Home Report

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SHEPHERD

CHARTERED SURVEYORS

All Angles Covered

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Contents

Scottish Single Survey

Single Survey

survey report on:

Property address	3a Union Road Bathgate EH48 1NS

Customer	Nikolay Atanasov Hristev

Customer address	3a Union Road Bathgate EH48 1NS

Prepared by	Shepherd Chartered Surveyors

Date of inspection	11/02/2025

SHEPHERD
CHARTERED SURVEYORS

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PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property[1].

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

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

1.2 THE REPORT

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

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

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

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

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

[1] Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report[2].

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

[2] Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" *is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;*

- the "Property" is the property which forms the subject of the Report;

- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

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

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

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" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;

- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

1. Information and scope of inspection

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

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

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

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

Description	Own door converted flat in terraced block.
Accommodation	GROUND FLOOR: Entrance Hallway, Living Room/Kitchen, Bedroom 1 with Ensuite Shower Room and WC, Bedroom 2 and Bathroom with WC.
Gross internal floor area (m^2)	$66m^2$ or thereby.
Neighbourhood and location	The subjects are situated in a mixed residential and commercial area in Bathgate town centre convenient for local shopping, educational and social amenities.
Age	Appears to have been originally constructed around 1920.
Weather	Dry and cloudy.
Chimney stacks	N/A

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 has a flat profile presumably overlaid in felt. Access is gained to the rear roof void area via a hatch formed in the ensuite shower room ceiling. The roof is of timber framed construction overlaid in sarking board.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** PVC and cast iron downpipes were noted.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The walls are constructed of brickwork harled externally. Part of the rear bedroom offshoot is of single skin construction.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** The windows are of uPVC tilt and turn design fitted with sealed unit double glazing. The front doors are of PVC double glazed design with PVC double glazed patio doors in the rear bedroom.

External decorations	**Visually inspected.** Generally PVC with masonry painted walls.

Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	No garage.
Outside areas and boundaries	**Visually inspected.** The property is built on the pavement line. A small concrete courtyard area is located off the rear bedroom.
Ceilings	**Visually inspected from floor level.** The ceilings are lined in plasterboard sheeting or similar.
Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The walls are lined in plasterboard sheeting or similar. A splashback is fitted in the kitchen, the bathroom is partly tiled and ensuite shower room partly wet walled.
Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** Flooring throughout is of suspended timber construction.
Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Skirtings and facings are of softwood. Doors are of timber panel design. Kitchen units are provided at wall and base level.
Chimney breasts and fireplaces	N/A.
Internal decorations	**Visually inspected.** Walls and ceiling areas are painted.
Cellars	N/A

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.** Electricity is from the mains grid with the meter being located in the vestibule wall cupboard.

Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** Gas is from the mains supply with the meter being located in the living room cupboard.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Water is from the mains supply and where seen the installation is of copper and plastic supply pipes and PVC waste pipes. The kitchen is fitted with a resin sink unit. Sanitary arrangements comprise a three piece white suite with gravity shower in the bathroom and a three piece white suite in the ensuite shower room.

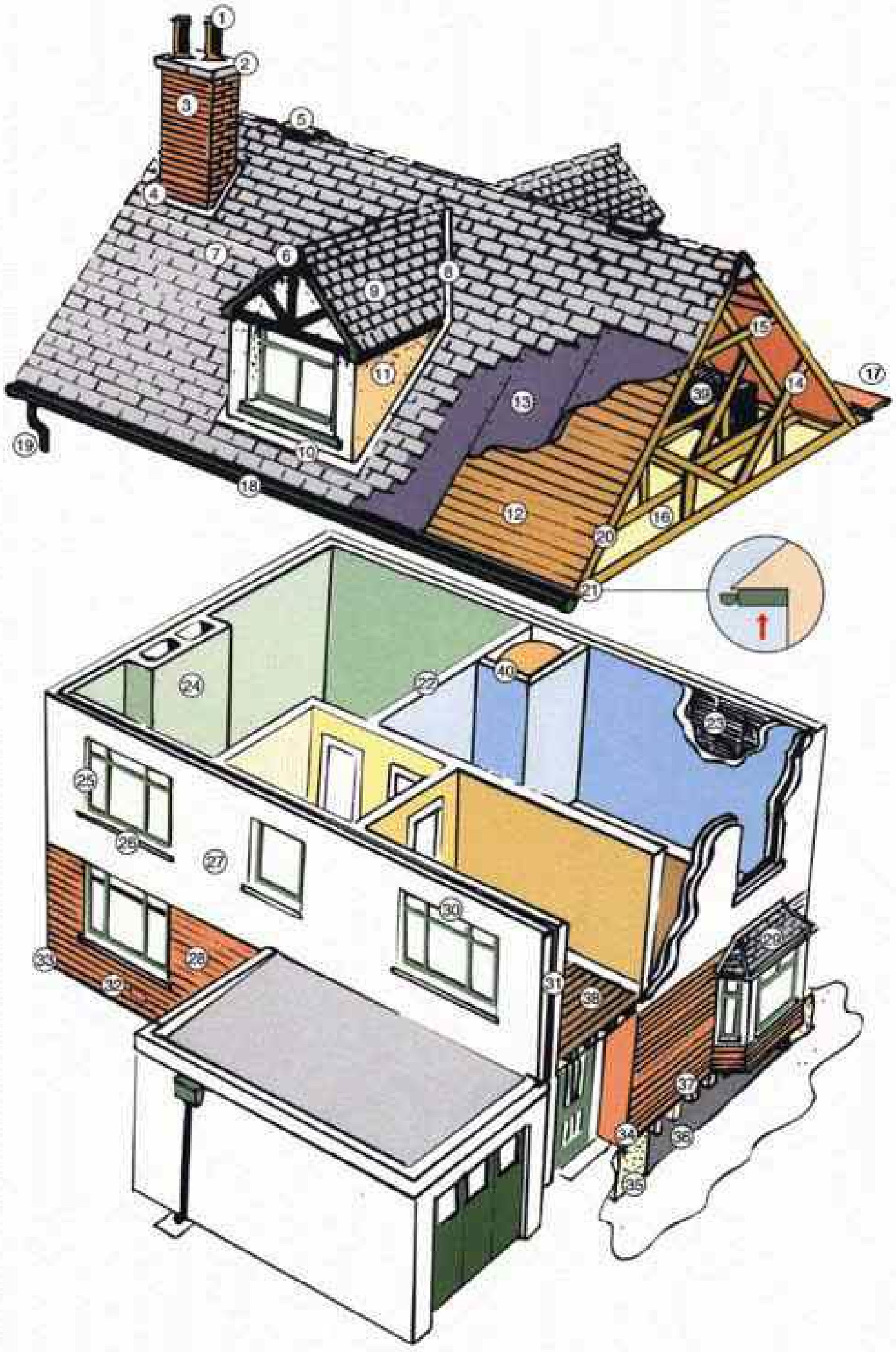
Heating and hot water	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Hot water is provided by the gas fired boiler situated in the living room and ventilated by means of fanned flue. The boiler services corrugated radiators fitted with thermostats.

Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Smoke detectors fitted at hallway ceilings. Upgrading works are required to meet new regulations. All Scottish homes require 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. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.

Any additional limits to inspection	**For flats / maisonettes** **Only the subject flat and internal communal areas giving access to the flat were inspected.** **If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.** **The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.** Inspection of the flooring was restricted due to the nature of fitted floor coverings. No sub floor inspection was carried out. The roof covering was not seen. Inspection of the roof void was carried out from the hatch area only in the en suite shower room.

Sectional Diagram showing elements of a typical house



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

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

2. Condition

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

Dampness, rot and infestation	
Repair category	1
Notes	Inactive woodworm to roof timbers. See Specialist report at the end of Home Report.

Chimney stacks	
Repair category	N/A
Notes	N/A.

Roofing including roof space	
Repair category	1
Notes	No significant defects were noted at the time of inspection. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight. Flat roofs have a limited life.

Rainwater fittings	
Repair category	1
Notes	Within the limitations of our inspection rainwater goods were seen to be free from significant defect.

Main walls	
Repair category	2
Notes	Cracked harling. Defective roughcast to gable.

Windows, external doors and joinery	
Repair category	1
Notes	Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted. Patio doors are not smooth running.

External decorations	
Repair category	1
Notes	Paint finished and decorated external surfaces will require redecoration on a regular basis.

Conservatories/porches	
Repair category	N/A
Notes	N/A

Communal areas	
Repair category	N/A
Notes	N/A

Garages and permanent outbuildings	
Repair category	N/A
Notes	N/A

Outside areas and boundaries	
Repair category	1
Notes	Boundary walls and fences should be regularly checked and maintained as necessary.

Ceilings	
Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted. Typical shrinkage.

Internal walls	
Repair category	2
Notes	High damp meter readings to hall wall lining beside stairs and external courtyard area. See Specialist report at the end of Home Report. Typical shrinkage.

Floors including sub-floors	
Repair category	1
Notes	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

Internal joinery and kitchen fittings	
Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.

Chimney breasts and fireplaces	
Repair category	N/A
Notes	N/A

Internal decorations	
Repair category	1
Notes	

Cellars	
Repair category	N/A
Notes	N/A

Electricity	
Repair category	1
Notes	The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.

Gas	
Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.

Heating and hot water	
Repair category	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system. Corrosion to bathroom radiator.

Drainage	
Repair category	1
Notes	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

Single Survey

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

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

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

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

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

3. Accessibility information

Guidance notes 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. Wherea 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 Floor			
2. Are there three steps or fewer to a main entrance door of the property?	Yes	[X]	No	[ ]
3. Is there a lift to the main entrance door of the property?	Yes	[ ]	No	[X]
4. Are all door openings greater than 750mm?	Yes	[ ]	No	[X]
5. Is there a toilet on the same level as the living room and kitchen?	Yes	[X]	No	[ ]
6. Is there a toilet on the same level as a bedroom?	Yes	[X]	No	[ ]
7. Are all rooms on the same level with no internal steps or stairs?	Yes	[ ]	No	[X]
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes	[X]	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 reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer
The property was converted from commercial premises to a flat. We were unable to establish when this work was carried out although it is presumed all necessary consents and permissions were obtained in respect of these works. It is presumed that there is a mutual repairing liability in respect of roof and structural repairs. Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Estimated reinstatement cost for insurance purposes
For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £170,000 (ONE HUNDRED AND SEVENTY THOUSAND POUNDS STERLING). This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

Valuation and market comments
Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £100,000 (ONE HUNDRED THOUSAND POUNDS STERLING).

Signed	*Craig Brown* Electronically signed :- 04/03/2025 17:25
Report author	Craig Brown
Company name	J & E Shepherd Chartered Surveyors
Address	4 Grampian Court Beveridge Square Livingston EH54 6QF

Date of report	11/02/2025

Mortgage Valuation Report

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

Property Address

Address	3a Union Road, Bathgate, EH48 1NS
Seller's Name	Nikolay Atanasov Hristev
Date of Inspection	11/02/2025

Property Details

Property Type

- [ ] House
- [ ] Bungalow
- [ ] Purpose built maisonette
- [ ] Converted maisonette
- [ ] Purpose built flat
- [X] Converted flat
- [ ] Tenement flat
- [ ] Flat over non-residential use
- [ ] Other (specify in General Remarks)

Property Style

- [ ] Detached
- [ ] Semi detached
- [ ] Mid terrace
- [ ] End terrace
- [ ] Back to back
- [ ] High rise block
- [X] Low rise block
- [ ] Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e. g. local authority, military, police? [ ] Yes [X] No

Flats/Maisonettes only

Floor(s) on which located	Ground	No. of floors in block	2
		No. of units in block	2

Lift provided? [ ] Yes [X] No

Approximate Year of Construction: 1920

Tenure

[X] Absolute Ownership [ ] Other

Accommodation

Number of Rooms

1	Living room(s)	2	Bedroom(s)	1	Kitchen(s)
2	Bathroom(s)	0	WC(s)	0	Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings): 66 m² (Internal) ____ m² (External)

Residential Element (greater than 40%): [X] Yes [ ] No

Garage / Parking / Outbuildings

[ ] Single garage [ ] Double garage [ ] Parking space [X] No garage / garage space / parking space

Available on site? [ ] Yes [X] No

Permanent outbuildings:

None.

