

YOUR ONESURVEY
HOME REPORT

ADDRESS

80 Drumgeith Road
Dundee
DD4 0JX

PREPARED FOR

Gordon Anderson

INSPECTION CARRIED OUT BY:



SELLING AGENT:

Rosie Fraser Real Estate

HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Dundee - Allied Surveyors Scotland Ltd	03/06/2026
Mortgage Certificate	Final	Dundee - Allied Surveyors Scotland Ltd	03/06/2026
Property Questionnaire	Final	Mr. Gordon Anderson	26/05/2026
EPC	FileUploaded	Dundee - Allied Surveyors Scotland Ltd	02/06/2026
Additional Documents	FileUploaded		

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

Surveyor Reference	EA5887
Customer	Mr. Gordon Anderson
Selling address	80 Drumgeith Road Dundee DD4 0JX
Date of Inspection	02/06/2026
Prepared by	Blair Ferguson, MRICS Dundee - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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



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

1.2 THE REPORT

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

¹ Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Codes of Conduct

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

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

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor’s opinion, are not

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

2.3.1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 Category 1: No immediate action or repair is needed.

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an

arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- *There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- *There are no particularly troublesome or unusual legal restrictions;
- *There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property under review comprises of a single storey semi-detached bungalow with private gardens and garage.
Accommodation	GROUND FLOOR Entrance Hall, Living Room with Dining Room off, Two Bedrooms, Kitchen and Shower Room.
Gross internal floor area (m ²)	Approximately 83m ² .
Neighbourhood and location	Drumgetih Road is located on the north of Dundee and the subjects, along with the neighbouring property, appear to have been built for the public sector. All the usual facilities and amenities, including regular bus routes into the city centre, are available nearby.
Age	The bungalow is assumed to date back to the 1960s.
Weather	It was dry and overcast.
Chimney stacks	Not applicable.

<p>Roofing including roof space</p>	<p>The roof is completely flat and covered in a Sarnafil rubber material.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p>
<p>Rainwater fittings</p>	<p>The rainwater water goods are assumed to be internal.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>Main walls</p>	<p>The building is of traditional cavity brick construction, mainly roughcasted externally and having a partial facing brick; smooth render and timber clad finish. There is also concrete sub-floor ventilation and cavity wall insulation.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<p>Windows, external doors and joinery</p>	<p>The windows and entrance doors are replacement uPVC/double glazed units.</p> <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p>
<p>External decorations</p>	<p>The aforementioned timbers have a paint/stain finish.</p> <p>Visually inspected.</p>
<p>Conservatories / porches</p>	<p>Not applicable.</p> <p>Visually inspected.</p>
<p>Communal areas</p>	<p>Not applicable.</p>

<p>Garages and permanent outbuildings</p>	<p>There is a single detached garage which is of sectional concrete/render construction; having a flat corrugated roof; concrete floor and metal "up and over" door providing vehicular access. There is also a timber/felt shed with light and power as well as a second metal shed and metal green/summer house.</p> <p>Visually inspected.</p>
<p>Outside areas and boundaries</p>	<p>There are private gardens to the front, side and rear with a driveway for off-street parking. The driveway is accessed by electrically operated composite/metal gates and boundaries are formed by beech hedging and timber fencing.</p> <p>Visually inspected.</p>
<p>Ceilings</p>	<p>The ceilings are plasterboard and some areas have a uPVC clad finish.</p> <p>Visually inspected from floor level.</p>
<p>Internal walls</p>	<p>The internal walls are a combination of hard plaster and plasterboard materials.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
<p>Floors including sub floors</p>	<p>The flooring is predominately suspended timber joist construction.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p>
<p>Internal joinery and kitchen fittings</p>	<p>The kitchen has a composite sink and fitted floor/wall mounted units. The internal doors are good quality timber, with skirtings/facings/trims, being in the similar materials.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
<p>Chimney breasts and fireplaces</p>	<p>Not applicable.</p>

Internal decorations	<p>Decorated areas include walls and ceilings.</p> <p>Visually inspected.</p>
Cellars	Not applicable.
Electricity	<p>The property has a mains electricity supply and the circuit board consumer unit; uPVC cabling and meter, can be found within the hall cupboard.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p>
Gas	<p>There is a mains gas supply with external meter.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p>
Water, plumbing and bathroom fittings	<p>There is a mains cold water supply and the shower room has a modern white three-piece suite with electric shower.</p> <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
Heating and hot water	<p>Heating is sourced from a Worcester Greenstar gas combination boiler, which can be found within the hall cupboard. This provides central heating and domestic hot water.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
Drainage	<p>Drainage is understood to be to the Local Authority sewer.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>

<p>Fire, smoke and burglar alarms</p>	<p>There are smoke/heat detectors, as well as an intruder alarm.</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p>
<p>Any additional limits to inspection</p>	<p>The floor surfaces could not be inspected as a result of fitted floor coverings and heavy furniture. No sub-floor inspection could be carried out.</p> <p>No sight of the exposed gable wall could be seen and the storage areas within the property, contained household goods. Finally, no sight of the rainwater fittings could be obtained and no inspection of the outhouses, was carried out.</p> <p>Asbestos was commonly used in building material up to the end of the 20th century by which time it became a banned substance. The current informed view is that provided these remain in good condition and undisturbed then they should present no significant hazard to health. In the event of damage or disturbance, however, above average costs may be incurred for repair or removal by a Specialist Contractor. Care should be taken when carrying out maintenance, repair or renewal.</p> <p>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.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p>

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	There was no evidence to suggest that any movement has taken place.

