



C H A R T E R E D   S U R V E Y O R S

*Member Firm of*  
**FIRST SURVEYORS SCOTLAND**  
*National Valuation & Property Consultancy Service*

## SINGLE SURVEY REPORT

<b>PROPERTY ADDRESS</b>	2 Powies Path Mid Calder Livingston West Lothian EH53 0JA
<b>CLIENT</b>	Colin Given
<b>CLIENT ADDRESS</b>	c/o Rettie & Co 11 Wemyss Place Edinburgh EH3 6DH
<b>DATE OF INSPECTION</b>	25 <sup>th</sup> May 2021
<b>PREPARED BY</b>	DHKK Ltd Chartered Surveyors 54 Corstorphine Road Edinburgh EH12 6JQ Tel: 0131 313 0444 Fax: 0131 313 0555 Email: <a href="mailto:survey@dhkk.co.uk">survey@dhkk.co.uk</a>

## 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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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

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

<b>Description</b>	The subjects comprise a detached bungalow.
<b>Accommodation</b>	Ground Floor: Reception Hall, Sittingroom, Living/Dining Room, Study, 4 Bedrooms, Kitchen/Breakfast Room with Utility Room off, Bathroom and Shower Room.
<b>Gross internal floor area (m<sup>2</sup>)</b>	180m <sup>2</sup> approximately.
<b>Neighbourhood and location</b>	The property is situated in a semi-rural position just off the B8046 road which runs between Pumpherston and Mid Calder. Surrounding properties are generally of a similar age, type and character and all amenities and facilities are available within easy reach. The River Almond runs near to the property.
<b>Age</b>	It is understood that the property was built in 1980s.
<b>Weather</b>	It was dry at the time of inspection.
<b>Chimney stacks</b>	<i>Visually inspected with the aid of binoculars where appropriate.</i> There is a single chimney stack of masonry construction.

**Roofing including roof space**

*Sloping roofs were visually inspected with the aid of binoculars where appropriate.*

*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. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.*

The roof is of pitched timber truss design and covered with concrete tiles and incorporating timber eaves areas.

Access is available into the roof space from a hatch in the reception hall ceiling. It was only possible to carry out a very limited inspection of this area as it was full of household effects.

**Rainwater fittings**

*Visually inspected with the aid of binoculars where appropriate.*

The rainwater fittings are of PVC manufacture.

**Main walls**

*Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.*

The main walls appeared to be of traditional cavity brick construction and rendered with roughcast/painted externally and some stone features.

**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 window frames are of replacement uPVC double glazed design. The entrance doors are of timber and glazed/uPVC double glazed design.

**External decorations**

*Visually inspected.*

The walls and areas of external woodwork have a paint finish.

**Conservatories / porches**

*Visually inspected.*

Not applicable.

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**Communal areas**

*Circulation areas visually inspected.*

Not applicable.

**Garages and permanent outbuildings**

*Visually inspected.*

There is an adjoining garage of traditional construction. It has an electricity and water supply. It was full of household effects at the time of inspection. Greenhouse.

**Outside areas and boundaries**

*Visually inspected.*

There is an area of well-established garden ground around the property and incorporating a gravel surface parking area. The boundaries are defined by a mixture of timber fencing and hedging.

**Ceilings**

*Visually inspected from floor level.*

The ceilings are of plasterboard construction.

**Internal walls**

*Visually inspected from floor level.*

*Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

The internal walls are mostly of solid construction and plastered on the hard.

**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 unfixated 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 is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.*

The floors are of solid construction with fitted coverings.

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**Internal joinery and kitchen fittings**

*Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.*

The internal joinery in terms of doors, facings, skirtings etc is generally in keeping with the style and character of the property.

The kitchen is fitted with a range of wall and base units and work surfaces.

**Chimney breasts and fireplaces**

*Visually inspected. No testing of the flues or fittings was carried out.*

There is a fireplace in the livingroom.

**Internal decorations**

*Visually inspected.*

The walls are lined with either patterned paper or plain paper with emulsion painted finishes. The woodwork has either a natural or paint finish.

**Cellars**

*Visually inspected where there was safe and purpose-built access.*

There is no cellarage.

**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 on.*

Mains electricity is connected to the property.

**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 on.*

No mains gas is connected to the property.

**Water, plumbing and 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.*

Mains water is connected to the property.

The plumbing system, where visible, is to modern standards.

The bath/shower rooms are fitted with white sanitaryware.