Mortgage Valuation Report

Construction

Walls	[X] Brick	[ ] Stone	[ ] Concrete	[ ] Timber frame	[ ] Other (specify in General Remarks)
Roof	[ ] Tile	[ ] Slate	[ ] Asphalt	[X] Felt	[ ] Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement?	[ ] Yes	[X] No
If Yes, is this recent or progressive?	[ ] Yes	[ ] No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	[ ] Yes	[X] No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and locationof the supply in General Remarks

Drainage	[X] Mains	[ ] Private	[ ] None
Electricity	[X] Mains	[ ] Private	[ ] None
Central Heating	[X] Yes	[ ] Partial	[ ] None
Water	[X] Mains	[ ] Private	[ ] None
Gas	[X] Mains	[ ] Private	[ ] None

Brief description of Central Heating and any non mains services:

Gas fired boiler to radiators.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

- [ ] Rights of way
- [ ] Shared drives / access
- [ ] Garage or other amenities on separate site
- [ ] Shared service connections
- [ ] Ill-defined boundaries
- [ ] Agricultural land included with property
- [ ] Other (specify in General Remarks)

Location

- [ ] Residential suburb
- [X] Residential within town / city
- [ ] Mixed residential / commercial
- [ ] Shared service connections
- [ ] Commuter village
- [ ] Remote village
- [ ] Isolated rural property
- [ ] Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? [X] Yes [ ] No

If Yes provide details in General Remarks.

Roads

- [X] Made up road
- [ ] Unmade road
- [ ] Partly completed new road
- [ ] Pedestrian access only
- [ ] Adopted
- [ ] Unadopted

Mortgage Valuation Report

General Remarks

The property was found to be in a condition commensurate with its age. General routine maintenance works are however required.

The property was converted from commercial premises to a flat. We were unable to establish when this work was carried out although it is presumed all necessary consents and permissions were obtained in respect of these works.

It is presumed that there is a mutual repairing liability in respect of roof and structural repairs.

Essential Repairs

None evident.

Estimated cost of essential repairs	
Retention recommended?	☐ Yes ☒ No
Retention amount	N/A

Comment on Mortgageability

It is considered the subjects provide suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider. Lenders have differing views on converted flats.

Valuation

Market value in present condition	£ 100,000
Market value on completion of essential repairs	£
Insurance reinstatement value	£ 170,000

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

Is a reinspection necessary? ☐ Yes ☒ No

Mortgage Valuation Report

Declaration

Signed	*Craig Brown* Electronically signed :- 04/03/2025 17:25
Surveyor's name	Craig Brown
Professional qualifications	BSc, MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	4 Grampian Court, Beveridge Square, Livingston, EH54 6QF
Telephone	01506 416777
Email Address	livingston@shepherd.co.uk
Date of Inspection	11/02/2025

Energy Performance Certificate

Energy Performance Certificate (EPC)

Dwellings

Scotland

3A UNION ROAD, BATHGATE, EH48 1NS

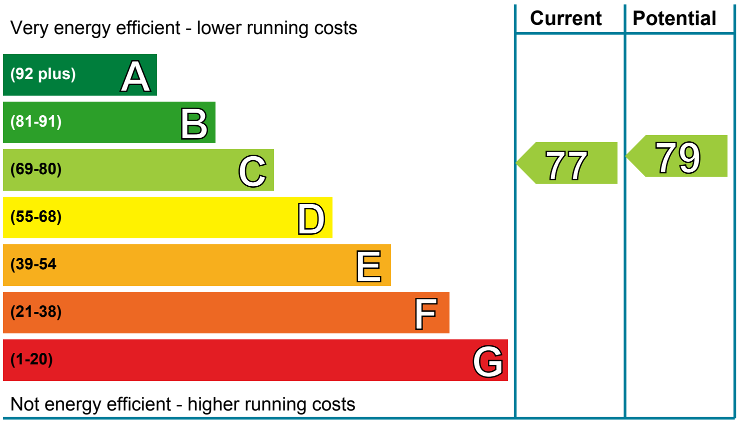
Dwelling type:	Ground-floor flat	**Reference number:**	5000-4591-0622-4094-1253
Date of assessment:	11 February 2025	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	11 February 2025	**Approved Organisation:**	Elmhurst
Total floor area:	67 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	172 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£2,106**	See your recommendations report for more information
Over 3 years you could save*	**£231**	

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

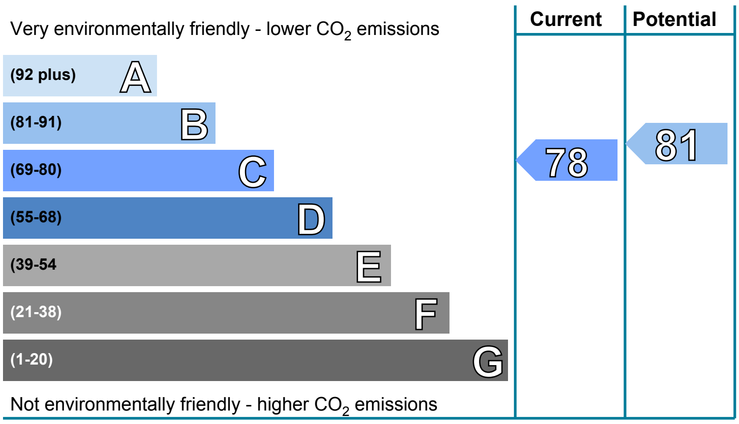


Energy Efficiency Rating

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

Your current rating is **band C (77)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band C (78)**. The average rating for EPCs in Scotland is **band D (59).**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£231.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Solid brick, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 30 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.0 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,524 over 3 years	£1,293 over 3 years	You could save £231 over 3 years
Hot water	£342 over 3 years	£342 over 3 years	
Lighting	£240 over 3 years	£240 over 3 years	
Totals	**£2,106**	**£1,875**	

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

Recommendations for improvement

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

	Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Floor insulation (suspended floor)	£800 - £1,200	£77	C 79	B 81

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.

