoc.RICS	<b>Date:</b>	27/09/2024
<b>Inverness - Allied Surveyors Scotland Ltd</b>				
<b>Office:</b>	Pavilion1 Fairways Business Park Inverness IV2 6AA	Tel: 01463 239 494 Fax: email: <a href="mailto:inverness@alliedsurveyorsscotland.com">inverness@alliedsurveyorsscotland.com</a>		

PART 3.

# ENERGY REPORT

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A report on the energy efficiency of the property.



# energy report

energy report on:

<b>Property address</b>	108 Murray Terrace Smithton, Inverness IV2 7WY
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<b>Customer</b>	Janice Coulburn
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<b>Customer address</b>	108 Murray Terrace Smithton, Inverness IV2 7WY
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<b>Prepared by</b>	Keith Campbell, Assoc.RICS Inverness - Allied Surveyors Scotland Ltd
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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

108 MURRAY TERRACE, SMITHTON, INVERNESS, IV2 7WY

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 26 September 2024  
**Date of certificate:** 26 September 2024  
**Total floor area:** 38 m<sup>2</sup>  
**Primary Energy Indicator:** 434 kWh/m<sup>2</sup>/year

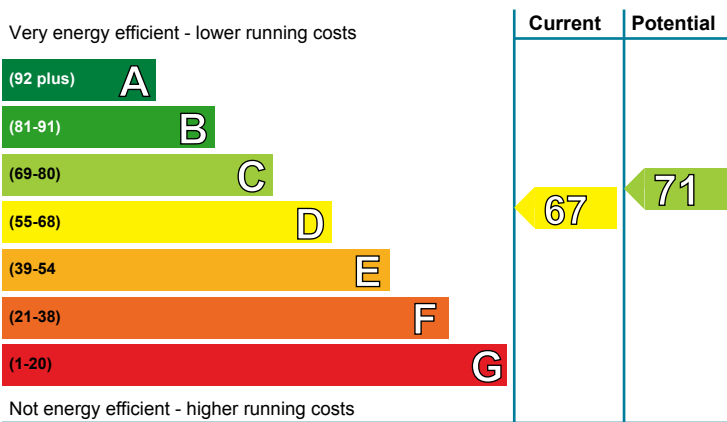
**Reference number:** 0000-6765-0922-6028-1143  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Electric storage heaters

## 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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£3,495</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£477</b>	

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

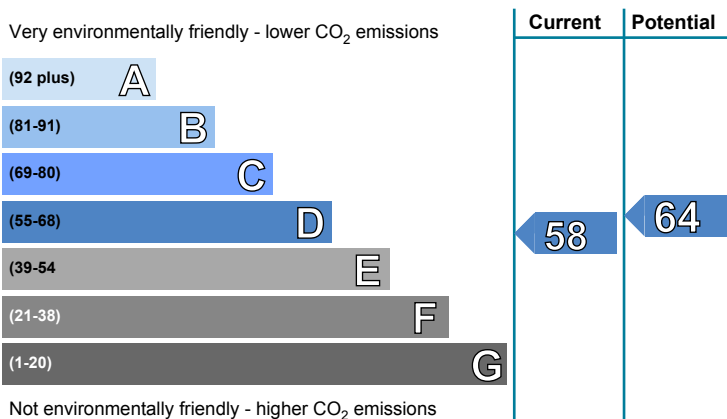


## Energy Efficiency Rating

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 D (67)**. 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.



