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Energy Performance Certificate

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Energy Performance Certificate (EPC)

Dwellings

Scotland

FLAT D , 15 PARK VIEW, STONEYBURN, BATHGATE, EH47 8AX

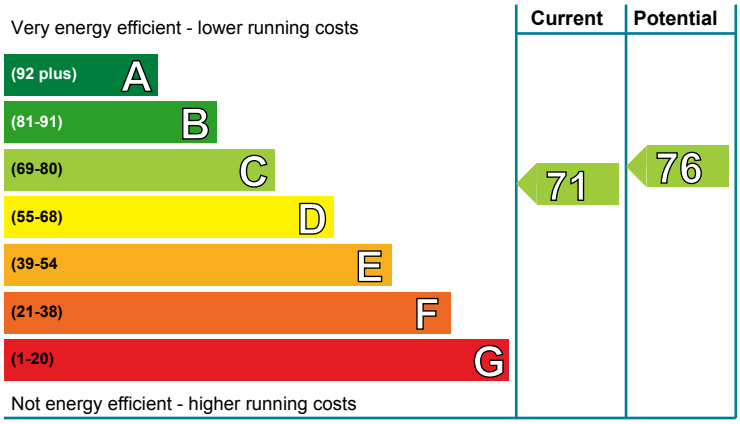
Dwelling type:	Top-floor flat	**Reference number:**	6116-8821-9000-0829-0222
Date of assessment:	21 September 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	30 September 2026	**Approved Organisation:**	Elmhurst
Total floor area:	30 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	232 kWh/m²/year		

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_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£2,823**	See your recommendations report for more information
Over 3 years you could save*	**£462**	

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

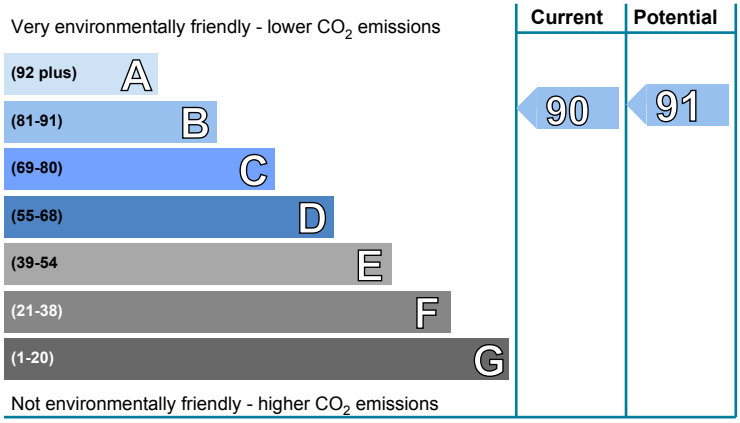


Energy Efficiency Rating

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

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (90)**

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 High heat retention storage heaters	£800 - £1,600	£459.00

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 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	System built, as built, partial insulation (assumed)	★★★☆☆	★★★☆☆
	Solid brick, as built, partial insulation (assumed)	★★★★☆	★★★★☆
Roof	Pitched, insulated (assumed)	★★★☆☆	★★★☆☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Electric storage heaters	★★★☆☆	★★★★★
Main heating controls	Automatic charge control	★★★☆☆	★★★☆☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★★★★
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

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_2 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 21 kg $CO_2/m^2/yr$.

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 0.6 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,686 over 3 years	£1,344 over 3 years	You could save £462 over 3 years
Hot water	£1,035 over 3 years	£915 over 3 years	
Lighting	£102 over 3 years	£102 over 3 years	
Totals	**£2,823**	**£2,361**	

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	High heat retention storage heaters and dual immersion cylinder	£800 - £1,600	£153	C 76	B 91

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Cavity, internal or external wall insulation

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.

energy saving trust

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 High heat retention storage heaters

Modern storage heaters have better insulation and are easier to control than the older type in this property. Ask for a quotation for new, high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

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)	3,195.78	N/A	N/A	N/A
Water heating (kWh per year)	1,312.76			

Addendum

This dwelling is a system built property or some of its walls are of non-conventional construction and requires further investigation to establish the type of construction, the type of wall insulation best suited (cavity insulation or internal/external insulation) and the savings it might deliver. Please contact the Home Energy Scotland hotline on 0808 808 2282 to find out more.

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), 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 and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Andrew MacKenzie
Assessor membership number:	EES/018471
Company name/trading name:	Home Report Company
Address:	14 Rutland Square Midlothian/Edinburghshire Edinburgh EH1 2BD
Phone number:	07786392797
Email address:	andrew@homereportcompany.co.uk
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, 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.

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 greenerscotland.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.

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Single Survey



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Single Survey

Property address	15D PARK VIEW STONEYBURN BATHGATE WEST LOTHIAN EH47 8AX

Customer	F KURLUS

Customer address	

Prepared by	Home Report Company

Date of Inspection	21st September 2026

Single Survey

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.

Description	The subjects comprise a fourth (top) floor flat contained within a five storey purpose built detached block containing thirty three residential flats.
Accommodation	Fourth (top) Floor: Hallway, living room, internal kitchen, bedroom, and internal three-piece bathroom suite.
Gross internal floor area (m_2)	30m2 or thereby.
Neighbourhood and location	The subjects are located within a mixed residential/commercial district within Stoneyburn, Bathgate, West Lothian, where surrounding properties vary with regards to age, type and character. All normal local amenities and facilities are available within the locality.
Age	Built c1970's.
Weather	Dry/overcast following a period of mixed weather.
Chimney Stacks	**Visually inspected with the aid of binoculars where appropriate.** None.

Roofing including roof space	**Sloping roofs where visually inspected.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **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.** The main roof structure, as from my restricted external ground floor inspection, was noted to be pitched clad externally with tiles. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore, the external roof structure was not fully inspected. No access gained to any internal roof space at the time of inspection.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater fittings were noted to be of PVC construction.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls appear to be of masonry roughcast construction.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** The windows were noted to be of replacement uPVC double glazed design whilst the access door to the flat was noted to be of timber design.