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

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

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

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.
LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	5,567	N/A	N/A	N/A
Water heating (kWh per year)	1,781			

About this document

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

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

Assessor's name:	Mr. Craig Brown
Assessor membership number:	EES/015082
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	dundee@shepherd.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

Property Questionnaire

property questionnaire

Property address	**3a Union Road** **Bathgate** **EH48 1NS**
Seller(s)	**Nikolay Atanasov Hristev**
Completion date of property questionnaire	**21/02/2025**

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	3 years 5 months
2.	Council tax	
	Which Council Tax band is your property in?	B
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply) • Garage: No • Allocated parking space: No • Driveway: No • Shared parking: Yes • On street: Yes • Resident permit: No • Metered Parking: No • Other (please specify):	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No

5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	**No**
6.	**Alterations/additions/extensions**	
a.	**(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?** **<u>If you have answered yes</u>, please describe below the changes which you have made:**	**No**
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? **<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:**	
b.	**Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **<u>If you have answered yes</u>, please answer the three questions below:**	**Yes**
	(i) Were the replacements the same shape and type as the ones you replaced?	**Yes**
	(ii) Did this work involve any changes to the window or door openings?	**No**
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): **Please give any guarantees which you received for this work to your solicitor or estate agent.** Just replaced the old windows with new ones.	
7.	**Central heating**	
a.	**Is there a central heating system in your property?** **(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).** **<u>If you have answered yes or partial</u> – what kind of central heating is there?** **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).**	**Yes**

	Gas **<u>If you have answered yes</u>, please answer the three questions below:**	
	i) When was your central heating system or partial central heating system installed? March 2022	
	(ii) Do you have a maintenance contract for the central heating system? **<u>If you have answered yes,</u> please give details of the company with which you have a maintenance contract:** Kenneway Gas Ltd.	**Yes**
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year). 3rd February 2025	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes**
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to the property while you have owned it?** **<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?**	**No**
b.	**Are you aware of the existence of asbestos in your property?** **<u>If you have answered yes</u>, please give details:**	**No**
10.	**Services**	
a.	**Please tick which services are connected to your property and give details of the supplier:**	

Services	Connected	Supplier
Gas or liquid petroleum gas	**Yes**	**Eon next**
Water mains or private water supply	**Yes**	**Scottish Water**
Electricity	**Yes**	**Eon next**
Mains drainage	**Yes**	**Local Authority**

	Telephone	No		
	Cable TV or satellite	No		
	Broadband	Yes	BT	
b.	Is there a septic tank system at your property? <u>If you have answered yes</u>, please answer the two questions below:			No
	(i) Do you have appropriate consents for the discharge from your septic tank?			
	(ii) Do you have a maintenance contract for your septic tank? <u>If have answered yes</u>, details of the company with which you have a maintenance contract:			
11.	**Responsibilities for shared or common areas**			
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? <u>If you have answered yes</u>, please give details:			No
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes</u>, please give details:			No
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?			No
d.	Do you have the right to walk over any of your neighbours'property — for example to put out your rubbish bin or to maintain your boundaries? <u>If you have answered yes</u>, please give details:			No
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? <u>If you have answered yes</u>, please give details:			No
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.) <u>If you have answered yes</u>, please give details:			No

12.	Charges associated with the property	
a.	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address,and give details of any deposit held and approximate charges:	No
b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?	No
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist work	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? 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.	No
b.	As far as you are aware, has any preventative work for dry rot,wet rot, or damp ever been carried out to your property? If you have answered yes, please give details:	No
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	
14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following?	
	(i) Electrical work	No

	(ii) Roofing	No
	(iii) Central heating	Yes
	(iv) National House Building Council (NHBC)	With title deeds
	(v) Damp course	No
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
c.	Are there any outstanding claims under any of the guarantees listed above?If you have answered yes, please give details:	No
15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in thelast 10 years? If you have answered yes, please give details:	No
16.	**Notices that affect your property**	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s)

I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief

Name(s): Nikolay Hristev

Date: 21/02/2025

Appendices

Fortress One

DAMP & WOODWORM INSPECTION

3A Union Road EH48 1NS

INSPECTION DATE: 03/03/2025
REPORT DATE: 04/03/2025

Contents

Fortress One
Property Preservation

14 Albany Street
Edinburgh
EH1 3QB
info@fortressone.co.uk
www.fortressone.co.uk
07476 739 686
0131 333 2067

Date: 04/03/2025
RE: 3a Union Road

Dear Tanya Petkova,

Following my inspection of 3a Union Road, please find enclosed my report, as you will see no remedial treatment work is required.

The Report has been prepared by Brian Skillicorn and divided into convenient sections so that you can easily find details of the quotation, and other necessary information.

If there are any points you wish to discuss, you can contact me on 07476 739 686.
(office hours 9am – 6pm)

Yours sincerely,

Brian Skillicorn
Structural Wall Tanking Specialist
True Dry Rot & Remedial Treatment Surveyor & Technician
Specialist Surveyor & Approved Chemical Treatment Contractor
BiokilCrown Chemicals Approved Contractor
Kingfisher Building Products Approved Contractor
Wykamol Registered Installer

E&OE

Company Details

Company Name:	**FortressOne**
Trading Address:	**14 Albany Street, Edinburgh, EH1 3QB**
VAT No:	**376 8939 24**
UTR No:	
Contact Name:	**Brian Skillicorn**
Position:	**Proprietor**
Telephone No:	**07476739686**
E-mail Address:	**info@fortressone.co.uk**
Industry Registrations:	**Approved chemical company registered contractor.**
Name of person responsible for HSE	**Brian Skillicorn**
Telephone No:	**07476739686**
E-mail Address:	**info@fortressone.co.uk**

Purpose of the survey to assess rising damp and visible woodworm timber building defects. Supply materials and labour to carry out remedial treatment works.

Health & Safety, Environment & Quality Management

Details of any RIDDOR reportable accidents/incidents and enforcement action in the last 3 years from any enforcement agency e.g. HSE, EA, LA. Etc.

✓	No accidents have taken place.

Approved Contractor

Approved treatment installer with various chemical suppliers for the safe use of waterproofing and timber treatment works.
Wykamol waterproofing solutions
BiokilCrown chemicals
Kingfisher Chemicals
Koster aquatecnic waterproofing chemicals

Sustainability and Additional Information

I work to my best ability to reduce transport emissions and pollution, recycle waste, reclaim existing site material by cleaning and treatment processes, use sustainable materials when possible, choose thermal energy efficient materials and promote a sustainable and innovation lifecycle for existing buildings.