## 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 D (58)**. 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 Floor insulation (suspended floor)	£800 - £1,200	£354.00
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£123.00

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](http://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	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	Suspended, limited insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★☆☆☆	★★☆☆☆
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	None	—	—
Hot water	Electric immersion, off-peak	★☆☆☆☆	★★☆☆☆
Lighting	Low energy lighting in all 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 73 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 2.8 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 0.4 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	£1,977 over 3 years	£1,671 over 3 years	
Hot water	£1,332 over 3 years	£1,161 over 3 years	
Lighting	£186 over 3 years	£186 over 3 years	
<b>Totals</b>	<b>£3,495</b>	<b>£3,018</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 Floor insulation (suspended floor)	£800 - £1,200	£118		
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£41		

### 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 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

### 2 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.

## 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)	3,485	N/A	N/A	N/A
Water heating (kWh per year)	1,693			

## 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. Keith Campbell
Assessor membership number:	EES/010338
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	Lyle House, Pavilion 1 Fairways Business Park Invernesshire Inverness IV2 6AA
Phone number:	01463 239 494
Email address:	<a href="mailto:inverness@alliedsurveyorsscotland.com">inverness@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



P A R T 4 .

# PROPERTY QUESTIONNAIRE

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The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



# Property Questionnaire

Property Address

108 Murray Terrace

Smithton, Inverness

IV2 7WY

Seller(s)

Janice Coulburn

Completion date of property questionnaire

18/09/2024

Note for sellers

<b>1.</b>	<b>Length of ownership</b>
	<p><b>How long have you owned the property?</b></p> <p>20 years</p>
<b>2.</b>	<b>Council tax</b>
	<p><b>Which Council Tax band is your property in? (Please circle)</b></p> <p><input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H</p>
<b>3.</b>	<b>Parking</b>
	<p><b>What are the arrangements for parking at your property?</b></p> <p><b>(Please tick all that apply)</b></p> <p>Garage <input type="checkbox"/></p> <p>Allocated parking space <input checked="" type="checkbox"/></p> <p>Driveway <input type="checkbox"/></p> <p>Shared parking <input type="checkbox"/></p> <p>On street <input type="checkbox"/></p> <p>Resident permit <input type="checkbox"/></p> <p>Metered parking <input type="checkbox"/></p> <p>Other (please specify):</p>

# property questionnaire

<b>4.</b>	<b>Conservation area</b>	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
<b>5.</b>	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>6.</b>	<b>Alterations/additions/extensions</b>	
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)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	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 will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	(ii) Did this work involve any changes to the window or door openings?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):  Please give any guarantees which you received for this work to your solicitor or estate agent.	
<b>7.</b>	<b>Central heating</b>	
a	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).	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Partial

# property questionnaire

	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).																									
	If you have answered yes, please answer the three questions below:																									
	(i) When was your central heating system or partial central heating system installed?																									
	(ii) Do you have a maintenance contract for the central heating system?	<input type="checkbox"/> YES <input type="checkbox"/> NO																								
	If you have answered yes, please give details of the company with which you have a maintenance contract																									
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).																									
<b>8. Energy Performance Certificate</b>																										
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																								
<b>9. Issues that may have affected your property</b>																										
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																								
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	<input type="checkbox"/> YES <input type="checkbox"/> NO																								
b	Are you aware of the existence of asbestos in your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know																								
	If you have answered yes, please give details:																									
<b>10. Services</b>																										
a	Please tick which services are connected to your property and give details of the supplier:																									
	<table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td>N</td> <td></td> </tr> <tr> <td>Water mains or private water supply</td> <td>Y</td> <td>Scottish Water</td> </tr> <tr> <td>Electricity</td> <td>Y</td> <td>SSE</td> </tr> <tr> <td>Mains drainage</td> <td>Y</td> <td>Scottish Water</td> </tr> <tr> <td>Telephone</td> <td>N</td> <td></td> </tr> <tr> <td>Cable TV or satellite</td> <td>N</td> <td></td> </tr> <tr> <td>Broadband</td> <td>N</td> <td></td> </tr> </tbody> </table>		Services	Connected	Supplier	Gas or liquid petroleum gas	N		Water mains or private water supply	Y	Scottish Water	Electricity	Y	SSE	Mains drainage	Y	Scottish Water	Telephone	N		Cable TV or satellite	N		Broadband	N	
Services	Connected	Supplier																								
Gas or liquid petroleum gas	N																									
Water mains or private water supply	Y	Scottish Water																								
Electricity	Y	SSE																								
Mains drainage	Y	Scottish Water																								
Telephone	N																									
Cable TV or satellite	N																									
Broadband	N																									
b	Is there a septic tank system at your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																								