External decorations	**Visually inspected.** Painted.
Conservatories / porches	**Visually inspected.** None.
Communal areas	**Circulation areas visually inspected.** Communal access stairwell and assumed communal external areas.
Garages and permanent outbuildings	**Visually inspected.** None.
Outside areas and boundaries	**Visually inspected.** The subjects would appear to have access to communal external areas.
Ceilings	**Visually inspected from floor level.** The ceilings were noted to be of plasterboard construction with painted finishes. Artex finishes also noted.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The internal walls were noted to be of solid and stud plasterboard construction with papered and/or painted finishes.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,** **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.** **Physical access to the sub floor area may be taken if the Surveyor deems it 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.** Flooring appears to be of solid construction with fitted floor coverings throughout. No access gained to any sub-floor area at the time of our inspection and our overall inspection of the flooring was restricted due to fitted floor coverings.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Internal doors are of timber design. Facings and skirtings are of painted moulded design and the kitchen is equipped with a range of wall and base units.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** None.

Internal decorations	**Visually inspected.** Walls and woodwork generally painted. Internal bathroom walls are partly tiled.

Cellars	**Visually inspected.** None.

Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.** Main supply with fuse box located within hallway cupboard.

Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.** None.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Main supply. Internal distribution pipes, where seen, appear to be of copper and PVC design. Sanitary arrangements comprise an internal three-piece bathroom suite.

Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** Part electric storage heating noted. Hot water is supplied from the hot water tank noted within the hallway cupboard.

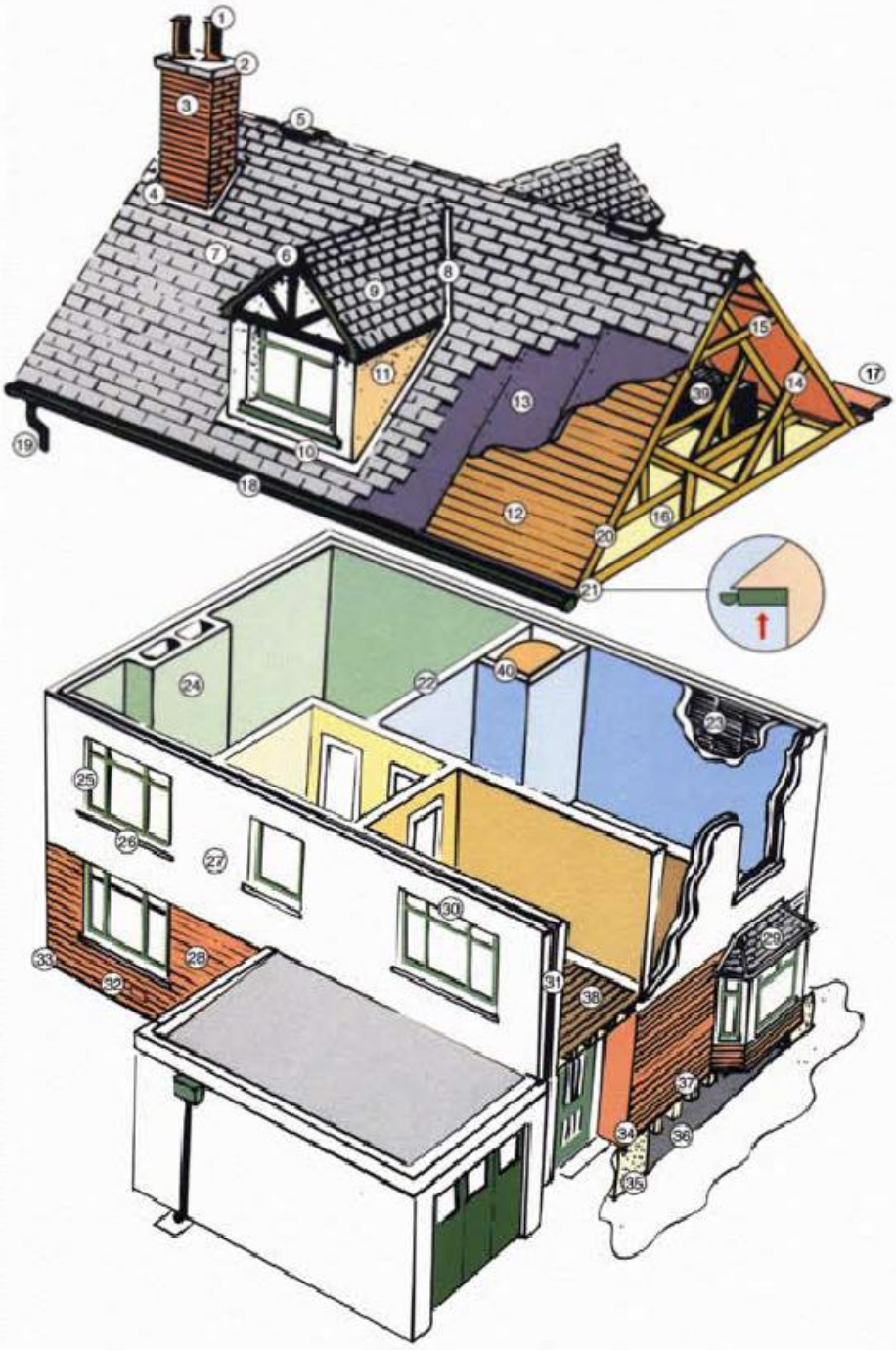
Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Mains.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Smoke alarms noted. Not tested. Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Upgrading may be required to comply with these regulations. Purchasers should satisfy themselves with regards to compliance. We confirm it falls out with our remit to confirm in the provision of smoke alarm(s) meets current requirements.

Any additional limits to inspection	**For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. 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.** The property was inspected within the limits imposed. At the time of inspection, the property was furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested. No access was gained to any sub-floor areas. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter. Our inspection of the external fabric in general restricted as inspected from external ground floor level. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore, the external roof structure was not fully inspected. No access gained to any internal roof space at the time of inspection. Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible and cannot, therefore guarantee that any such parts of the property are entirely free from defect. It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects. No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subject's grounds and where possible from adjoining public property. Exposure work has not been carried out.

