

P A R T 1 .

SINGLE SURVEY

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



Survey report on:

Surveyor Reference	XP124587
Customer	Ms. Fiona Heubner
Selling address	10 Athol Terrace Bathgate EH48 4DD
Date of Inspection	15/08/2025
Prepared by	Gareth Meardon, MRICS Bathgate - Allied Surveyors Scotland Ltd

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property comprises a detached bungalow.
Accommodation	Ground floor: Entrance vestibule, hallway, living room, breakfasting kitchen, four bedrooms, bathroom with WC, separate WC compartment, en-suite shower room with WC.
Gross internal floor area (m ²)	The gross internal floor area is approximately 127m ² .
Neighbourhood and location	The subject property is situated in an established residential development where surrounding properties are of a similar age, type and character. A wide range of local amenities, facilities and transport links are available and within fairly easy reach.
Age	Estimated 1935.
Weather	The weather was dry and overcast.
Chimney stacks	The chimney stacks are constructed of masonry with a render finish. Flashings are formed from lead. Visually inspected with the aid of binoculars where required.

<p>Roofing including roof space</p>	<p>The main roof is pitched and is covered in concrete tile.</p> <p>The roof covering is fixed to sarking boards.</p> <p>The roof structure is formed from traditional cut timbers.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p>
<p>Rainwater fittings</p>	<p>The gutters and downpipes to the property are formed from cast iron and PVC.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>Main walls</p>	<p>The main walls to the property appear to be of cavity masonry construction, with a render finish.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<p>Windows, external doors and joinery</p>	<p>The windows and doors are formed from PVC double-glazed units.</p> <p>The windows and doors are replacements.</p> <p>There are timber fascia and soffit boards at the eaves.</p> <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p>
<p>External decorations</p>	<p>There is a painted finish to external joinery, masonry and to cast iron gutters and downpipes.</p> <p>Visually inspected.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p>None.</p>
<p>Garages and permanent outbuildings</p>	<p>None.</p>

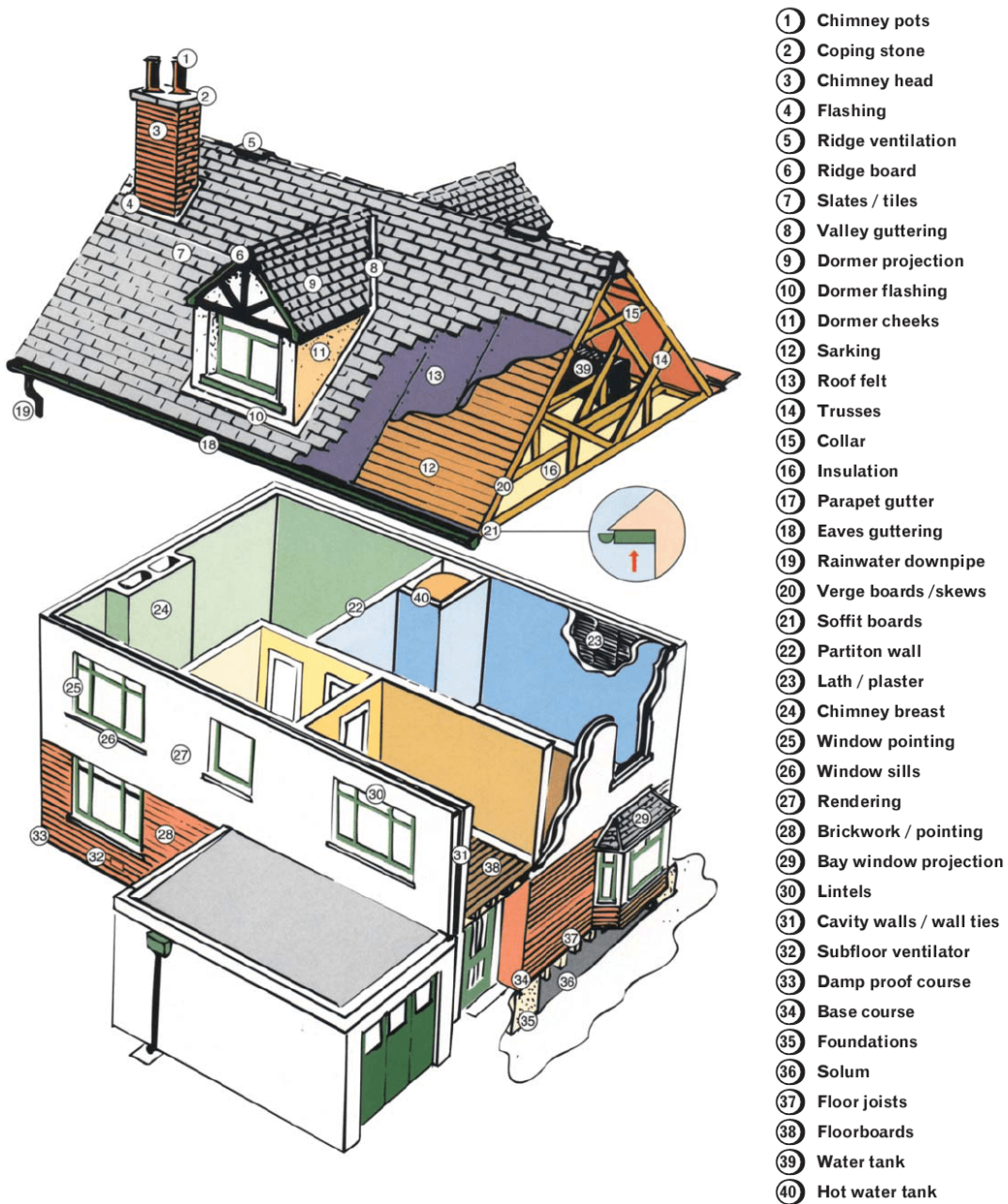
<p>Outside areas and boundaries</p>	<p>There is a garden and driveway to the front of the property and a further garden to the rear. Boundaries are generally formed from brickwork walls, stone walls and timber fences.</p> <p>There is a large retaining wall to the front which is constructed of brick and blockwork.</p> <p>Visually inspected.</p>
<p>Ceilings</p>	<p>The ceilings are formed from lath and plaster and plasterboard.</p> <p>Visually inspected from floor level.</p>
<p>Internal walls</p>	<p>The internal walls are lined with plaster board and plaster on the hard.</p> <p>There are partly tiled walls in the shower room.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
<p>Floors including sub floors</p>	<p>The flooring is of suspended timber construction.</p> <p>The floors are covered throughout and therefore could not be inspected.</p> <p>There was no access into any sub-floor space.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p>
<p>Internal joinery and kitchen fittings</p>	<p>There are timber skirting boards, joinery and doors throughout the property.</p> <p>The staircase and balustrading are formed from timber.</p> <p>The kitchen comprises fitted floor and wall units with work surface. The units also incorporate a stainless steel sink, electric oven and hob.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
<p>Chimney breasts and fireplaces</p>	<p>There is a gas fireplace in the living room.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>