**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.*

There is an oil fired central heating system with a floor mounted Grant boiler housed in the garage serving panel radiators in all rooms which have individual thermostatic controls. Hot water is supplied by the central heating boiler and it is assumed that there is a back-up immersion heater to a hot water cylinder which is housed in the hall cupboard.

**Drainage**

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

Drainage is to the main public sewer – not inspected or tested.

**Fire, smoke and burglar alarms**

*Visually inspected.  
No tests whatsoever were carried out to the system or appliances.*

There is a burglar alarm system and smoke detectors have been fitted.

**Any additional limits to inspection:**

*An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.*

*The valuation assumes that no deleterious nor hazardous materials nor techniques have been used in the construction, and that the land is not contaminated.*

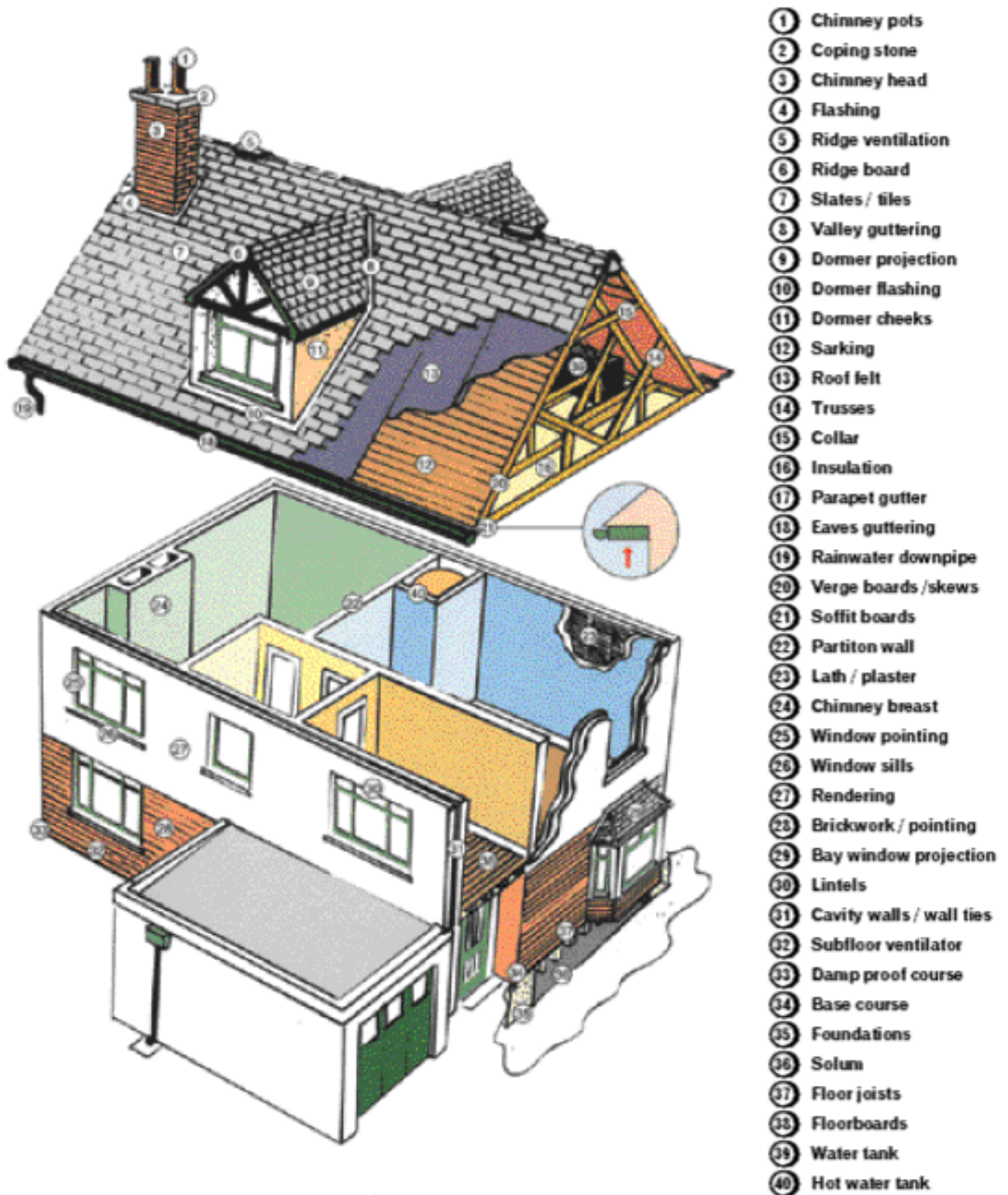
*A structural survey was not instructed and we have not inspected the woodwork or other parts of the property which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.*

*It is outwith 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 roof and other external areas were viewed from ground floor level only.