Dampness, rot and infestation	
Repair category:	1
Notes:	No defects to visible/accessible areas of the property.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	2
Notes:	We have been advised that a Roofing Report has been prepared over the subjects and during the inspection, there were no significant defects regarding the roof. Nevertheless, these types of roofs have a limited lifespan, therefore, future works of repair and replacement, will be anticipated.

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

Rainwater fittings	
Repair category:	1
Notes:	Whilst no sight could be obtained, our valuation assumes that this area is free of any significant defect.

Main walls	
Repair category:	1
Notes:	There is cracking to smooth render; weathering to timber cladding and again, our inspection was limited.

Windows, external doors and joinery	
Repair category:	1
Notes:	No major defects were noted. Double glazed/replacement windows and doors can become problematic and over time the operation of same can be affected with opening mechanisms becoming damaged. It is therefore, likely that maintenance repairs maybe required as part and parcel of an ongoing maintenance programme.

External decorations	
Repair category:	
Notes:	See comments above.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

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

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	1
Notes:	It is possible that the garage roof is leaking with surface rust noted on the underside of the roof; sections of metalwork elsewhere are corroded and no inspection of the other outhouses, was carried out.

Outside areas and boundaries	
Repair category:	2
Notes:	There is no proper step/access from the patio doors to the garden and the side/rear fence, is slightly off-level.

Ceilings	
Repair category:	1
Notes:	Shrinkage cracking noted in places.

Internal walls	
Repair category:	1
Notes:	No major defects were noted.

Floors including sub-floors	
Repair category:	1
Notes:	Within the limits of the inspection, no major defects were identified.

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

Internal joinery and kitchen fittings

Repair category:

1

Notes:

No significant defects were noted.

Chimney breasts and fireplaces

Repair category:

Notes:

Not applicable.

Internal decorations

Repair category:

1

Notes:

To a good standard throughout.

Cellars

Repair category:

Notes:

Not applicable.

Electricity

Repair category:

1

Notes:

No major defects were noted.
The NIC/EIC recommend re-testing of the electrical supply every five years or upon change of occupancy. Test certification, therefore, should be obtained.

Gas

Repair category:

1

Notes:

No defects of a reportable nature.

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.

Water, plumbing and bathroom fittings

Repair category:

1

Notes:

No significant defects were noted.

Heating and hot water

Repair category:

1

Notes:

We have been advised that the boiler has been serviced on a regular basis. Any documentation and/or service history, should be transferred to the incoming purchaser.

Drainage

Repair category:

1

Notes:

Within the limits of the inspection, no significant defects were noted.

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer	
<p>All rights of way, boundaries and maintenance liabilities should be verified for the property.</p> <p>We have been advised that a Roofing Report has been carried out and this should be transferred to the incoming purchaser.</p> <p>The owner has advised that the neighbouring property is due for demolition and full details regarding this, should be sought.</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>265,000</p> <p>Two Hundred and Sixty Five Thousand Pounds.</p>	
Valuation (£) and market comments	
<p>130,000</p> <p>One Hundred and Thirty Thousand Pounds.</p> <p>Our valuation reflects current market conditions relating to this area. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.</p>	
Report author:	Blair Ferguson, MRICS
Company name:	Dundee - Allied Surveyors Scotland Ltd
Address:	8 Whitehall Crescent Dundee DD1 4AU
Signed:	Electronically Signed: 315225-a8447c62-ba4c
Date of report:	03/06/2026

PART 2.

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.



Mortgage Valuation Report

Mortgage Valuation Report

Property:	80 Drumgeith Road Dundee DD4 0JX	Client: Mr. Gordon Anderson Tenure: Absolute Ownership
Date of Inspection:	02/06/2026	Reference: BF/KG/EA5887

This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0	LOCATION						
Drumgetih Road is located on the north of Dundee and the subjects, along with the neighbouring property, appear to have been built for the public sector. All the usual facilities and amenities, including regular bus routes into the city centre, are available nearby.							
2.0	DESCRIPTION	2.1 Age:	The bungalow is assumed to date back to the 1960s.				
The property under review comprises of a single storey semi-detached bungalow with private gardens and garage.							
3.0	CONSTRUCTION						
Cavity/brick walls with flat/rubber roof.							
4.0	ACCOMMODATION						
GROUND FLOOR Entrance Hall, Living Room with Dining Room off, Two Bedrooms, Kitchen and Shower Room.							
5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains	Electricity:	Mains	Gas:	Mains	Drainage:	Mains
Central Heating:	Gas fired boiler						
6.0	OUTBUILDINGS						
Garage:	Garage, single.						
Others:	Various.						