	I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. It is out with the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns, you should engage the services of a qualified asbestos surveyor. The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms & Conditions. Some descriptions may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken.

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. Partition 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.

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	**Category 1**
Notes	All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently, most buildings will have minor non-structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non-structural cracks of this nature will not be recorded or reported. At the time of our inspection, there was no evidence of significant structural movement noted to affect the property within the limits of our inspection.
Dampness, rot and infestation	
Repair Category	**Category 1**
Notes	Random testing, where accessible, was carried out with an electronic moisture meter throughout the property. There was no evidence found of significant dampness, rot or infestation within those areas of the property available for inspection.
Chimney Stacks	
Repair Category	**-**
Notes	Not applicable.
Roofing including roof space	
Repair Category	**Category 2**
Notes	<u>Roof</u> The roof was noted to be in fair order commensurate with the age and type of property, although some ongoing maintenance and repairs are likely to be required. <u>Void</u> No access gained to any internal roof space at the time of inspection.

Rainwater Fittings	
Repair Category	**Category 1**
Notes	At the time of our inspection, there was no evidence of damp staining/water staining on wall surface(s) which would indicate leakage. It should be noted that it was not raining at the time of our inspection.
Main Walls	
Repair Category	**Category 2**
Notes	The external render is defective in places with cracked and boss sections being evident.
Windows, external doors and joinery	
Repair Category	**Category 1**
Notes	A precautionary check of all windows and doors is advised. Window seals should be regularly monitored and upgraded to ensure watertightness. Double glazed windows can be problematic and over time the operation of some can be affected with opening mechanisms becoming damaged. It is, therefore, likely that maintenance repairs may be required as part and parcel of an ongoing maintenance programme.
External decorations	
Repair Category	**Category 2**
Notes	Overhaul/repair works are required to external decorative finishes, including possible repairs to external joinerywork, prior to redecoration.
Conservatories/porches	
Repair Category	**-**
Notes	Not applicable.
Communal areas	
Repair Category	**Category 2**
Notes	Communal areas serving the property appeared in a reasonable conditon.

Garages and permanent outbuildings	
Repair Category	**-**
Notes	Not applicable.

Outside areas and boundaries	
Repair Category	**Category 2**
Notes	The boundaries appear reasonably well defined and fences etc., are in adequate condition. Regular maintenance will be required. You should verify with your Conveyancer the extent of the boundaries attaching to the property.

Ceilings	
Repair Category	**Category 1**
Notes	Within the limits of our inspection, these generally appeared in fair condition consistent with age. During redecoration, some plaster filling/repair may be required. Some decorative surfaces are finished with an Artex type product. Early forms of Artex may incorporate small amounts of asbestos based bonding materials and therefore specialist advice should be obtained prior to working on these areas to minimise the risk of releasing hazardous fibres.

Internal Walls	
Repair Category	**Category 1**
Notes	The internal walls are largely covered with decorative finishes. During routine redecoration, some plaster filling may be necessary.

Floors including sub-floors	
Repair Category	**Category 1**
Notes	No access to the sub-floor chamber was possible at the time of our visit to the property. Within the limitations of our surface inspection, there was no indication to suggest significant defects in this area. It will, however, be appreciated that the area was not inspected and therefore no guarantees can be provided in this regard.

Internal joinery and kitchen fittings	
Repair Category	**Category 2**
Notes	The internal joinery is showing some signs of wear and tear and upgrading during routine decoration is thought necessary. The kitchen fittings are generally in adequate condition for their age and type, although dated in style.
Chimney breasts and fireplaces	
Repair Category	**-**
Notes	Not applicable.
Internal decorations	
Repair Category	**Category 1**
Notes	The property appears in fair decorative condition consistent with age although it is recognised that on taking occupancy home owners may consider redecoration.
Cellars	
Repair Category	**-**
Notes	Not applicable.
Electricity	
Repair Category	**Category 1**
Notes	It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years, or when a property changes hands. This should be regarded as a routine safety and maintenance check. The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition, visible cabling is of PVC type. It should be emphasised that the system was not tested at the time of our inspection. The Vendor has provided an EICR certificate (attached).
Gas	
Repair Category	**-**
Notes	Not applicable.

Water, plumbing and bathroom fittings	
Repair Category	**Category 2**
Notes	The property appears connected to mains supplies of water. The plumbing and fittings appear of copper/PVC piping where seen and appeared in serviceable condition but was not tested. The sanitary fittings appeared in fair order consistent with age. Flooring beneath the bath was not inspected, however, it should be appreciated that, over time, the build-up of condensation, together with small amounts of leakage from joints between tiling or mastic and bath fittings, can lead to deterioration of flooring or wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal and ongoing maintenance regime.
Heating and hot water	
Repair Category	**Category 1**
Notes	It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years, or when a property changes hands. This should be regarded as a routine safety and maintenance check. The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition, visible cabling is of PVC type. It should be emphasised that the system was not tested at the time of our inspection. The Vendor has provided an EICR certificate (attached).
Drainage	
Repair Category	**Category 1**
Notes	The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.

Single Survey

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

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

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

Remember

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

Warning

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

3. Accessibility information

Guidance notes for accessibility information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift. *Unrestricted parking within 25 metres:* For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	**Fourth**
2. Are there three steps or fewer to a main entrance door of the property?	**No**
3. Is there a lift to the main entrance door of the property?	**No**
4. Are all door openings greater than 750mm?	**No**
5. Is there a toilet on the same level as the living room and kitchen?	**Yes**
6. Is there a toilet on the same level as a bedroom?	**Yes**
7. Are all rooms on the same level with no internal steps or stairs?	**Yes**
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	**Yes**

Matters for a solicitor or licensed conveyancer

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 assume that the carriageways etc., ex adverso the subjects are the responsibility of the local authority.

If the legal advisers find that there are significant variations from the standard assumptions, then this should be referred back to the surveyor. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

It should be confirmed if a Factor has been appointed to the building. A Factor can advise on any annual maintenance charges and if there is a block insurance policy in place.