The cupboards and other storage areas were fully stocked with household effects.

Sectional diagram showing elements of a typical house















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















## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of three categories.

 <b>Structural movement</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	No signs of any significant structural movement were noted, on the basis of a single inspection.
 <b>Dampness, rot and infestation</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	No signs of any significant dampness, rot or timber infestation were noted, within the limitations of the inspection.
 <b>Chimney stacks</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The chimney stack, as viewed from ground level, appear to be in reasonable condition.
 <b>Roofing including roof space</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The roof coverings, as viewed from ground level, appear to be in reasonable order, however, it was noted that there is a heavy covering of moss and vegetation growth on the roof surfaces and in the valley areas and therefore this should be cleaned off.</p> <p>No signs of any defects were noted within the roof space, on the basis of our limited inspection.</p>
 <b>Rainwater fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The rainwater fittings, as viewed from ground level, appear to be in reasonable order with no signs of any water staining being noted to the external walls which would indicate that there are any current leaks. Nevertheless, it should be anticipated that regular maintenance will be required in terms of checking joints, cleaning out gutters etc.

 <b>Main walls</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	No signs of any significant defects were noted.
 <b>Windows, external doors and joinery</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The woodwork will always require regular repainting to prevent weathering.
 <b>External decorations</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The external paintwork is in satisfactory condition. The walls will require regular repainting in order to preserve a fresh appearance.
 <b>Conservatories / porches</b>	
<b>Repair category:</b>	Not applicable
<b>Notes:</b>	Not applicable
 <b>Communal areas</b>	
<b>Repair category:</b>	Not applicable
<b>Notes:</b>	Not applicable
 <b>Garages and permanent outbuildings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	No signs of any significant defects were noted.
 <b>Outside areas and boundaries</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The garden ground and boundaries appear to have been generally well maintained. The fencing will always require a regular coat of preservative. The trees will need careful maintenance.

 <b>Ceilings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The ceiling surfaces are in reasonable order.
 <b>Internal walls</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The internal walls are in reasonable order although general cosmetic repairs may be required prior to commencement of any redecoration programme.
 <b>Floors including sub-floors</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	No signs of any defects were noted.
 <b>Internal joinery and kitchen fittings</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	The internal joinery is in reasonable condition. The glazing to the doors should be of a safety glass variety.  The kitchen fitments are in serviceable order.
 <b>Chimney breasts and fireplaces</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	No signs of any significant defects were noted.
 <b>Internal decorations</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	Décor is generally a matter of personal taste.
 <b>Cellars</b>	
<b>Repair category:</b>	Not applicable
<b>Notes:</b>	Not applicable

 <b>Electricity</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The electrical wiring installation serves 13 amp sockets and appears to be fairly up-to-date. Regulations with regard to electrical installations are constantly upgraded and it is always prudent to have an electrical system checked and tested on a periodic basis by an electrical contractor to ensure compliance with the latest regulations.</p> <p>It was noted that the cabling to the external light appears to be of a fairly rudimentary nature and may require to be upgraded.</p>
 <b>Gas</b>	
<b>Repair category:</b>	Not applicable
<b>Notes:</b>	Not applicable
 <b>Water, plumbing and bathroom fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The plumbing system, where visible, appears to run using modern materials. There was no evidence of any leakage from the pipework.</p> <p>The sanitary fitments are in serviceable order. It should be anticipated that the splash protection finishes are kept watertight otherwise any leaks/spillage could lead to future problems.</p>
 <b>Heating and hot water</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The central heating system appears to be in serviceable condition and it is understood that the boiler was newly installed last year. It is recommended, however, that the system is checked and tested as a matter of routine by a registered engineer to ensure safe operation and compliance with the latest regulations.</p>
 <b>Drainage</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The foul and surface water drainage appears to be satisfactory. The system was not inspected although we noted no surface defects at the time of visit.</p>

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	N/A
Communal areas	N/A
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	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	N/A
Electricity	1
Gas	N/A
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

#### Repair Categories

##### Category 3:

Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

##### Category 2:

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

##### Category 1:

No immediate action or repair is needed.