# property questionnaire

	If you have answered yes, please answer the two questions below:	
	(i) Do you have appropriate consents for the discharge from your septic tank?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know
	(ii) Do you have a maintenance contract for your septic tank?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
<b>11. Responsibilities for shared or common areas</b>		
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?  If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  If you have answered yes, please give details:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
d	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?  If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
e	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?  If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.)  If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>12. Charges associated with your property</b>		
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:  <i>Newton Property Management Inverness Approx £92 every 6 months</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
b	Is there a common buildings insurance policy?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	

c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
<b>13.</b>	<b>Specialist works</b>	
a	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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, 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.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	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 please write below who has these documents 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. Guarantees are held by:	

<b>14. Guarantees</b>		
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
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):	
c	Are there any outstanding claims under any of the guarantees listed above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	

<b>15. Boundaries</b>		
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>16. Notices that affect your property</b>		
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	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 purchaser 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):	Janice Coulburn
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	18/09/2024

# SCOTT ADAMIEC ELECTRICAL CONTRACTOR LIMITED

Registered Office: 12 Boswell Park, Inverness, IV2 3GA  
Tel: 01463 718272  
Mob: 07876 223 086  
E-mail: sadamiec1@hotmail.com

LL

**Tughan & Cochrane Ltd**  
**Kintail House**  
**Beechwood Business Park**  
**Inverness**  
**IV2 3BW**

**10<sup>th</sup> March 2020**

Job no 6685  
108 Murray Terrace, Inverness IV2 7WY

## PURCHASE ORDER NO. 10468

1. As per quotation 1391.	£400.00
2. Replaced faulty RCBO circuit breaker for water heater.	£40.00
3. Replaced faulty timer fan in bathroom.	£30.00
4. Replaced faulty convector heater switch in lounge.	£30.00

PAID

17 MAR 2020

GAN  
Str.

Labour & Materials	£500.00
VAT	£100.00
<b><u>Invoice Total</u></b>	<b><u>£600.00</u></b>



# ELECTRICAL INSTALLATION CONDITION REPORT

<b>SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT</b> Name <u>TUGHAN + COCHRANE</u> Address ..... .....	
<b>SECTION B. REASON FOR PRODUCING THIS REPORT</b> <u>5 YEARLY INSPECTION</u> Date(s) on which inspection and testing was carried out .....	
<b>SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT</b> Occupier <u>MR STEVEN ROSS</u> Address <u>108 MURRAY TERRACE, INVERNESS IV2 7WY</u> Description of premises Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other (include brief description) <input type="checkbox"/> Estimated age of wiring system <u>35</u> years Evidence of additions / alterations Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not apparent <input type="checkbox"/> If yes, estimate age <u>0</u> years Installation records available? (Regulation 621.1) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date of last inspection <u>2015</u> (date)	
<b>SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING</b> Extent of the electrical installation covered by this report <u>COMPLETE INSTALLATION</u> Agreed limitations including the reasons (see Regulation 634.2) <u>20% OF FITTINGS INSPECTED</u> Agreed with: ..... Operational limitations including the reasons (see page no.....) ..... The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2008 (IET Wiring Regulations) as amended to ..... It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have <b>not</b> been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.	
<b>SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION</b> General condition of the installation (in terms of electrical safety) <u>SATISFACTORY</u> Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY / UNSATISFACTORY* (Delete as appropriate) *An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.	
<b>SECTION F. RECOMMENDATIONS</b> Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I / we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code FI). Observations classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken, I / we recommend that the installation is further inspected and tested by <u>9/13/25</u> (date)	
<b>SECTION G. DECLARATION</b> I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.	
Inspected and tested by: Name (Capitals) <u>SCOTT ADAMIEC</u> Signature <u>[Signature]</u> For/on behalf of <u>SCOTT ADAMIEC ELECTRICAL LTD</u> Position <u>APPROVED ELECTRICIAN</u> Address <u>12 ROSEHILL PARK, INVERNESS IV2 3FA</u> Date <u>9/13/25</u>	Report authorised for issue by: Name (Capitals) ..... Signature ..... For/on behalf of ..... Position ..... Address ..... Date .....
<b>SECTION H. SCHEDULE(S)</b> ..... <u>1</u> ..... schedule(s) of inspection and <u>2</u> ..... schedule(s) of test results are attached. The attached schedule(s) are part of this document and this report is valid only when they are attached to it.	



**SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS**

Earthing arrangements	Number and Type of Live Conductors		Nature of Supply Parameters	Supply Protective Device
TN-C <input type="checkbox"/>	a.c. <input checked="" type="checkbox"/>	d.c. <input type="checkbox"/>	Nominal voltage, U / U <sub>0</sub> <sup>(1)</sup> ..... 230 V	BS (EN) ..... 1361
TN-S <input type="checkbox"/>	1-phase, 2-wire <input checked="" type="checkbox"/>	2-wire <input type="checkbox"/>	Nominal frequency, f <sup>(1)</sup> ..... 50 Hz	Type ..... TB
TN-C-S <input checked="" type="checkbox"/>	2 phase, 3-wire <input type="checkbox"/>	3-wire <input type="checkbox"/>	Prospective fault current, I <sub>pr</sub> <sup>(2)</sup> ..... 6.860 kA	Rated current ..... 100 A
TT <input type="checkbox"/>	3 phase, 3-wire <input type="checkbox"/>	Other <input type="checkbox"/>	External loop impedance, Z <sub>e</sub> <sup>(2)</sup> ..... 0.27 Ω	
IT <input type="checkbox"/>	3 phase, 4-wire <input type="checkbox"/>		(Note: (1) by enquiry (2) by enquiry or by measurement)	
	Confirmation of supply polarity <input type="checkbox"/>			

 Other sources of supply (as detailed on attached schedule) 
**SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT**

Means of Earthing	Details of Installation Earth Electrode (where applicable)
Distributor's facility <input checked="" type="checkbox"/>	Type ..... NA
Installation earth electrode <input type="checkbox"/>	Location ..... NA
	Resistance to Earth ..... NA Ω

**Main Protective Conductors**

Earthing conductor	Material ..... COPPER csa ..... 16 mm <sup>2</sup>	Connection / continuity verified <input checked="" type="checkbox"/>
Main protective bonding conductors (to extraneous-conductive-parts)	Material ..... COPPER csa ..... 10 mm <sup>2</sup>	Connection / continuity verified <input checked="" type="checkbox"/>
To water installation pipes <input checked="" type="checkbox"/>	To gas installation pipes <input type="checkbox"/>	To oil installation pipes <input type="checkbox"/>
To lightning protection <input type="checkbox"/>	To structural steel <input type="checkbox"/>	
To other <input type="checkbox"/> Specify .....		

**Main Switch / Switch-Fuse / Circuit-Breaker / RCD**

Location ..... FLOOR BOX	Current rating ..... 100 A	If RCD main switch
BS(EN) ..... 60947-3	Fuse / device rating or setting ..... A	Rated residual operating current (I <sub>Δn</sub> ) ..... NA mA
No of poles ..... 2-POL	Voltage rating ..... 240 V	Rated time delay ..... NA ms
		Measured operating time(at I <sub>Δn</sub> ) ..... NA ms

**SECTION K. OBSERVATIONS**

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing section

 No remedial action is required  The following observations are made  (see below):