Training Matrix

College studies in construction and the built environment.
One part time employee: College ONC & HNC construction and the built environment
Now at university studying building surveying.

Insurance Details.

	Insurer	Policy Number	Value of Cover (£)
Employers Liability	Convex insurance UK Ltd	CS/LIAB/10121624	10,000,000.00
Public Liability	Convex insurance UK Ltd	CS/LIAB/10121624	1,000,000
Product Liability	Convex insurance UK Ltd	CS/LIAB/10121624	1,000,000
Other (POLLUTION)	Convex insurance UK Ltd	CS/LIAB/10121624	1,000,000

convex

Certificate of Employers' Liability Insurance[i]

(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 1998 (the Regulations), one or more copies of this certificate must be displayed at each place of business at which the Assured employs persons covered by the policy)

Policy Number:	CS/LIAB/10121624
Assured Name:	Mr Brian John Skillicorn t/as Fortress One
Date of commencement of Insurance:	27 October 2024
Date of expiry of Insurance:	26 October 2025

We certify that subject to paragraph 2:

1. **The policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain, Northern Ireland, the Isle of Man, the Island of Jersey, the Island of Guernsey and the Island of Alderney, or to offshore installations in any waters outside the United Kingdom to which Employers' Liability (Compulsory Insurance) Act 1969 or any amending primary legislation applies [ii]; and**
2. **(a) The minimum amount of cover provided by this policy is no less than £5,000,000 [iii].**

Signed for and on behalf of Convex Insurance UK Limited (Authorised Insurer)

Signature
Lewis Goodearl
Head of UK & Ireland Casualty
Convex Insurance UK Limited

Quality Systems and Assurance

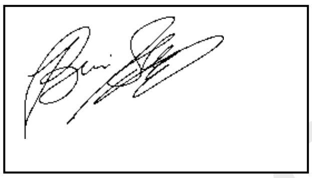
All materials have BBA Approval certificate for suitability and meet the required specification.

Social Responsibility

Children and or slavery is not utilised in the production of materials provided.

Supplier/Service Provider Declaration

I certify that the details provided are correct and accurate.

Completed on behalf of (Company Name):	Brian Skillicorn T/A FortressOne
Completed by:	Brian Skillicorn
Email:	info@fortressone.co.uk
Position in Company:	proprietor
Signed: 	Brian Skillicorn

The Report

This section of the report includes observations and recommendations on the areas of the property surveyed.

Please note: Chimneys and external wall and roof surfaces of the building are examined from ground level, where necessary from adjoining public property and with the help of binoculars. The roof structure is examined from inside the roof space where accessible (insulation material, stored goods and other contents are not moved or lifted).

The efficiency of rainwater fittings (gutters and down pipes) can only be assessed properly during the Inspection if there is heavy rain.

- During a pre-purchase inspection I have to avoid any interference with the home owners possessions, stored items, furniture and any floor coverings which are not touched or moved.
- The internal inspection of this properties floor joists or underside of the floorboards were not able to be inspected.
- No inspection to the underside floor timbers was possible.
- Air humidity and air temperature readings were taken during the inspection as a guide to the amount of moisture there was in the internal atmosphere. These readings are as important if not more important than surface moisture meter readings. A moisture meter is a guide and it tests the electrical resistance of the surface that is to be tested. But if a wall is more conductive due to other means the meter will give a false reading. Salts in the masonry can give false readings, some older thermal wallpaper which has found to be evident with bitumen and aluminium foil will also be more conductive. A moisture meter is only a guide to help towards the correct diagnosis.
- Surface plaster material and humidity during a non-invasive pre-purchase survey inspection can only reasonably be tested 5mm from the wall surface within the surface plaster.
- When I was inspecting the roof voids there was no visible signs of timber decay, but it was noted there was very little in the way of insulation to the property meaning the property suffers from a lot of heat loss. This will happen when the heating system is switched off and the property starts to cool down over night or during the day when the occupants are out.

Purpose & Scope of Inspection

Introduction

Introduction

Instructions were received from yourself to carry out a report for active woodworm and rising dampness at the above address, In accordance with my standard terms and conditions.
Our inspection was confined to the rooms and external elevation walls of the property, as detailed below and or on the attached construction drawing. All moisture readings were taken with a FLIR MR176 thermal image damp meter & Protimeter Surveymaster calibrated prior to inspection. Moisture profiling was carried out to the wall and floor surfaces. Readings were taken as WME (wood moisture equivalent).

Purpose - Please read carefully

This report was performed to determine the condition of the ground floor buildings damp proof course .

This report is for rising dampness from the ground level only and active woodboring insect.

All other comments within this report are made without prejudice and responsibility and just to be seen as helpful observations and not seen as a detailed building survey inspection or structural survey.
Any comments made about the roof, chimneystacks, lead flashings, guttering, external walls, windows and internal timbers and wall plaster are made without responsibility, and you are advised to seek further information and repair costs from specialist building inspectors and tradespersons.

Circumstances During Inspection

Circumstances During Inspection

The weather was mainly dry with light winds. The presence of floor coverings throughout prevented a full inspection. Only a limited view of elements at the upper level was available from the ground.

The Building

The Building

Movement, timber defects and dampness are, in their various forms, the three greatest potential threats to the structure of a building. Where evidence is found of any of these conditions, advice is given on what action should be taken. (Where a problem is judged to be serious, it might prove necessary for a separate, detailed examination to be undertaken – perhaps by a specialist. For example, the foundations might have to be laid open to analyse the cause of some structural movement, or the full extent of timber rot might require further investigation.)

Floor surfaces and under-floor spaces are examined as far as they are accessible (furniture, floor coverings and other contents are not moved or lifted). If a part of the area normally examined was found to be not accessible, this is reported: if a problem is suspected, advice is given on what action should be taken. It is not possible to assess the internal condition of any chimney or other flues. (in some cases, when furniture and pictures are removed internal decorations may prove to be damaged or faded.)

Insulation

Insulation

Thermal insulation to this property includes double-glazing and roof insulation.

Ceilings

Ceilings

Ceilings where seen appear to be made of plasterboard construction.

Floors

Floors

Floor surfaces were walked upon revealed minor spring and unevenness, but this is within acceptable limits for domestic construction and is not considered significant in a property of this type and age.