#### Remember

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

#### Warning

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

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

1. Which floor(s) is the living accommodation on?	Ground
2. Are there three steps or fewer to a main entrance door of the property?	Yes
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

#### 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**

It may be the case that some internal alterations have been carried out to form the existing layout and accommodation, however, these may be of an historic nature.

It was noted that replacement double glazed window frames have been installed.

Access to the property is by way of a shared private road and therefore all matters in respect of ownership, access rights, maintenance responsibilities etc should be established.

It is understood that there is an area of common ground adjoining the River Almond and that fishing rights exist in favour of the owner of this property.

We are not aware of any historic issues with flooding having affected the subject property.

##### **Estimated re-instatement cost for insurance purposes**

£480,000 (FOUR HUNDRED AND EIGHTY POUNDS).

##### **Valuation and market comments**

The market value of the heritable property, reflecting current market conditions, is reasonably stated at £500,000 (FIVE HUNDRED THOUSAND POUNDS).

Property market activity has been impacted due to the current response to Covid-19. This has resulted in an unprecedented set of circumstances on which to make a valuation judgement. The advice is therefore reported on the basis of "material valuation uncertainty" as per the RICS Red Book Global definition. Consequently, less certainty can be attached to the valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.

**Report author:** JOHN B DIXON  
Ref: 18150/JBD/SMD

**Address:** DHKK Limited  
54 Corstorphine Road, Edinburgh EH12 6JQ

**Signed:**

A handwritten signature in black ink that reads "DHKK LTD." The signature is written in a cursive, slightly stylized font.

**Date of report:** 26<sup>th</sup> May2021



## **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 assessment company.

The surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on a 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 Single Survey 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 Single Survey 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 Single Survey Report and generic Mortgage Valuation Report to the seller. It is the responsibility of the seller to ensure that the amended Single Survey Report and generic Mortgage Valuation Report are transmitted to every prospective purchaser.

The individual surveyor will be a member or fellow of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon residential property.<sup>1</sup>

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

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

### **1.2 THE REPORT**

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

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

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

The 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 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 the 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 the 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 adviser 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<sup>2</sup> will be prepared from information contained in the report and the generic Mortgage Valuation Report.

#### **1.6 INTELLECTUAL PROPERTY**

All intellectual property rights whatsoever (including copyright) in and to the Single Survey 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.

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

The 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 the 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
- 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 assessment 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 are in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

### 2.3 THE REPORT

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

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

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

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

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

### 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

A section is included that makes provision for an energy report, relative to the property. The surveyor will collect physical data from the property and provide such data in a format required by an accredited energy company.

The surveyor cannot of course accept liability for any advice given by the energy company.

## 2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the report contains matters considered relevant to the conveyancer (solicitor). It also contains the surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

*"Market Value" 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.* 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 should note that the Single Survey is valid for 12 weeks from the date of inspection. 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.