The property benefits from assumed common external grounds. There are a number of boundary fence structures. It is always sensible when purchasing any property to find out who owns all outside areas/boundaries and who is responsible for their maintenance. Your legal advisors will obtain this information.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

The subjects are located in an area in which underground mineral workings have taken place and ceased at an earlier time. It is assumed that a written report from the Coal Authority on previous mine workings within the area does not reveal the property to be at risk of movement from past underground workings.

It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard.

It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.

Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £85,000 (EIGHTY FIVE THOUSAND POUNDS STERLING).

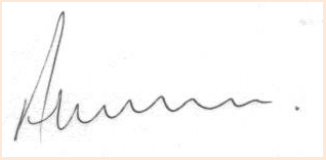
This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishing's and fittings have not been included. No 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 is advised. The figure should be reviewed annually and in light of any future alterations or additions.
Building costs are currently increasing significantly above inflation due to material and labour shortages, it is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

Valuation and market comments

We are of the opinion that the Market Value of the subjects, all as previously described and on a vacant possession basis, as at the 21st September 2026 would be fairly stated in the region of £50,000 (FIFTY THOUSAND POUNDS STERLING).

We have endeavoured to reflect the general condition of the property, location and current market conditions when arriving at our opinion of valuation. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

This report is not the product of a building survey and all defects and other matters should be fully considered and, where appropriate, be the subject of specialist and tradesmen's reports prior to the conclusion of Missives.

Signed	
Report author	Mr Andrew J MacKenzie, BSc (Hons) MRICS For and on behalf of Home Report Company
Address	28 Rutland Square, EDINBURGH, EH1 2BW
Date of report	21st September 2026

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. [1]

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

☐

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

1.2 THE REPORT

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

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[1] 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.

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

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

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

2 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

Mortgage Valuation Report for Home Report

HOME REPORT COMPANY

Instructing Source: Web | Seller Name: F KURLUS | REFERENCE:

1) Property Details

House Name:
Number / Ext: 15 D
Street: PARK VIEW
Area:
Town: STONEYBURN Postcode: EH47 8AX

2) Description of property

Property Type: Flat | House Type: | Floor number of subject property: 4
Year Built: Built c1970`s | Non Traditional Construction? (*Specify under general comments): | No. of floors in block: 5 | No. of flats in block: 33

3) Accommodation - give number of:

Receptions: 1 | Bedrooms: 1 | Kitchens: 1 | Bathrooms: 1 | Inside W.C.s: - | No of floors: 1
Other: - | Garage(s): - | Outbuildings: - | Garden: Shared

4) Tenure Absolute Ownership | If Leasehold, years unexpired:

Any known or reported problems with onerous or unusual ground rent or service charges?

Owner occupied: ☐ Tenanted: ☒ Vacant: ☐

If part tenanted, please give details:

5) Subsidence, Settlement and Landslip

Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement,subsidence,flooding or mining? None

If yes, please clarify:

6) Condition of Property

	Yes	No
Are essential internal repairs required?	☐	☒
Are essential external repairs required?	☐	☒
Should the repairs be effected before the advance is made?	☐	☒
Is a mortgage retention recommended?	☐	☒

If the answer to any of the above questions is Yes, please provide further detail:

7) Services Mains water [X] Mains drainage [X] Electricity [X] Gas [ ] Central heating

8) Demand for letting (Buy to let)

Monthly rental value from the property (on a furnished basis):

Monthly rental value from the property (on an unfurnished basis):

9) Insurance Reinstatement Value

Total area of all floors measured internally (m^2): 30m2 or thereby

Cost of rebuilding inc. demolition, site clearance, professional fees, local authority requirements and main building (inc all other structures within the site boundaries unless specifically excluded): £85,000

10) Market Valuation for Mortgage Purposes (Assuming Vacant Possession)

Do you recommend the property as suitable security for a mortgage? Yes

If no, please provide reasons:

If Yes, please provide your valuation

Valuation in present condition: £50,000

Valuation on completion of any works required under Question 6

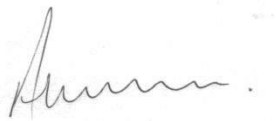
11) General Comments

Please advise of any special features of the property and/or the location, which affects the property.

The tenure is understood to be Outright Ownership. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.The subjects are located within a mixed residential/commercial district within Stoneyburn, Bathgate, West Lothian, where surrounding properties vary with regards to age, type and character. All normal local amenities and facilities are available within the locality. The property was inspected within the limits imposed. At the time of inspection, the property was un furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully visible and therefore not fully inspected. No access gained to any internal roof space at the time of inspection. It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard. The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed. It should be confirmed if a Factor has been appointed to the building. A Factor can advise on any annual maintenance charges and if there is a block insurance policy in place. The subjects are located in an area in which underground mineral workings have taken place and ceased at an earlier time. It is assumed that a written report from the Coal Authority on previous mine workings within the area does not reveal the property to be at risk of movement from past underground workings.

IMPORTANT - THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES.

Certificate: I have personally inspected the property described herein and confirm adequate professional indemnity cover is held.

Signature 

For and on Behalf of Home Report Company

Date of inspection 21/09/2026

Date of report 21/09/2026

Company / Firm Name: HOME REPORT COMPANY
Office Name: HEAD OFFICE
Office Addr1: 14 Rutland Square
Office Addr2:
Area:
Town: Edinburgh
Postcode: EH1 2BD
Tel no: 0131 608 0175

MORTGAGE VALUATION- CONDITIONS OF ENGAGEMENT

HOME REPORT COMPANY

A valuation for mortgage is a limited inspection and report produced for Building Societies, Banks and other Lenders to enable them to make a lending decision. IT IS NOT A SURVEY. Unless otherwise stated the date of valuation will be the date of inspection.