Internal walls and partitions

Internal walls and partitions

Condensation can be a problem with solid walls, especially when double glazing is installed making the rooms airtight and it is important to maintain the correct balance of background heating and ventilation.

Drying laundry on radiators should be avoided as this will increase moisture to condense on cold wall surfaces.

Internal walls and partitions are of a mixed solid and lightweight construction. There is a risk that these dry-linings may conceal dampness or defects, which would otherwise be identified. however, there was no apparent surface evidence of such problems. Minor shrinkage cracks were noted in the plasterwork although these are not considered to be significant in a property of this type and age. Making good will be required prior to next redecoration.

The most common causes of building failure include Condensation, Entrapped moisture, rain, rising damp. Movement due to wind, moisture, and thermal changes.

Chemical and biological agents cause corrosion and decay to building materials.

Fireplaces

Fireplaces

All redundant chimney breasts (if any)

should be properly ventilated in order to prevent condensation and associated defects.

Other (if present)

Other (if present)

If materials containing asbestos are present for example to the soffit boards & ceilings. There are potential health risks stemming from inhalation of asbestos fibres consequently further advice should be sought before working with such materials. In some cases, removal is subject to statutory control and therefore expensive.

Substructure

Substructure

I have not undertaken any trial bores to confirm the nature of the subsoil underneath this house, it is important to ensure that the drains around the property are maintained in a good order because leaking drains washing away the fine particles inside the subsoil can cause damaging subsoil erosion and foundation movement. No examination to the foundation has been carried out or included within this report.

Drainage

Drainage Drainage inspection chambers are not opened, and the drains are not checked for free running, it is assumed that all waste pipes comply with current building regulations and are connected to the local main services, drainage system is not included within this report.

Water

Water Water can rise up a structure by capillary action - rising damp – or fall vertically as rain, hail or snow under a slight head pressure. Under the influence of wind water can travel horizontally or even vertically upwards. Water must be deflected away from the inner wall by integrating horizontal & vertical Damp proof courses at openings, penetrations, and abutment walls. Damp penetration is likely to arise given the lack of any vertical damp proof course which is an inherent design defect around window and door openings within older properties.

Condensation

Condensation Profile Readings

External Reading:	**12°C**	**55%**
Internal Reading:	**18°C**	**60% TO 70%**
Drying Clothes Indoors:	Unknown	

Room Readings

Room	Glazing	Temp °C	RH %	Surface Temp °C	Mould Present?	Location of Mould	Notes
Entrance Hall	double	18	72%	19	no		
Front sitting room	double	18	68%	21	no		
Rear bedroom	double	17	65%	12 - 18	no		
Rear top bedroom	double	16	65%	14 - 18	no		

External inspection to roof and walls

Roof

Roof Inspection

All comments within this report are made without prejudice and responsibility and just to be seen as helpful observations and not seen as a detailed building survey inspection or structural survey.
Below are observations made while at the property.
Visible observations seen are helpful suggestions only.
You the client are recommended to seek a specialist roofing contractors survey report.
I would always advise and recommend a building or structural engineers' detailed survey inspection of the property.
Visual inspection and survey access were provided to all roof levels through the course of the inspection via interior hatch/access door within the bathroom.
The general scope of my inspection and condition assessment involved the following items:

- Non-destructive /non-invasive inspection of the roof assembly.

The main roof frame comprises a flat timber framed structure.
Whenever evidence of any significant depressions or distortion in the planes of the roof slopes are present to indicate distress or minor undulations being noted, it is always recommended you contact a roofing contractor and obtain a quotation for any necessary works. Although lead is very resistant to corrosion by atmospheric pollutants once the surface patina (tarnish) is developed, lead flashings & soakers have a limited serviceable life, due to the fact lead being a soft metal and exposed to an aggressive salt-laden atmosphere. Pure water in the form of condensation on the underside of lead can cause significant corrosion by converting the metal to lead carbonate. present and historic CONDENSATION dampness is evident inside the roof space.
No ventilation is evident to the roof space timbers, which should ideally be checked by your roofing contractor when obtaining a quotation for repairs & incorporate ventilation. Rainwater can rise up the roof timber by capillary action under a slight head pressure with the influence of wind it can also travel horizontally along any surfaces and enter along any cracks or nails, or even vertically upward and then run down along the internal timbers onto the walls and ceilings below. Consideration should be given to any timbers built into or in contact with damp or solid surfaces which will be at risk of fungal decay, please note: black mould and a slight wet water stainage was evident to the left support timber above the loft hatch. Condensation dampness is due to poor ventilation and the lack of insulation to the single timber frame wall.

Windows

Windows

The windows are made from Plastic, no formal comment is made to the condition of the said windows, and it would be advisable to instruct a glazing company to inspect the window units for any necessary repairs that might require attention.

Damp penetration is likely to arise given the lack of any vertical damp proof course which is an inherent design defect around window and door openings within older properties.

External Walls

External Walls

The main external walls are of solid masonry construction, brick type construction with a smooth sand and cement render stone pebbledash and single timber frame wall and flat roof.

External Ground Levels

The property sits on a sloping site and the ground level to the front is just below internal floor level. The ground level top the rear is above internal floor level where the internal side has been framed away restricting access due to partition frames and plasterboard.

Circumstances During Inspection

The property was furnished with carpet, laminate flooring and furniture, The beds were not moved restricting access to the floor and walls within the rooms.

The Services & Site

The Services & Site

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Services are not included within this inspection report. The mains services to the site: Electricity, water, gas, and waste services are not included.

Internal Inspection

Orientation

Orientation

The terms left, right, front and rear are used as if facing the front door elevation of the building from the outside.

The internal inspection was restricted to the items referred to below. At the time of our inspection the property was furnished with fitted and fixed floorcoverings in position, therefore, inspection was very restricted.

Due to fully fitted floorcoverings, no inspection to the timber floors was possible. (During a pre purchase survey, I am not able to pull, or damage fitted floor coverings)

It is recommended that a further inspection to floor area be carried out in the future when the fully fitted coverings can be moved or be pulled back. Should any evidence of a problem be found, a further report and quotation will be made available upon request, please see summary notes attached.

Notes about internal damp wall detection

A moisture meter is a guide, and it tests the electrical resistance of the surface that is to be tested. But if a wall is more conductive due to other means the meter will give a false reading. Salts in the masonry can give false readings, some older thermal wallpaper which has found to be evident with bitumen and aluminium foil will also be more conductive. A moisture meter is only a guide to help towards the correct diagnosis.

