PART 1.

SINGLE SURVEY

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



Survey report on:

Surveyor Reference	XP153125

Customer	Ms. A Quinn

Selling address	43 Tollbraes Road Bathgate EH48 2SH

Date of Inspection	17/04/2026

Prepared by	Gareth Meardon, MRICS Bathgate - Allied Surveyors Scotland Ltd

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

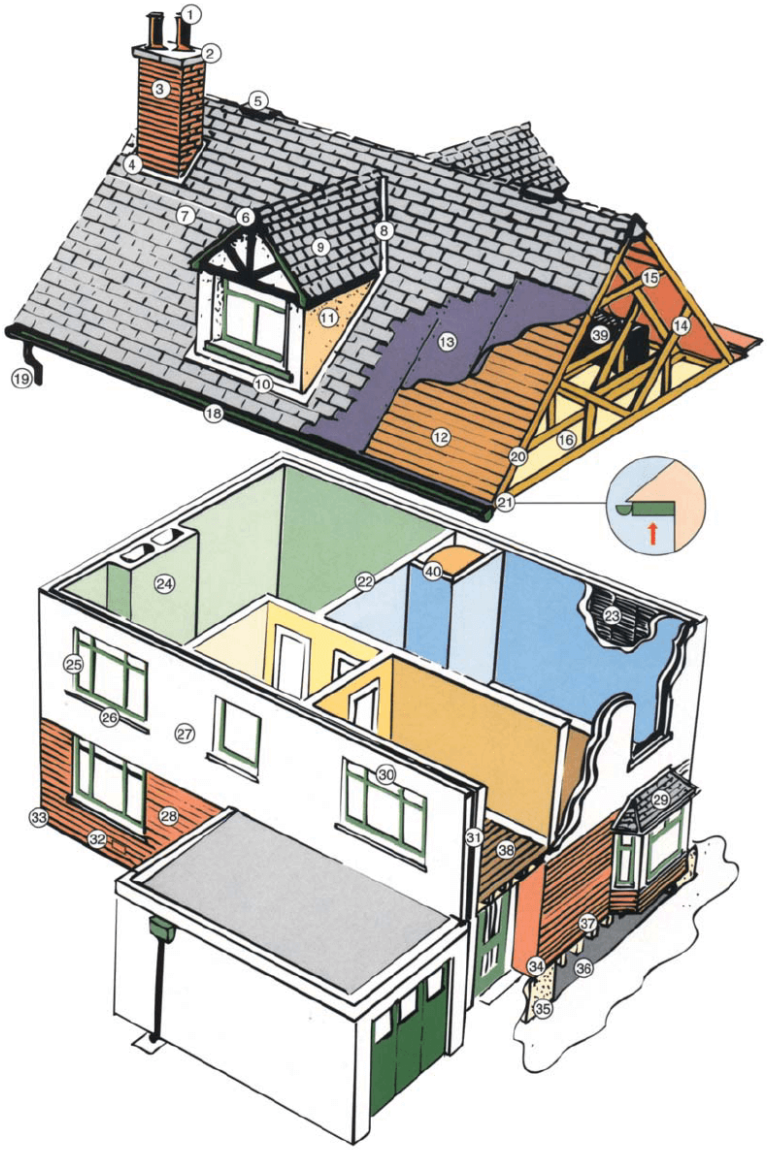
Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	The property comprises a two-storey mid-terrace house with single attached garage.
Accommodation	Ground Floor: Entrance hallway, living/dining room, kitchen, separate WC. First Floor: Landing, three bedrooms, bathroom with WC, en-suite shower room with WC.
Gross internal floor area (m2)	The gross internal floor area is approximately 68m2.
Neighbourhood and location	The subject property is situated on the outskirts of Bathgate within an established residential development where surrounding properties are of a similar age, type and character. A range of local amenities, facilities and transport links are available and within fairly easy reach.
Age	Estimated 2005.
Weather	The weather was dry and overcast on the day of the inspection.
Chimney stacks	None.
Roofing including roof space	The main roof is pitched and is covered in concrete tile. The roof covering is fixed to underfelt. The roof structure is formed from timber trusses.
Rainwater fittings	The gutters and downpipes to the property are formed from PVC.
Main walls	The main walls to the property are of cavity masonry construction, with a pointed brick finish.
Windows, external doors and joinery	The windows and doors are formed from PVC with double-glazed units. There are PVC clad fascia and soffit boards at the eaves.

External decorations	There is a painted finish to external joinery.
Conservatories / porches	None.
Communal areas	None.
Garages and permanent outbuildings	There is a single attached garage underneath the adjoining coach house which is constructed of brick and block cavity walls. The garage has a solid concrete floor and an up-and-over metal door.
Outside areas and boundaries	There are gardens to the front and rear of the property. Boundaries are generally formed from timber fences and hedgerows.
Ceilings	The ceilings are formed from plasterboard.
Internal walls	The internal walls are lined with plasterboard. There are partly tiled walls in the bathrooms.
Floors including sub floors	The floors are a combination of solid concrete and suspended timber construction. The floors are covered throughout and therefore could not be inspected. There was no access into any sub-floor space.
Internal joinery and kitchen fittings	There are timber skirting boards, joinery and doors throughout the property. The staircase and balustrading are formed from timber. The kitchen comprises fitted floor and wall units with work surface. The units also incorporate a stainless steel sink, gas hob, electric oven, integral fridge, integral freezer and an integral washing machine.
Chimney breasts and fireplaces	None.
Internal decorations	The internal decorations have a mostly papered and painted finish.
Cellars	None.
Electricity	Electricity is from the mains supply. The electrical distribution board has circuit breakers and is located within the hall cupboard. The electric meter can be found in a consumer box on the front elevation.
Gas	Gas is from the mains supply. The gas meter is located within the external consumer box on the front elevation.