This report is used to guide the lender on the market value of the property for mortgage purposes, and is carried out for this purpose along. Although the inspection will be carried out by a valuer who will usually be a qualified surveyor it is not a detailed inspection of the property, and only major visible defects will be noted. Subject to reasonable accessibility, the roof space is inspected only to the extent visible from the access hatch without entering it. The surveyor will not inspect under floor areas, communal roof space or other parts not readily accessible. The exterior and roof of the property will be inspected from ground level only from within the boundaries of the site and adjacent/communal public areas. The area of the property will be taken into account, and the rooms individually inspected, but floor coverings and furniture will not be moved. Services (such as water, gas, electricity and drainage) will not be tested and we will not advise as to whether these comply with regulations in respect of these services.

The surveyor may recommend that a part of the mortgage be retained by the lenders until such time as particular repair works are carried out. Similarly the report may suggest that the borrower should undertake to carry out certain repairs or commission more extensive investigation where hidden defects are suspected since these may have a material effect on the value of the property. If a retention is recommended then the figure should not be regarded as an estimate of repair costs. Its purpose is to protect the interests of the lending institution. It is recommended that detailed estimates be obtained before proceeding with the purchase. Attention is drawn to the fact that if a subsequent transcription of this report is prepared on a lenders form, then in order to comply with the lenders specific requirements, the wording or phraseology may differ. Many people rely on the Mortgage Valuation Certificate in the mistaken belief that it is a detailed survey. The report is often made available to house buyers by lenders, but this does not mean that it should be relied upon as a report of the condition of the building.

The definition of "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 arms-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. For the purpose of this market value the surveyor has assumed that vacant possession will be provided. Unless otherwise stated the surveyor has valued the interest on a Comparable Basis.

The inspection that has been undertaken should not be regarded as a survey. The surveyor did not inspect parts of the property which were covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect. Defects which are not considered materially to affect the value of the property or other matters which would be attended to during maintenance, may not have been mentioned. If defects have been mentioned in this report, they should be regarded as indicative and not exhaustive. For the purposes of this valuation the surveyor assumes that all uninspected areas are free from defect which would have a material effect on value.

In accordance with our normal practice, we must state that this report is for the use only of the party to whom it is addressed or their named client and no responsibility is accepted to any third party for the whole or any part of its content. In addition, we would bring to your attention that neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without prior written approval of the form and context in which it will appear.

The surveyor shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to tenure, leases and all other relevant matters.

For the purposes of this valuation the surveyor has assumed that all ground burdens are nominal or have been redeemed and that there are no unusual outgoings or onerous restrictions contained within the Titles of which we have no knowledge. The surveyor has further assume that the subjects are unaffected by any adverse planning proposals.

Unless otherwise stated, it is assumed that all the required valid planning permissions and statutory approvals for the building and for their use, including any recent or significant extensions or alterations, have been obtained and complied with. It has been further assumed that no deleterious or hazardous materials or techniques have been used in the construction of the subject and that there is no contamination in or from the ground or from the immediate surrounds.

The surveyor will not carry out an asbestos inspection and will not be acting as an asbestos inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2006. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2006, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. Your legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, the surveyor has assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2006, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.

The surveyor confirms that this mortgage valuation is prepared in accordance with the RICS Valuation Professional Standards 2014 and, unless other stated, we are External Valuers as defined therein. Further information may also be obtained from the Royal Institution of Chartered Surveyors in Scotland, 3rd Floor, 125 Princes Street, Edinburgh EH2 4AD. Tel no 0131 225 7078.

As part of this remit, the surveyor may, where he/she feels qualified and experienced to do so, provide general comment on standard appropriate supplementary documentation, presented to us by the clients lender and conveyancer. In the event of a significant amount of documentation being provided to us, an additional fee may be incurred. Any additional fees will be agreed.

We confirm this firm operates formal procedures to deal with complaints from clients in accordance with Bye-law 19 Regulation 2.7 of the Royal Institution of Chartered Surveyors Rules of Conduct and Disciplinary Procedures. A copy of this procedure is available on request.

There is no guarantee they will lend upon any mortgage valuation and we would advise those purchasing a property to contact their specific lender first to confirm acceptance of our mortgage valuation if relying upon. It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard.

HOME REPORT
COMPANY

Property Questionnaire

SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

www.homereportcompany.co.uk



property questionnaire

Property address	**15D Park View** **Stoneyburn** **Bathgate** **EH47 8AX**

Seller(s)	**Fiona Kurlus**

Completion date of property questionnaire	**20/09/2026**

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	**6 yrs and 2 months**
2.	Council tax	
	Which Council Tax band is your property in?	**Band B**
3.	Parking	
	What are the arrangements for parking at your property? **Shared Parking** Any other parking information: N/A	
4.	Conservation area	
	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)?	**No**

property questionnaire

5.	Listed buildings	
	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)?	**No**
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	**No**
	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?	N/A
	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: N/A	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property?	**No**
	(i) Were the replacements the same shape and type as the ones you replaced?	N/A
	(ii) Did this work involve any changes to the window or door openings?	N/A
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): N/A Please give any guarantees which you received for this work to your solicitor or estate agent.	

property questionnaire

7.	Central heating	
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).*	**Partial**
	What kind of central heating is there?	**Electric Storage Heaters**
	i) When was your central heating system or partial central heating system installed?	**October 2020**
	(ii) Do you have a maintenance contract for the central heating system?	**No**
	Please give details of the company with which you have a maintenance contract: N/A	
	(iii) When was your maintenance agreement last renewed?	N/A
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes**
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	**No**
	Is the damage the subject of any outstanding insurance claim?	N/A
b.	Are you aware of the existence of asbestos in your property?	**No**
	Please give details: N/A	

property questionnaire

10.	Services	
a.	Please list which services are connected to your property and give details of the supplier:	
b.	Is there a septic tank system at your property?	**No**
	i) Do you have appropriate consents for the discharge from your septic tank?	N/A
	(ii) Do you have a maintenance contract for your septic tank?	N/A
	Please give details of the company with which you have a maintenance contract: N/A	
	(iii) When was your maintenance agreement last renewed?	N/A