Property Address	2 Powies Path, Mid Calder, Livingston, West Lothian, EH53 0GA	Ref No	18150/JBD/SMD
Seller's Name(s)	Colin Given		
Date of Inspection	25 <sup>th</sup> May 2021		
<b>Property Details</b>			
Property Type	House <input type="checkbox"/>	Detached <input checked="" type="checkbox"/>	If Flat/Maisonette <input type="checkbox"/>
	Bungalow <input checked="" type="checkbox"/>	Semi Detached <input type="checkbox"/>	Purpose Built <input type="checkbox"/>
	Flat <input type="checkbox"/>	Mid Terrace <input type="checkbox"/>	Converted <input type="checkbox"/>
	Maisonette <input type="checkbox"/>	End Terrace <input type="checkbox"/>	Floor of subject property <input type="text"/>
	Other* <input type="checkbox"/>	*Specify under General Comments	No of floors in block <input type="text"/>
			No of Flats in block <input type="text"/>
Type of Construction (*Specify under General Comments)	Traditional <input checked="" type="checkbox"/>	*Non Traditional <input type="checkbox"/>	
<b>Tenure</b>			
Absolute Owner <input checked="" type="checkbox"/>	Leasehold <input type="checkbox"/>	Age	35 years approximately
<b>Accommodation – (specify number of rooms)</b>			
Living Rooms <input type="text" value="3"/>	Bedrooms <input type="text" value="4"/>	Kitchens <input type="text" value="1"/>	Bathrooms <input type="text" value="2"/>
			WCs <input type="text"/>
			Other <input type="text"/>
<small>(Specify in General Remarks)</small>			
Gross Floor Area (excluding garages & outbuildings)	Internal <input type="text" value="180"/> m <sup>2</sup>	External <input type="text" value="198"/> m <sup>2</sup>	
Garage(s) / Outbuildings <input type="text" value="1"/>	Parking Space <input type="text" value="0"/>	Garden Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Residential Element – greater than 40% Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<b>Construction</b>			
Walls	Brick <input checked="" type="checkbox"/>	Stone <input type="checkbox"/>	Concrete <input type="checkbox"/>
	Timber-framed <input type="checkbox"/>	Other (specify in General Remarks) <input type="checkbox"/>	
Roof	Tile <input checked="" type="checkbox"/>	Slate <input type="checkbox"/>	Asphalt <input type="checkbox"/>
	Felt <input type="checkbox"/>	Other (specify in General Remarks) <input type="checkbox"/>	
<b>Subsidence, Settlement and Landslip</b>			
Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement, subsidence, flooding, mining?			
If yes, please clarify			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Services</b> (Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks)			
Drainage	Mains <input checked="" type="checkbox"/>	Private <input type="checkbox"/>	None <input type="checkbox"/>
	<b>Water</b>	Mains <input checked="" type="checkbox"/>	Private <input type="checkbox"/>
		None <input type="checkbox"/>	None <input type="checkbox"/>
Gas	Mains <input type="checkbox"/>	Private <input type="checkbox"/>	None <input checked="" type="checkbox"/>
	<b>Electricity</b>	Mains <input checked="" type="checkbox"/>	Private <input type="checkbox"/>
		None <input type="checkbox"/>	None <input type="checkbox"/>
<b>Central Heating</b>	Yes <input checked="" type="checkbox"/>	Partial <input type="checkbox"/>	None <input type="checkbox"/>
	<b>Brief Description</b>	Oil fired system	
<b>Location</b>			
	Residential Suburb <input type="checkbox"/>	Residential within town/city <input type="checkbox"/>	Mixed residential/commercial <input type="checkbox"/>
	Mainly commercial <input type="checkbox"/>	Commuter village <input checked="" type="checkbox"/>	Remote village <input type="checkbox"/>
	Isolated rural property <input type="checkbox"/>	Other <input type="checkbox"/>	(Specify in General Remarks) <input type="text"/>
<b>Roads</b>			
	Made up <input checked="" type="checkbox"/>	Unmade road <input type="checkbox"/>	Partly completed new road <input type="checkbox"/>
	Adopted <input type="checkbox"/>	Unadopted <input type="checkbox"/>	Pedestrian access only <input type="checkbox"/>
<b>Planning issues</b>			
Has the property been extended / converted / altered?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please comment in General Remarks			



**General Remarks**

The general condition appears consistent with its age and type of construction.

It may be the case that some internal alterations have been carried out to form the existing layout and accommodation, however, these may be of an historic nature.

It was noted that replacement double glazed window frames have been installed.

Access to the property is by way of a shared private road and therefore all matters in respect of ownership, access rights, maintenance responsibilities etc should be established.

It is understood that there is an area of common ground adjoining the River Almond and that fishing rights exist in favour of the owner of this property.

We are not aware of any historic issues with flooding having affected the subject property.

**Essential Repairs**

None.

Estimated cost of essential repairs £  Retention recommended Yes  No  Amount £

**Comment on Mortgageability**

The property forms suitable security for mortgage purposes subject to specific lending criteria of any given mortgage provider.

**Valuations (Assuming Vacant Possession)**

Market value in present condition £ **500,000**

Market value on completion of essential repairs £

Insurance Reinstatement value £ **480,000**

(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a Reinspection necessary? Yes  No

**IMPORTANT – THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES**

Signed



Valuers Name and Qualifications **John B Dixon, BSc MRICS**

Date of Inspection **25<sup>th</sup> May 2021** Date of Report **26<sup>th</sup> May 2021**

Company Name DHKK Ltd

Address 54 Corstorphine Road

Edinburgh

EH12 6JQ

Tel No

0131 313 0444

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

2 POWIE'S PATH, MID CALDER, LIVINGSTON, EH53 0GA

**Dwelling type:** Detached bungalow  
**Date of assessment:** 25 May 2021  
**Date of certificate:** 27 May 2021  
**Total floor area:** 180 m<sup>2</sup>  
**Primary Energy Indicator:** 213 kWh/m<sup>2</sup>/year