<p>Internal decorations</p>	<p>The internal decorations have a mostly papered and painted finish.</p> <p>There is a textured finish to some ceilings.</p> <p>Visually inspected.</p>
<p>Cellars</p>	<p>None.</p>
<p>Electricity</p>	<p>Electricity is from the mains supply. The electrical distribution board has circuit breakers and is located within the vestibule cupboard alongside the electric meter.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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>Gas is from the mains supply. The gas meter is located within the external enclosure on the side elevation.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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>Water, plumbing and bathroom fittings</p>	<p>Water is from the mains supply. Plumbing, where visible, is a mixture of copper and PVC.</p> <p>The bathroom comprises a three-piece suite with a wall-mounted shower draining into the bath.</p> <p>The en-suite shower room comprises a three-piece suite with a wall mounted electric shower draining into the shower tray. The WC is fitted with a macerator.</p> <p>The WC comprises a WC and wash hand basin.</p> <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>

<p>Heating and hot water</p>	<p>Space heating and hot water is provided by the gas fired central heating boiler which is located within the kitchen cupboard.</p> <p>The boiler is connected to a series of radiators throughout the property which are mostly fitted with individual thermostatic valves.</p> <p>There is a separate room thermostat within the hallway for overall temperature control of the system.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
<p>Drainage</p>	<p>Drainage is assumed to be connected to the mains sewer.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>
<p>Fire, smoke and burglar alarms</p>	<p>There are smoke alarms within the property.</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>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.</p> <p>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.</p> <p>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.</p>

<p>Any additional limits to inspection</p>	<p>The property was fully furnished with fitted floor coverings present throughout at the time of the inspection.</p> <p>There were restricted sightlines of the roofs and chimney stacks. This limited the inspection of these areas.</p> <p>The roof void inspection was limited to head and shoulders level from the ceiling hatch. A thick layer of insulation and timber boarding covered the joists. Stored items were present. Aspects were therefore hidden from view.</p> <p>Cupboards were full of stored items.</p> <p>An inspection for Japanese Knotweed was not carried out.</p> <p>This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property.</p> <p>Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p>
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Sectional Diagram showing elements of a typical house



- 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 / skews
- 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:	There is evidence of settlement noted which appears consistent with the age and type of property, and on the basis of a single visual inspection appears to be longstanding and non-progressive.

Dampness, rot and infestation	
Repair category:	1
Notes:	Minor condensation dampness was noted within the roof void which is generally consistent with age and type of property. Ongoing maintenance and repair should be anticipated.

Chimney stacks	
Repair category:	2
Notes:	Cracking and weathering was noted to the flaunching at the top of the stacks. Future repairs are required.