Surface plaster material and humidity during a non-invasive pre-purchase survey inspection can only reasonably be tested 5mm from the wall surface within the surface plaster during a pre purchase investigation.

The presence of chlorides and nitrates in plaster samples can confirm damp. The presence of salts can cause crystallisation and interaction with relative humidity and water vapour which can lead to the deliquescence of salt crystallisation back to moisture. Hygroscopic salts are an indication of penetrating damp and are cited by manufacturers of treatment additives as one of the reasons for removal of plaster and reinstatement with sand and cement render and salt retardants, or where applicable specialist renovation plaster. Salts within masonry materials as a result of the geological formation of donor materials can lead to efflorescence. This can be a factor in blocking of pores through contamination and pollutant deposits which can prevent salt emergence caused by moisture ingress leading to internal damage to the structure of the masonry. Water repellent applications can produce a similar effect. Crypto florescence of previously and even long inactive salts in internal masonry pores can suddenly be triggered.

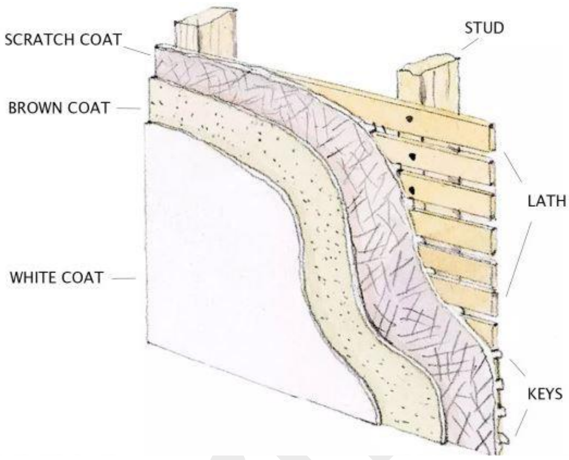
Internal Walls & Partitions

Internal walls and partitions

Internal walls and partitions are of a mixed solid and lightweight construction. There is a risk that these dry linings may conceal dampness or fungal decay defects, which would otherwise be identified. Surface evidence of dampness was not detected to the walls that have been framed away from the existing structural walls. Shrinkage cracks were noted in the plasterwork although these are not considered to be significant in a property of this type and age. Making good will be required prior to next redecoration.

As you can see on the diagram below, timber framed secondary walls with plasterboard make it impossible to carry out an exact true inspection to the main structural super structure stone or brick walls because access is impossible, and it should never be assumed the property is free from dampness or water ingress.

Stock picture for description purpose only



Ground Floor Walls & Rooms

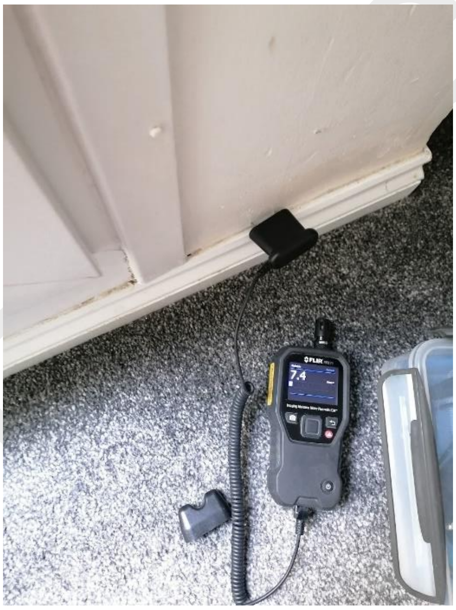
Entrance hallway, front sitting room and kitchen, cloak room, bathroom, lower and upper rear bedrooms.