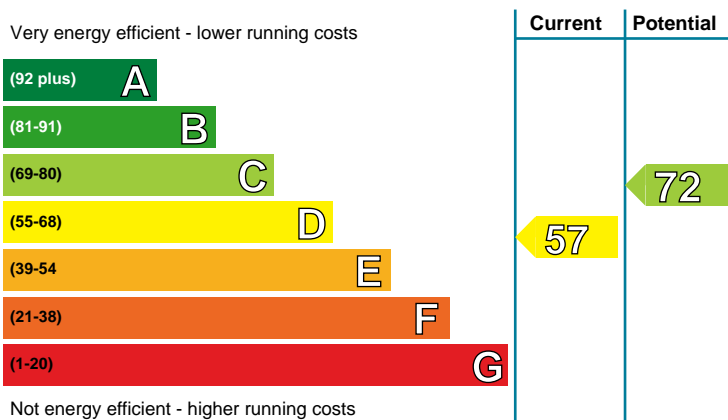
**Reference number:** 4902-6459-3522-3425-1593  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, oil

## You can use this document to:

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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£4,923</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£978</b>	

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

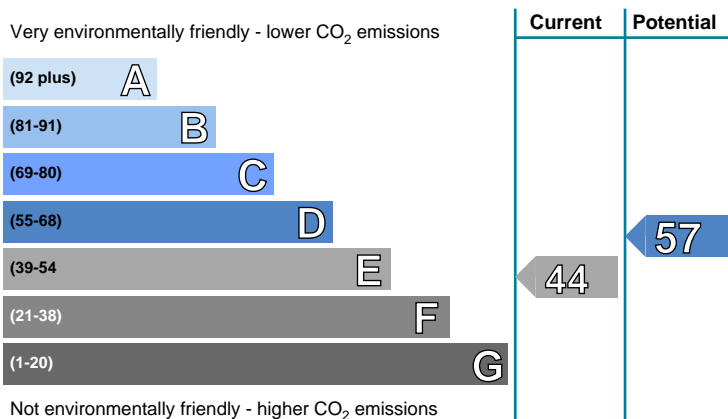


## Energy Efficiency Rating

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

Your current rating is **band D (57)**. The average rating for EPCs in Scotland is **band D (61)**.

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



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

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

Your current rating is **band E (44)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£636.00
2 Low energy lighting	£70	£204.00
3 Solar water heating	£4,000 - £6,000	£141.00

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

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

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
Floor	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, coal	—	—
Hot water	From main system	★★★☆☆	★★★☆☆
Lighting	Low energy lighting in 26% of fixed outlets	★★★☆☆	★★★☆☆

## The energy efficiency rating of your home

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

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


## The impact of your home on the environment

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

The calculated emissions for your home are 60 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 11 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 3.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.






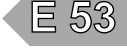


### Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,915 over 3 years	£3,333 over 3 years	
Hot water	£441 over 3 years	£285 over 3 years	
Lighting	£567 over 3 years	£327 over 3 years	
<b>Totals</b>	<b>£4,923</b>	<b>£3,945</b>	

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

### Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Floor insulation (solid floor)	£4,000 - £6,000	£212		
2 Low energy lighting for all fixed outlets	£70	£68		
3 Solar water heating	£4,000 - £6,000	£47		
4 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£312		

### Choosing the right improvement package

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

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

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

### 1 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation). Building regulations generally apply to this work and may also require a building warrant so it is best to check with your local authority building standards department.

### 2 Low energy lighting

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

### 3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

### 4 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

## 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

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to [www.energysavingtrust.org.uk/scotland/rhi](http://www.energysavingtrust.org.uk/scotland/rhi).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	22,245	N/A	N/A	N/A
Water heating (kWh per year)	2,897			

## About this document

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

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

Assessor's name:	Mr. John Dixon
Assessor membership number:	EES/009580
Company name/trading name:	DHKK Limited
Address:	54 Corstorphine Road Edinburgh EH12 6JQ
Phone number:	0131 313 0444
Email address:	<a href="mailto:survey@dhkk.co.uk">survey@dhkk.co.uk</a>
Related party disclosure:	No related party

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

### Use of this energy performance information

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

## Advice and support to improve this property

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

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

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



# property questionnaire

<b>Property Address</b>	2 Powies Path Mid Calder West Lothian EH53 0GA
<b>Seller(s)</b>	Colin Given
<b>Completion date of Property Questionnaire</b>	03/06/2021



## Note for sellers

- Please complete this form carefully. It is important 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 you solicitor or estate agent immediately.