Service	Connected	Supplier
Gas or liquid petroleum gas	**Not Connected**	N/A
Water mains or private water supply	**Connected**	**Scottish Water**
Electricity	**Connected**	**Not known**
Mains drainage	**Connected**	**Scottish Water**
Telephone	**Not Connected**	N/A
Cable TV or satellite	**Not Connected**	**No**
Broadband	**Connected**	**Not known**

property questionnaire

11.	Responsibilities for shared or common areas	
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?	**Yes**
	Please give details: **Share of communal repairs as per title.**	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	**Yes**
	Please give details: **Share of communal repairs as per title.**	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	**No**
	Please give details: N/A	
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?	**No**
	Please give details: N/A	
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?	**No**
	Please give details: N/A	
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.)	**No**
	Please give details: N/A	
12.	Charges associated with your property	

a.	Is there a factor or property manager for your property?	**Yes**
	Please provide the name and address, and give details of any deposit held and any charges: **Ross and Liddell\r\nApprox monthly charge £30 plus insurance annually\r\nFloat £150 ?**	

b.	Is there a common buildings insurance policy?	**Yes**
	Is the cost of the insurance included in your monthly/annual factor's charges?	**Yes**
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. **See above**	
13.	Specialist works	
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?	**No**
	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: N/A	
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?	**No**
	Please give details: N/A	
c.	Do you have any guarantees relating to this work?	**No**
	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: N/A	

property questionnaire

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	**No**
(ii)	Roofing	**No**
(iii)	Central heating	**No**
(iv)	National House Building Council (NHBC)	**No**
(v)	Damp course	**No**
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	**No**
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): N/A	
c.	Are there any outstanding claims under any of the guarantees listed above?	**No**
	Please give details: N/A	
14.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	**No**
	Please give details: N/A	

property questionnaire

16.	Notices that affect your property	
	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?	**No**
b.	that affects your property in some other way?	**No**
c.	that requires you to do any maintenance, repairs or improvements to your property?	**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): **Fiona Kurlus**

Date: **20/09/2026**

ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR 2720000001636

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
BS 7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)

NAPIT

A. Details of the Installation

Client	Fiona Kurlus	Installation	Tenant
Address	40 Hare Moss View Whitburn West Lothian	Address	Flat D, 15 Park View Stoneyburn Bathgate West Lothian
Postcode	EH47 0BF	Postcode	EH47 8AX

B. Reason for Producing this Report

This form is to be used only for reporting on the condition of an existing installation.

Client Request Private Rented Property

Date(s) on which the inspection and testing were carried out 07/08/2023 to 07/08/2023

C. Details of Installation which is the Subject of this Report

Description of premises Domestic ☑ Commercial ☐ Industrial ☐ Other (please specify)

Estimated age of the wiring system 35 years

Evidence of alterations or addition Yes ☐ No ☑ Not apparent ☐ if 'Yes', estimated ☐ years

Records of installation available Yes ☐ No ☑ Records held by

Date of last inspection Not Known Electrical Installation Certificate No. or previous Inspection Report No.

D. Extent of Electrical Installation Covered by this Report:

1 Bedroom Flat - Upper floors - From Consumer Unit - Electric Heating

Agreed Limitations and Operational Limitations (Regulations 653.2)

Annex A - Lighting Luminaires. Fixed Equipment

Agreed with: Client Extent of Termination Sampling: 25%

The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2018 (IET Wiring Regulations) amended to 2022

It should be noted that cables concealed within trunkings and conduits, under floors, in roof spaces and generally within the fabric of the building or underground have NOT 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.

E. Summary of the Condition of the Installation

General conditions of the installation (in terms of electrical safety)

Overall assessment of the installation in terms of its suitability for continued use **SATISFACTORY** ☑ ***UNSATISFACTORY** ☐

Satisfactory at time of inspection
T&E PVC Cable, RCBO Consumer Unit

*An UNSATISFACTORY assessment indicates that dangerous (code C1), or potentially dangerous (code C2) conditions have been identified

F. Recommendations

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 'Potential 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 07/08/2028 (date) for the following reasons:

As per Regulatory requirements

G. Declaration

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	Authorised for issue by
Company	Cowey Electrical Engineering	Name:	Stephen Cowey	Stephen Cowey
Address	10 Merlin Drive, Dunfermline,	Signature:		
Postcode	KY11 8RX			
Branch No.		Position:	Electrical Engineer	Electrical Engineer
Scheme No.	NAP63681	Date:	07/08/2023	07/08/2023

H. Schedule(s)

1 schedule(s) of inspection and 1 schedule(s) of Circuit Details and 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.

ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR 2720000001636

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
BS 7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)

I. Supply Characteristics and Earthing Arrangements

Earthing Arrangements TN-S ☐ TN-C-S ☑ TT ☐ Other ☐ Please specify

Number & Type of live conductors AC ☑ DC ☐ No. of phases 1 No. of wires 2

Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measurement)

Nominal voltage, U/U_0 (1) 230 v Nominal frequency, f(1) 50 H_z Confirmation of supply polarity ☑

Prospective fault current, I_{pf} (2) 2.1 kA External loop impedance, Z_e (2) 0.11 Ω

Supply Protective Device BS (EN) 1361 HBC Type 2 Type 2 Rated Current LIM A

No. of Additional Supplies N/A

J. Particulars of Installation Referred to in this Report

Means of Earthing

Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc)

Distributors facility ☑ Installation Earth Electrode ☐

Location Electrode resistance to earth Ω Maximum Demand (load) 60 Amps ☑ KVA ☐

	Material	csa		(✓)	or Value		(✓)	or Value	
Earthing Conductor	Copper	16	mm²	Continuity Verified	☑	Ω	Connection Verified	☑	Ω
Protective Bonding Conductor	Copper	10	mm²	Continuity Verified	☑	Ω	Connection Verified	☑	Ω

	Material	csa		(connection / continuity)	(✓)	or Value		(✓)	or Value
Main Supply Conductor	Copper	25	mm²	Water installation	☑	Ω	To structural steel	☐	Ω
Main Switch Location	Consumer Unit			Gas installation pipes	☐	Ω	To lightning protection	☐	Ω
Fuse/device rating or setting	A	Voltage rating 230	V	Oil installation pipes	☐	Ω	Other	☐	Ω
If RCD main switch:	Rated residual operating current I Δn N/A	mA							

BS(EN) 60947-3 No. of Poles 2 Current Rating 100 A Rated time delay N/A ms Measured operating trip time N/A ms

K. Observations

Referring to the attached inspection schedule(s) and schedule(s) of circuit details and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing Section D.