Water, plumbing and bathroom fittings	Water is from the mains supply. Plumbing, where visible, is a mixture of copper and PVC. The bathroom comprises a three-piece suite with a wall-mounted shower draining into the bath. The shower room comprises a three piece suite with a wall mounted shower draining into the shower tray. The WC comprises a WC and wash hand basin.
Heating and hot water	Space heating and hot water is provided by the gas fired central heating boiler which is located within a kitchen cupboard. The boiler is connected to a series of radiators throughout the property which are mostly fitted with individual thermostatic valves. There is a separate room thermostat within the hallway for overall temperature control of the system. Hot water is provided by a hot water cylinder which is located within the landing cupboard. The cylinder is insulated and has an immersion heater.
Drainage	Drainage is assumed to be connected to the mains sewer.
Fire, smoke and burglar alarms	There are smoke alarms within the property. The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire, or wood burner a carbon monoxide detector is also required.
Any additional limits to inspection	The property was fully furnished with fitted floor coverings present throughout at the time of the inspection. There were restricted sightlines of the roofs. This limited the inspection of these areas. The roof void inspection was limited to head and shoulders level from the ceiling hatch. A thick layer of insulation and boarding covered the joists. Aspects were therefore hidden from view. Cupboards were full of stored items. The garage was full of stored items and was largely inaccessible. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to controlled regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists, removal must be undertaken in a controlled manner by a specialist contractor. This can prove to be expensive.

Sectional Diagram showing elements of a typical house



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

Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 categories:

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

Structural movement	
Repair category:	1
Notes:	At the time of the inspection no evidence of significant structural movement was noted.

Dampness, rot and infestation	
Repair category:	1
Notes:	No evidence of significant dampness, timber decay or infestation was noted within the areas of the property that were readily accessible at the time of inspection.

Chimney stacks	
Repair category:	
Notes:	None.

Roofing including roof space	
Repair category:	1
Notes:	From ground level, the roof coverings were seen to be in a condition consistent with age and tiles were generally intact. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.

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

Rainwater fittings	
Repair category:	1
Notes:	Where inspected the gutters and downpipes appeared to be running true with no obvious signs of any major leakage or deterioration. Wet weather conditions may reveal localised leaks. Rainwater fittings should be cleaned out regularly to help prevent defects occurring.

Main walls	
Repair category:	1
Notes:	From ground level the main walls were seen to be in fair order.

Windows, external doors and joinery	
Repair category:	1
Notes:	These were generally seen to be in fair order. Whilst there was no obvious defect on the date of our inspection, it should be appreciated that double-glazed sealed units do have a limited life expectancy and defective seals can lead to condensation between the panes, necessitating in replacement of the units. This can sometimes only be obvious during adverse weather conditions.

External decorations	
Repair category:	1
Notes:	External decorative finishes were generally seen to be in fair order however ongoing maintenance should be anticipated.

Conservatories / porches	
Repair category:	
Notes:	None.

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

Communal areas	
Repair category:	
Notes:	None.

Garages and permanent outbuildings	
Repair category:	1
Notes:	The garage appeared to be in generally fair order consistent with age and type of construction where access was available. Please note that the garage was largely full of stored items at the time of the inspection.

Outside areas and boundaries	
Repair category:	1
Notes:	General maintenance is required to boundary walls, fences and gates. You should verify with your conveyancer the extent of the boundaries pertaining to the subject property.

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

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

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

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

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

Chimney breasts and fireplaces	
Repair category:	
Notes:	None.

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

Cellars	
Repair category:	
Notes:	None.

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

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

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

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

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

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

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

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer
We are unaware that any significant structural alterations have been carried out to the property within the last 20 years. Access roads and footpaths adjoining the property are assumed to made up and adopted by the Local Authority. This should be confirmed by your legal advisor. The property is situated in a known coal mining area. Our valuation is on the basis that a satisfactory mining report from the Coal Authority will be provided with no adverse findings. We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate. Absolute Ownership has been assumed. Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a Category 1 rating is used this means that the building must continue to be maintained in the normal way. It is recommended that where repairs, defects or maintenance items have been identified within this report that interested parties make appropriate enquiries in order to satisfy themselves of potential costs or the extent of works required prior to submitting a legal offer to purchase.

Estimated re-instatement cost (£) for insurance purposes
The estimated reinstatement cost for insurance purposes is £240,000 (Two Hundred & Forty Thousand Pounds Sterling), exclusive of VAT other than on fees. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials.

Valuation (£) and market comments
The market value of the described property in the report is £225,000 (Two Hundred & Twenty-Five Thousand Pounds Sterling) This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.

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Date of report:	17/04/2026