## Information to be given to prospective buyer(s)

<b>1.</b>	<b>Length of Ownership</b>																
	How long have you owned the property? <input style="width: 300px;" type="text" value="36 years"/>																
<b>2.</b>	<b>Council Tax</b>																
	Which Council Tax band is your property in? <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G																
<b>3.</b>	<b>Parking</b>																
	What are the arrangements for parking at your property? (Please tick all that apply) <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Garage</td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Allocated parking space</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Driveway</td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On street</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Resident Permit</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Metered parking</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Shared parking</td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Other (please specify)</td> <td style="text-align: center; padding: 5px;"><input style="width: 300px;" type="text"/></td> </tr> </table>	Garage	<input checked="" type="checkbox"/>	Allocated parking space	<input type="checkbox"/>	Driveway	<input checked="" type="checkbox"/>	On street	<input type="checkbox"/>	Resident Permit	<input type="checkbox"/>	Metered parking	<input type="checkbox"/>	Shared parking	<input type="checkbox"/>	Other (please specify)	<input style="width: 300px;" type="text"/>
Garage	<input checked="" type="checkbox"/>																
Allocated parking space	<input type="checkbox"/>																
Driveway	<input checked="" type="checkbox"/>																
On street	<input type="checkbox"/>																
Resident Permit	<input type="checkbox"/>																
Metered parking	<input type="checkbox"/>																
Shared parking	<input type="checkbox"/>																
Other (please specify)	<input style="width: 300px;" type="text"/>																

# property questionnaire

<b>4.</b>	<b>Conservation area</b>	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	<b>No</b>
<b>5.</b>	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	<b>No</b>
<b>6.</b>	<b>Alterations/Additions/Extensions</b>	
<b>a.</b>	<p><b>(i)</b> 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)?  <u>If you have answered yes</u>, please describe below the changes which you have made:</p> <div data-bbox="159 952 1161 1086" style="border: 1px solid black; padding: 5px;"> <p>The roof was altered from flat roof to pitched 1991, Extension to make a additional bedroom ~1985.</p> </div> <p><b>(ii)</b> Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, 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.</p>	<b>Yes</b>
<b>b.</b>	<p>Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered yes, please answer the three questions below:</p> <p><b>(i)</b> Were the replacements the same shape and type as the ones you replaced? <b>Yes</b></p> <p><b>(ii)</b> Did this work involve any changes to the window or door openings? <b>No</b></p> <p><b>(iii)</b> Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <div data-bbox="159 1926 1152 2038" style="border: 1px solid black; padding: 5px;"> <p>new windows installed 2008, other changes as required prior to this time.</p> </div>	<b>Yes</b>

# property questionnaire

<b>7.</b>	<b>Central heating</b>	
	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there?</p> <div data-bbox="156 461 1149 528" style="border: 1px solid black; padding: 2px;">oil</div> <p>(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).</p> <p>If you have answered yes, please answer the three questions below:</p>	<b>Yes</b>
	<p><b>(i)</b> When was your central heating system or partial central heating system installed?</p> <div data-bbox="156 797 1149 864" style="border: 1px solid black; padding: 2px;">UNKNOWN</div> <p><b>(ii)</b> Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> <div data-bbox="156 1066 1149 1133" style="border: 1px solid black; height: 30px;"></div> <p><b>(iii)</b> When was your maintenance agreement last renewed? (Please provide the month and year).</p> <div data-bbox="156 1267 1149 1335" style="border: 1px solid black; height: 30px;"></div>	<b>No</b>
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate, which is less than 10 years old?	<b>No</b>
<b>9.</b>	<b>Issues that may have affected your property</b>	
<b>a.</b>	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<p><b>No</b></p> <p><b>Please select</b></p>