☑ No remedial work required

☐ The following observations are made

Explanation of codes

C1	Danger present. Risk of Injury. Immediate remedial action required.
C2	Potentially dangerous. Urgent remedial action required.
C3	Improvement recommended.
FI	Further Investigation required without delay

Item No.	Observations	Code

One of the following codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets 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.	
FI Further Investigation required without delay	

ELECTRICAL INSTALLATION CONDITION REPORT - Schedule of Inspections

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
BS7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)

FT/EICR 2720000001636

NAPIT

Outcomes

Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:	Inadequacies: (Items 1.1 - 1.1.5 Only)
✓	C1 or C2	C3	FI	NV	L	N/A	✗

In the outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report.

Item No.	Description	Outcome
1.0 INTAKE EQUIPMENT (VISUAL INSPECTION ONLY);		
1.1	Service cable	✓
1.1.1	Service head	✓
1.1.2	Earthing arrangement	✓
1.1.3	Meter tails	✓
1.1.4	Metering equipment	✓
1.1.5	Isolator (where present)	N/A
1.1.6	Person ordering work/dutyholder notified (Delete as appropriate) NOTE 1 Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. NOTE 2 For this section only, where inadequacies are found, an X should be put against the appropriate item and a comment made in Section K	N/A
1.2	Consumer's Isolator (where present)	✓
1.3	Consumer's meter tails	✓
2.0 Presence of adequate arrangements for other sources such as microgenerators (551.6; 551.7)		
2.1	Presence of adequate arrangements where generator to operate as a switched alternative (551.6)	N/A
2.2	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
3.0 EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)		
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1: 542.1.2.2)	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A
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 arrangement (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 (543.3.1: 543.3.2)	✓
4.0 CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)		
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)	✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	✓
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓
4.6	Presence of main linked switch (as required by 462.1.201)	✓
4.7	Operation of main switch(es) (functional check) (643.10)	✓
4.8	Manual operation of circuit-breakers and RCDs and AFDDs to prove functionality (643.10)	✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board, where required (514.12.2)	N/A
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
4.12	Presence of other required labelling (please specify) (Section 514)	✓
4.13	Compatibility of protective devices, bases and other components; correct type and rating, (No signs of unacceptable thermal damage, arcing or overheating) (411.4; 411.5; 411.6; Sections 432,433)	✓
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)	✓
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	✓
4.17	RCD(s) provided for fault protection -includes RCBO(s) (411.4.204; 411.5.2; 531.2)	N/A
4.18	RCD(s) provided for additional protection/requirements - includes RCBO(s) (411.3.3; 415.1)	N/A
4.19	Confirmation of indication that SPD is functional (651.4)	N/A
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
5.0 FINAL CIRCUITS		
5.1	Identification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
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 in the integrity of conduit and trunking systems (metallic and plastic)	N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.0 FINAL CIRCUITS CONT		
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: Section 543)	✓
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. Extent and limitations) (522.6.202)	⚠
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)	⚠
5.12 PROVISION OF ADDITIONAL REQUIREMENTS FOR RCD NOT EXCEEDING 30 mA:		
5.12.1	For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓
5.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A
5.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓
5.12.6	For lighting that is accessible to the public (714.411.3.4)	N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	L
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A
5.16	Cables segregated/separated from non-electrical services (528.3)	✓
5.17 TERMINATION OF CABLES AT ENCLOSURES - INDICATE EXTENT OF SAMPLING IN SECTION D OF THE REPORT (SECTION 526)		
5.17.1	Connections soundly made and under no undue strain (526.6)	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	✓
5.17.4	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 (651.2 (v))	✓
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; 530.3.3)	✓
6.0 LOCATION(S) CONTAINING A BATH OR SHOWER		
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)	N/A
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	✓
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	N/A
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)	✓
7.0 OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS		
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)	N/A
8.0 PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)		
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	N/A

9.0 Schedule of Tests

Results to be recorded on Schedule of Test Results

9.1	External earth loop impedance, Z_e	Yes
9.2	Installation earth electrode	N/A
9.3	Prospective fault current, I_{pf}	Yes
9.4	Continuity of Earth Conductors	Yes
9.5	Continuity of Circuit Protective Conductors	Yes
9.6	Continuity of ring final circuit	Yes
9.7	Continuity of Protective Bonding Conductors	Yes
9.8	Volt drop verified	N/A

9.9	Insulation Resistance between Live Conductors	Yes
9.10	Insulation Resistance between Live Conductors & Earth	Yes
9.11	Polarity (prior to energisation)	Yes
9.12	Polarity (after energisation) including phase sequence	Yes
9.13	Earth Fault Loop Impedance	Yes
9.14	RCDs/RCBOs including selectivity	N/A
9.15	Functional testing of RCD devices	N/A
9.16	Functional testing of AFDD(s) devices	N/A

Inspector's Name: Stephen Cowey

Signature:

Date: 07/08/2023

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

FT/EICR 2720000001636

Client Name	Fiona Kurlus	**Installation Address**	Tenant, Flat D, 15 Park View, Stoneyburn, Bathgate, West Lothian
Client Address	40 Hare Moss View Whitburn, West Lothian	**Postcode**	EH47 8AX
Client Postcode	EH47 0BF		

Distribution board details - Complete in every case

SPD Details: Type(s)* T1 ☐ T2 ☐ T3† ☐ N/A ☑

Location: Hall Cupboard
Designation: CU 1
No. of ways: 10

Complete only if the distribution board is not connected directly to the origin of the installation

Overcurrent protective device for the distribution circuit: Supply to distribution board is from

No. of phases: 1 BS(EN): Type: Rating: A
Nominal voltage: 230 V RCD BS(EN): N/A Type: Rating: N/A IΔn mA