OBSERVATION(S) Include schedule reference, as appropriate	CLASSIFICATION CODE
FUSEBOARDS DO NOT MEET CURRENT REGULATIONS	C3
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One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

- C1 – Danger present. Risk of injury. Immediate remedial action required
- C2 – Potentially dangerous - urgent remedial action required
- C3 – Improvement recommended
- F1 – Further investigation required without delay



## CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

**NOTE:** This form is suitable for many types of smaller installation, not exclusively domestic.

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION													OUTCOME <small>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</small>
<b>1.0</b>	<b>DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT</b>													
1.1	Condition of service cable													/
1.2	Condition of service head													/
1.3	Condition of distributor's earthing arrangement													/
1.4	Condition of meter tails - Distributor/Consumer													/
1.5	Condition of metering equipment													/
1.6	Condition of isolator (where present)													NA
<b>2.0</b>	<b>PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)</b>													NA
<b>3.0</b>	<b>EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)</b>													
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)													/
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)													NA
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)													/
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)													/
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)													/
3.6	Confirmation of main protective bonding conductor sizes (544.1)													/
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)													/
3.8	Accessibility and condition of other protective bonding connections (543.3.2)													/
<b>4.0</b>	<b>CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)</b>													
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)													/
4.2	Security of fixing (134.1.1)													/
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)													C3
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)													C3
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))													/
4.6	Presence of main linked switch (as required by 537.1.4)													/
4.7	Operation of main switch (functional check) (612.13.2)													/
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)													/
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													/
4.10	Presence of RCD quarterly test notice at or near consumer unit/distribution board (514.12.2)													/
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)													/
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)													NA
4.13	Presence of other required labelling (please specify) (Section 514)													NA
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)													/
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)													/
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.11)													/
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)													/
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)													/
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)													/
4.20	Confirmation of indication that SPD is functional (534.2.8)													/
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)													/
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)													NA
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)													NA



OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION										OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)			
<b>5.0</b>	<b>FINAL CIRCUITS</b>													
5.1	Identification of conductors (514.3.1)										/			
5.2	Cables correctly supported throughout their run (522.8.5)										LIM			
5.3	Condition of insulation of live parts (416.1)										/			
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)													
	● To include the integrity of conduit and trunking systems (metallic and plastic)										NA			
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)										/			
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)										/			
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)										/			
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)										/			
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)										/			
5.10	Concealed cables installed in prescribed zones (see Section D. <i>Extent and limitations</i> ) (522.6.202)										LIM			
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i> ) (522.6.204; )										LIM			
5.12	Provision of additional protection by RCD not exceeding 30 mA:													
	● for all socket-outlets of rating 20 A or less, unless an exception is permitted (411.3.3)										/			
	● for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)										NA			
	● for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)										/			
	● for cables concealed in walls / partitions containing metal parts regardless of depth ( 522.6.203)										/			
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)										LIM			
5.14	Band II cables segregated / separated from Band I cables (528.1)										LIM			
5.15	Cables segregated / separated from communications cabling (528.2)										LIM			
5.16	Cables segregated / separated from non-electrical services (528.3)										LIM			
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)													
	● Connections soundly made and under no undue strain (526.6)										/			
	● No basic insulation of a conductor visible outside enclosure (526.8)										/			
	● Connections of live conductors adequately enclosed (526.5)										/			
	● Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)										/			
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))										/			
5.19	Suitability of accessories for external influences (512.2)										/			
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)										/			
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)										/			
<b>6.0</b>	<b>LOCATION(S) CONTAINING A BATH OR SHOWER</b>													
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)										/			
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)										/			
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)										/			
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)										/			
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)										NA			
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)										/			
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)										/			
6.8	Suitability of current-using equipment for particular position within the location (701.55)										/			
<b>7.0</b>	<b>OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS</b>													
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)										NA			

Inspected by:

Name (Capitals) ... S. ADAMS ...

Signature 

Date 9/3/20