<p><b>b.</b></p>	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>No</b></p>																								
<p><b>10.</b></p>	<p><b>Services</b></p>																									
<p><b>a.</b></p>	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><b>Services</b></th> <th style="text-align: center;"><b>Connected</b></th> <th style="text-align: left;"><b>Supplier</b></th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td style="text-align: center;"><input type="checkbox"/></td> <td><div style="border: 1px solid black; height: 20px; width: 100%;"></div></td> </tr> <tr> <td>Water mains or private water supply</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">scottish water</div></td> </tr> <tr> <td>Electricity</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">EDF</div></td> </tr> <tr> <td>Mains drainage</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">scottish water</div></td> </tr> <tr> <td>Telephone</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">sky</div></td> </tr> <tr> <td>Cable TV or satellite</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">sky</div></td> </tr> <tr> <td>Broadband</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td><div style="border: 1px solid black; padding: 2px;">sky</div></td> </tr> </tbody> </table>	<b>Services</b>	<b>Connected</b>	<b>Supplier</b>	Gas or liquid petroleum gas	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Water mains or private water supply	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">scottish water</div>	Electricity	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">EDF</div>	Mains drainage	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">scottish water</div>	Telephone	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">sky</div>	Cable TV or satellite	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">sky</div>	Broadband	<input checked="" type="checkbox"/>	<div style="border: 1px solid black; padding: 2px;">sky</div>	
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<p><b>b.</b></p>	<p><b>Is there a septic tank system at your property?</b></p> <p><u>If you have answered yes</u>, please answer the two questions below:</p> <p><b>(i)</b> Do you have appropriate consents for the discharge from your septic tank?</p> <p><b>(ii)</b> Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>No</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p>																								

# property questionnaire

11.	Responsibilities for shared or common areas	
a.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="156 465 1150 636" style="border: 1px solid black; padding: 5px;">                     number 2 powies path is the private road ownder of access into powies path, number 3 has legal right of access.                 </div>	Yes
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="156 869 1150 1039" style="border: 1px solid black; height: 76px;"></div>	N/A
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	Yes
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="156 1406 1150 1576" style="border: 1px solid black; height: 76px;"></div>	No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="156 1841 1150 2011" style="border: 1px solid black; height: 76px;"></div>	No

# property questionnaire

f.	<p>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 privately-owned)?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="156 360 1150 533" style="border: 1px solid black; padding: 5px;"> <p>path is a public right of access</p> </div>	Yes
12.	<b>Charges associated with your property</b>	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p> <div data-bbox="156 848 1150 1021" style="border: 1px solid black; height: 77px;"></div>	No
b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>No</p> <p>N/A</p>
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> <div data-bbox="156 1476 1150 1644" style="border: 1px solid black; height: 75px;"></div>	

# property questionnaire

13.	<b>Specialist works</b>	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:</p> <div data-bbox="156 474 1150 645" style="border: 1px solid black; height: 76px; width: 623px;"></div>	<b>No</b>
b.	<p>As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property? <u>If you have answered yes</u>, please give details:</p> <div data-bbox="156 887 1150 1057" style="border: 1px solid black; height: 76px; width: 623px;"></div>	<b>No</b>
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u> these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:</p> <div data-bbox="156 1460 1150 1559" style="border: 1px solid black; height: 44px; width: 623px;"></div>	<b>N/A</b>

# property questionnaire

<b>14.</b>	<b>Guarantees</b>	
<b>a.</b>	<p>Are there any guarantees or warranties for any of the following:</p> <ul style="list-style-type: none"> <li><b>(i)</b> Electrical work</li> <li><b>(ii)</b> Roofing</li> <li><b>(iii)</b> Central heating</li> <li><b>(iv)</b> National House Building Council (NHBC)</li> <li><b>(v)</b> Damp course</li> <li><b>(vi)</b> Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy)</li> </ul>	<p><b>No</b></p> <p><b>No</b></p> <p><b>Yes</b></p> <p><b>No</b></p> <p><b>No</b></p> <p><b>No</b></p>
<b>b.</b>	<p>If you have answered yes or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> <div data-bbox="156 920 1150 1093" style="border: 1px solid black; padding: 5px; min-height: 77px;"> <p>new boiler installed in late 2020</p> </div>	
<b>c.</b>	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="156 1344 1150 1516" style="border: 1px solid black; min-height: 77px;"></div>	<b>No</b>
<b>15.</b>	<b>Boundaries</b>	
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="156 1814 1150 1986" style="border: 1px solid black; min-height: 77px;"></div>	<b>No</b>



16.	Notices that affect your property	
	<p><b>In the past three years have you ever received a notice:</b></p> <p><b>a.</b> advising that the owner of a neighbouring property has made a planning application?</p> <p><b>b.</b> that affects your property in some other way?</p> <p><b>c.</b> that requires you to do any maintenance, repairs or improvements to your property?</p> <p><u>If you have answered yes to any of a–c above</u>, 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.</p>	<p><b>Yes</b></p> <p><b>No</b></p> <p><b>No</b></p>

**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): \_\_\_\_\_

Date: \_\_\_\_\_