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method :j:	No. of points served	Circuit conductors csa (mm²) L / N	Circuit conductors csa (mm²) CPC	Maximum disconnection time (BS 7671) (S)	Overcurrent protective devices BS EN Number	Overcurrent protective devices Type No.	Overcurrent protective devices Rating (A)	Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD BS EN Number	RCD Type No.	RCD IΔn (mA)	RCD Rating (A)
1/S	Cooker	A	B	1	10	4	0.4	61009 RCD/RCBO	B	32	6	1.09	61009	A	30	N/A
2/S	Skt Ring Circuit	A	B	1	2.5	1.5	0.4	61009 RCD/RCBO	1	32	6	1.09	61009	A	30	N/A
3/S	Water Heater	A	B	1	2.5	1.5	0.4	61009 RCD/RCBO	1	16	6	2.18	61009	A	30	N/A
4/S	Lights	A	B	1	1.5	1	0.4	61009 RCD/RCBO	1	6	6	5.82	61009	A	30	N/A
5/S	Hall Heating	A	B	1	2.5	1.5	0.4	61009 RCD/RCBO	1	16	6	2.18	61009	A	30	N/A
6/S	Living Room Heating	A	B	1	2.5	1.5	0.4	61009 RCD/RCBO	1	16	6	2.18	61009	A	30	N/A
7/S	Bedroom Spare	A	B	1	2.5	1.5	0.4	61009 RCD/RCBO	1	16	6	2.18	61009	A	30	N/A
8/S	Electric Shower	A	B	1	6	2.5	0.4	61009 RCD/RCBO	1	40	6	0.87	61009	A	30	N/A
9/S	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10/S	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
t Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
:j: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
§ Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

for Domestic and Similar Premises up to 100 A

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NAPIT

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		Installation Postcode	EH47 8AX

Distribution board details - Complete in every case

Location: Hall Cupboard
Designation: CU 1
No. of ways: 10 ☑ Supply polarity confirmed ☐ Phase sequence confirmed
No. of phases: 1 SPD: ☐ Operational status confirmed ☑ Not applicable

Complete only if the distribution board is not connected directly to the origin of the installation

Associated RCD (if any): BS (EN) N/A
Z_{db} 2.1 Ω Operating at IΔn ms
I_{pf} 0.11 kA No. of poles N/A Time delay (if applicable)

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Zs (Ω)	RCD testing	Manual test button operation	
	Ring final circuits only			Fig 8 check	R1R2 or R2		Test voltage	L/L, L/N	L/E, N/E			All RCDs IΔn ms	RCD	AFDD
	r1	rn	r2	(✓)	R1 + R2	R2	V	M(Ω)	M(Ω)	(✓)			(✓)	(✓)
1/S	N/A	N/A	N/A	N/A	0.09	N/A	250	>299	>299	✓	0.14	19.6	✓	N/A
2/S	0.39	0.44	0.61	N/A	0.43	N/A	250	>299	>299	✓	0.39	22.1	✓	N/A
3/S	N/A	N/A	N/A	N/A	LIM	N/A	250	>299	>299	✓	LIM	19.7	✓	N/A
4/S	N/A	N/A	N/A	N/A	0.45	N/A	250	>299	>299	✓	0.56	19.6	✓	N/A
5/S	N/A	N/A	N/A	N/A	LIM	N/A	250	>299	>299	✓	0.24	21.2	✓	N/A
6/S	N/A	N/A	N/A	N/A	LIM	N/A	250	>299	>299	✓	LIM	21.3	✓	N/A
7/S	N/A	N/A	N/A	N/A	LIM	N/A	250	>299	>299	✓	0.26	19.7	✓	N/A
8/S	N/A	N/A	N/A	N/A	0.09	N/A	250	>299	>299	✓	0.16	19.7	✓	N/A
9/S	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10/S	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing

Date(s) dead testing 07/08/2023 To 07/08/2023
Date(s) live testing 07/08/2023 To 07/08/2023

Test instrument serial number(s)

Loop impedance 5153095 Insulation resistance 5153095 Continuity 5153095 RCD 5153095 E/Electrode

Tested by: Name (capital letters) STEPHEN COWEY Signature

Position Electrical Engineer Date 07/08/2023

Electrical Installation Condition Report

Requirements for Electrical Installations - BS 7671:2018+A2:2022
(IET Wiring Regulations 18th Edition)

Guidance for recipients:

This report is an important and valuable document which should be retained for future reference.

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).

2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.

3. The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.

4. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner / occupier with details of the condition of the electrical installation at the time the Report was issued.

5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.

7. For items classified in Section K as **C1 ("Danger Present"), the safety of those using the installation is at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.

8. For items classified in Section K as **C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk** and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

9. Where it has been stated in Section K that an observation requires further investigation **code FI** the inspection has revealed an apparent deficiency which may result in a code C1 or C2 could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

10. **For safety reasons**, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit /distribution board (where required).

11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. **For safety reasons it is important that this instruction is followed.**

12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.

13. Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.

14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

Generic Continuation

Earth Leakage at Tails: 6mA

Annex A - Standard Relevant EICR Limitation Notes:



Testing and inspection will be undertaken where it is safe reasonable and practical to do so.
And in accordance with Cowey Electrical Risk Assessments

1) Circuits with installed Sensitive equipment and luminaires will be tested for insulation resistance with phase and neutral ,linked together and tested to earthing terminal
2) Visual inspections of installation, wiring and accessories undertaken by sample at specified testing points and random selection points only
3) Inspection carried out on cables within trunking, conduit, concealed in roof spaces, high ceiling areas, attics, walls and under floor spaces, or in the fabric of the building or underground, will be limited and only carried out where accessible and safe to do so.
4) Circuits containing fixed equipment will only be tested to isolators or fused switches.
5) On installations subject to sample / limited testing. Only the circuits selected will be recorded on the test report.
6) Sampling during inspection is carried out with reference to Guidance note 3.
    a. General min: 100% internal / external of DB's, 100% Earthing (where accessible), 25% Accessories, Wiring, conduit and trunking where accessible.

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