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

Roofing including roof space	
Repair category:	2
Notes:	<p>Weathering was noted to ridge and hip tile bedding. Repairs should be anticipated.</p> <p>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p> <p>Valley gutter sections require higher than average levels of maintenance and should be regularly cleared of leaves, vegetation and associated debris.</p>

Rainwater fittings	
Repair category:	2
Notes:	<p>A taped cast iron downpipe was noted to one side. Minor corrosion was noted to cast iron fittings in places.</p> <p>Rainwater fittings should be cleaned out regularly to help prevent defects occurring.</p>

Main walls	
Repair category:	1
Notes:	<p>From ground level the main walls were seen to be in fair order, with minor isolated weathering was noted which is generally typical and consistent with a property of this age.</p>

Windows, external doors and joinery	
Repair category:	2
Notes:	<p>Perished seals were noted to a number of the double-glazed units. These units will require replacement.</p> <p>Cracking was noted to the soffit boards at the eaves of the property.</p>

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

External decorations	
Repair category:	2
Notes:	Cracked and flaking paintwork requires redecoration.

Conservatories / porches	
Repair category:	
Notes:	None.

Communal areas	
Repair category:	
Notes:	None.

Garages and permanent outbuildings	
Repair category:	
Notes:	None.

Outside areas and boundaries	
Repair category:	2
Notes:	Weathering was noted to some masonry walls, which requires repair.

Ceilings	
Repair category:	1
Notes:	<p>Ceilings were generally found to be in fair order, however some plaster repair or filling may be required as part of normal redecoration.</p> <p>Earlier forms of artex finish sometimes used asbestos based bonding materials. Specialist advice would be advised before removal of the ceilings.</p>

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

Internal walls	
Repair category:	1
Notes:	Internal walls were generally found to be in fair order, however some plaster repair or filling may be required as part of normal redecoration.

Floors including sub-floors	
Repair category:	1
Notes:	Flooring throughout is generally level and firm to the tread. No obvious defects were noted.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Kitchen fittings are of modern type and are in an order consistent with age.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	The gas fireplace should be checked and tested by a Gas Safe registered technician prior to use.

Internal decorations	
Repair category:	1
Notes:	Internal decorations were generally seen to be reasonable order having regard to age.

Cellars	
Repair category:	
Notes:	None.

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

Electricity	
Repair category:	1
Notes:	<p>The trade bodies governing electrical installations currently advise that these should be tested prior to a change of occupancy and, thereafter, at least once every five years, by a competent Electrician.</p> <p>The electrical wiring system should therefore be checked, tested and upgraded if necessary by an NIC/EIC Registered electrician. Any recommendations made with regard to the safety of the installation should be undertaken.</p>

Gas	
Repair category:	1
Notes:	<p>The trade bodies governing gas installations currently advise that these should be tested prior to a change of occupancy and, thereafter, at least once per year, by a Gas Safe Registered Contractor.</p> <p>The gas system should therefore be checked and tested by a Gas Safe registered contractor.</p>

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>Internal pipework, where seen, was noted to be of modern copper and PVC type.</p> <p>Sanitaryware was seen to be of modern type. No obvious defects were noted.</p> <p>Macerators are prone to blocking and will require frequent cleaning out and maintenance.</p> <p>Flooring beneath and adjacent to the bathroom fittings was not inspected. Over time, the effects of condensation and leakage together with spillage through normal use can lead to deterioration of flooring and wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal on-going maintenance programme.</p> <p>Services and sanitary fittings were not tested.</p>

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

Heating and hot water	
Repair category:	1
Notes:	<p>The subjects benefit from a gas fired central heating system. This was not tested at the time of inspection, however in the interest of safety, it is advised that all gas appliances be inspected and serviced by a competent Gas Safe engineer prior to initial occupancy.</p> <p>It has been assumed that the heating installation has been regularly serviced and that recent service history records will be made available.</p>

Drainage	
Repair category:	1
Notes:	<p>No surface evidence of leakage or defect was noted at the time of our inspection however it should be appreciated that the system was not tested.</p>

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

1. Which floor(s) is the living accommodation on?	Ground Floor
2. Are there three steps or fewer to a main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

The property has been altered internally to include an en-suite bathroom. We understand this addition is around 15-20 years old. Our valuation assumes that all necessary statutory consents have been obtained.

Replacement windows and doors have been provided.

Access roads and footpaths adjoining the property are assumed to be made up and adopted by the Local Authority. This should be confirmed by your legal advisor.

The property is situated in a known coal mining area. Our valuation is on the basis that a satisfactory mining report from the Coal Authority will be provided with no adverse findings.

Our opinion of valuation assumes full vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.

Absolute Ownership has been assumed.

Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a Category 1 rating is used this means that the building must continue to be maintained in the normal way.

It is recommended that where repairs, defects or maintenance items have been identified within this report that interested parties make appropriate enquiries in order to satisfy themselves of potential costs or the extent of works required prior to submitting a legal offer to purchase.

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

Estimated re-instatement cost (£) for insurance purposes

The estimated reinstatement cost for insurance purposes is FOUR HUNDRED AND THIRTY-FIVE THOUSAND POUNDS (£435,000) STERLING.

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers are advised. The figure should be reviewed annually and in light of any future alterations or additions.

Valuation (£) and market comments

The market value of the property described in the report is THREE HUNDRED & EIGHTY THOUSAND POUNDS (£380,000) STERLING.

This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.

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Signed:	Electronically Signed: 295111-5b59baf2-f4b7
Date of report:	15/08/2025