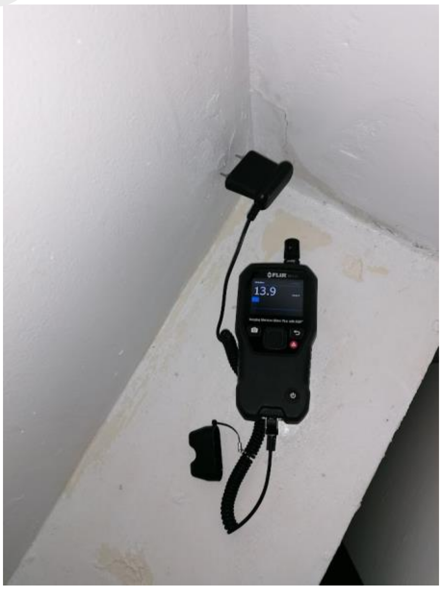
Ground floor rooms

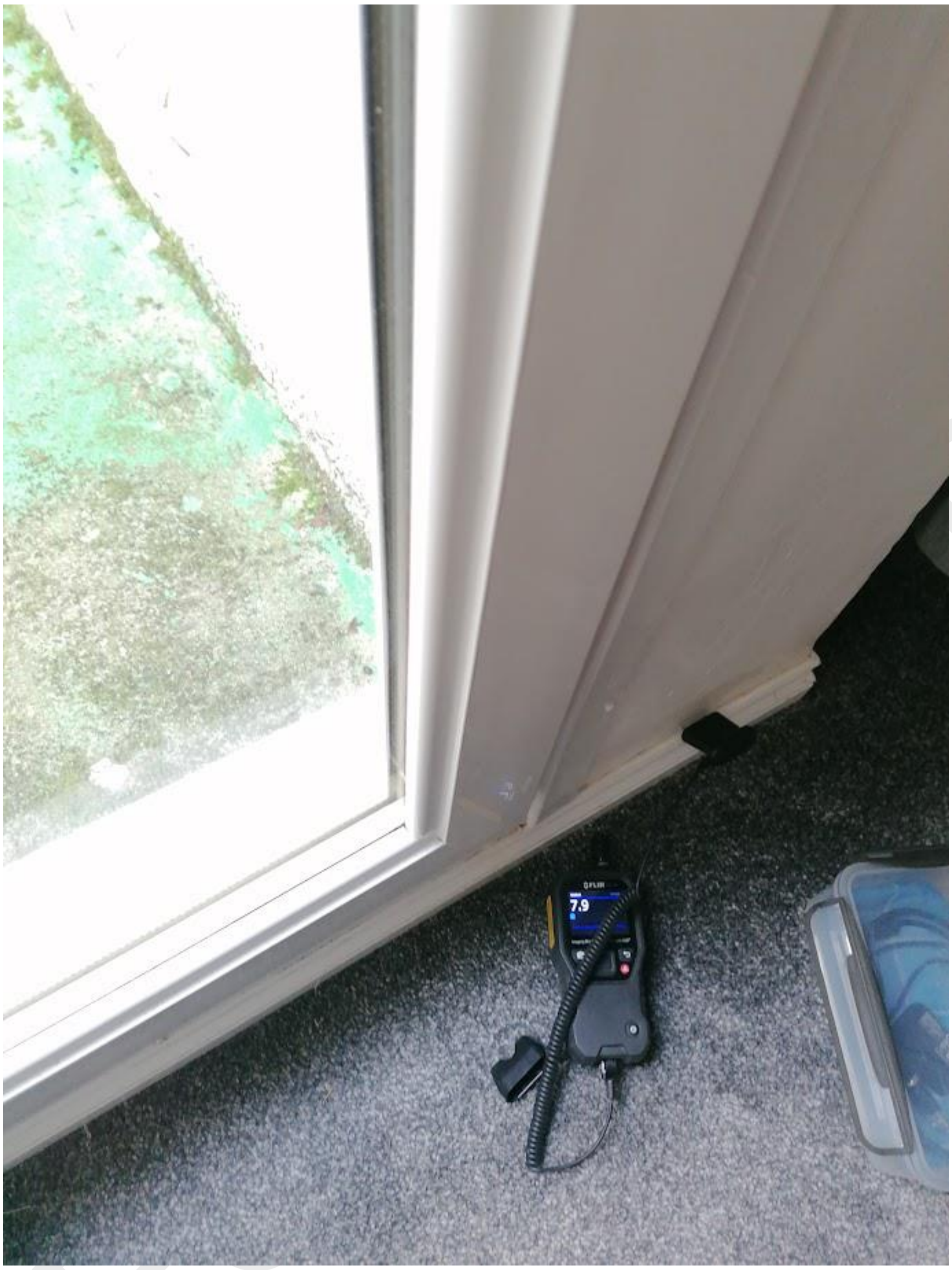
No evidence of rising dampness
There is no visible evidence to indicate a problem of rising damp in the walls, this was confirmed by instrumental readings.
No damp ingress
Moisture profiling was carried out to the wall surfaces in a lateral and horizontal motion; visual evidence confirmed by random instrumental meter readings indicates no problem of dampness within the walls.
readings were taken as WME (wood moisture equivalent) by a FLIR MR176 thermal imaging damp meter.
7% - 14% surface moisture condensation.

Recommendations
Walls
No chemical treatment required

Notes: surface condensation, please see attached notes.







Condensation within the studded wall frame. Please see attached notes to help with humidity on cold wall surfaces.

Roof Space / Attic

Roof void loft space attic

Visual inspection and survey access were provided to all underside of the roof levels through the course of the inspection via the interior hatch.

- non-invasive visual inspection of the internal roof assembly.

Consideration should be given to the timbers built into or in contact with damp or solid wall surfaces which will be at risk of fungal decay or condensation moisture.

Woodworm in the roof timbers - Yes
Evidence would suggest the property has suffered from a very minor infestation in the past.
Old flight holes were seen within the roof void.

No active or current live woodworm infestation was visible.

Recommendations

No treatment at present.

If any signs of flying insects are seen during warmer months, please feel free to contact me for a second site visit to inspect, at present no chemical treatment is required.

Assumptions & Further Investigations

Extent of Inspection

The areas reported on are those inspected in accordance with your instructions. If there are any errors, omissions or you believe that I have misinterpreted your inspection instruction, please let me know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specific area has not been treated and guaranteed previously.

Where I have drawn to your attention to items that are outside the scope of my inspection as defined earlier, these items and the recommendations should be regarded as helpful suggestions only, and not a full and complete assessment of any problems that might exist.

You should be aware that I have reported upon problems evident to me at the time of my visit.

These particulars, although believed to be correct, and endeavouring to ensure complete accuracy. Brian Skillicorn cannot accept liability for any error or errors in the particulars stated.

All statements contained in these particulars as to this property are made without responsibility.

(Errors and omissions enclosed)

Please read carefully the contents of this damp & timber report and all its enclosures. This report must not be regarded as a substitute for a structural or building survey.

Hidden timbers

In a building of this type there may be many concealed and inaccessible built-in timbers. We are unable to comment on the condition of any such timbers and we have not allowed for any form of treatment to them in our quotation.

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- Valuation Report
- Executory Valuation
- Tax Valuations
- Separation Valuation
- Private Sale Valuation
- New Build & Plot Valuation
- Insurance Reinstatement Valuation
- Portfolio Valuation
- Rental Valuation
- Drive By & Desktop Valuation
- Energy Performance Certificate (EPC)
- Level Two Survey & Valuation Report
- Level Two Condition Report
- Expert Witness Report

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Cumbernauld 01236 780000
Dalkeith 0131 663 2780
Dumbarton 01389 731682
Dumfries 01387 264333
Dundee 01382 200454 / 01382 220699
Dunfermline 01383 722337 / 01383 731841
East Kilbride 01355 229317
Edinburgh 0131 2251234 / 0131 557 9300
Elgin 01343 553939
Falkirk 01324 635 999
Fraserburgh 01346 517456
Galashiels 01896 750150
Glasgow 0141 331 2807
Glasgow South 0141 649 8020
Glasgow West End 0141 353 2080
Greenock 01475 730717
Hamilton 01698 891400
Inverness 01463 712239
Kilmarnock 01563 520318
Kirkcaldy 01592 205442
Lanark 01555 663058
Leeds 0113 322 5069
Livingston 01506 416777
London 02033 761 236
Montrose 01674 676768
Musselburgh 0131 653 3456
Oban 01631 707 800
Paisley 0141 889 8334
Perth 01738 638188 / 01738 631631
Peterhead 01779 470766
St Andrews 01334 477773 / 01334 476469
Saltcoats 01294 464228
Stirling 01786 450438 / 01786 474476