7.0	GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>
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This is a well presented/appointed property which has been kept in a structural condition consistent with its age and type of construction.

8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>
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None.

8.1 Retention recommended:	-
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9.0	ROADS & FOOTPATHS
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Made.

10.0	BUILDINGS INSURANCE (£):	265,000	GROSS EXTERNAL FLOOR AREA	98	Square metres
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This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.

11.0	GENERAL REMARKS
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All rights of way, boundaries and maintenance liabilities should be verified for the property.

We have been advised that a Roofing Report has been carried out and this should be transferred to the incoming purchaser.

The owner has advised that the neighbouring property is due for demolition and full details regarding this, should be sought.

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

12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>
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12.1	Market Value in present condition (£):	130,000	One Hundred and Thirty Thousand Pounds.
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12.2	Market Value on completion of essential works (£):		
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12.3	Suitable security for normal mortgage purposes?	Yes
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12.4	Date of Valuation:	02/06/2026
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Signature: Electronically Signed: 315225-a8447c62-ba4c

Surveyor:	Blair Ferguson	MRICS	Date:	03/06/2026
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Dundee - Allied Surveyors Scotland Ltd

Office:

**8 Whitehall Crescent
Dundee
DD1 4AU**

Tel: 01382 349 930

Fax:

email: dundee@alliedsurveyorsscotland.com

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	80 Drumgeith Road Dundee DD4 0JX
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Customer	Mr. Gordon Anderson
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Customer address	80 Drumgeith Road Dundee DD4 0JX
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Prepared by	Blair Ferguson, MRICS Dundee - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

80 DRUMGEITH ROAD, DUNDEE, DD4 0JX

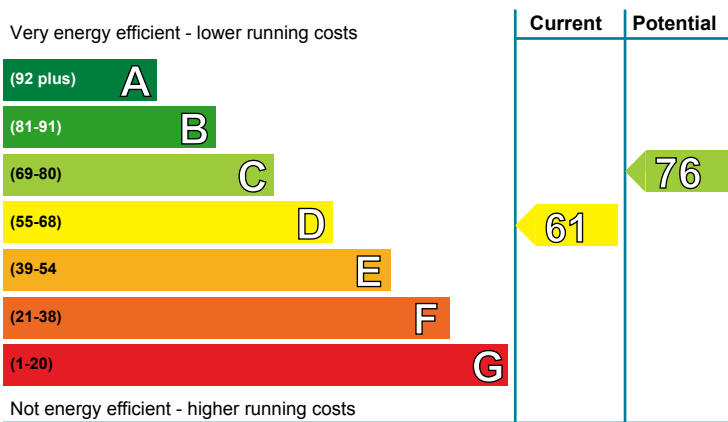
Dwelling type:	Semi-detached bungalow	Reference number:	0728-1047-2236-6776-9224
Date of assessment:	02 June 2026	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	02 June 2026	Approved Organisation:	Elmhurst
Total floor area:	83 m ²	Main heating and fuel:	Boiler and radiators, mains gas
Primary Energy Indicator:	262 kWh/m ² /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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£5,229	See your recommendations report for more information
Over 3 years you could save*	£1,536	

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

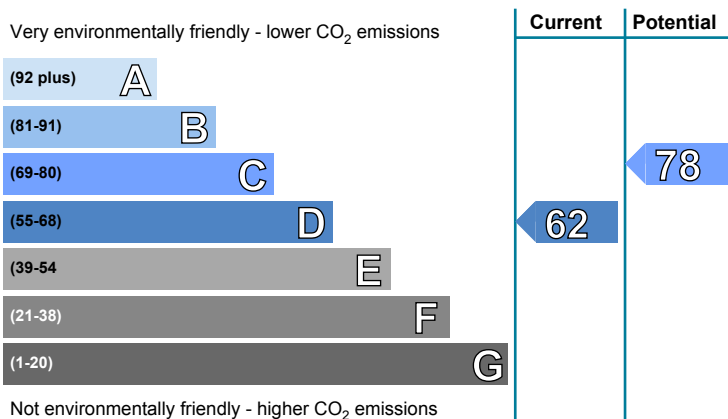


Energy Efficiency Rating

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 (61)**. 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 (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (62)**

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 Flat roof or sloping ceiling insulation	£900 - £1,200	£1122.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£414.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£666.00

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	Cavity wall, filled cavity	★★★★☆	★★★★☆
Roof	Flat, limited insulation	★☆☆☆☆	★☆☆☆☆
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	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ 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 47 kg CO₂/m²/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 3.9 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 1.6 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	£4,077 over 3 years	£2,541 over 3 years	
Hot water	£876 over 3 years	£876 over 3 years	
Lighting	£276 over 3 years	£276 over 3 years	
Totals	£5,229	£3,693	

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 Flat roof or sloping ceiling insulation	£900 - £1,200	£374		
2 Floor insulation (suspended floor)	£5,000 - £10,000	£138		
3 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£222		

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 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

2 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.

3 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.

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)	14,699.61	N/A	N/A	N/A
Water heating (kWh per year)	1,711.78			

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. Blair Ferguson
Assessor membership number:	EES/019846
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	8 Whitehall Crescent Dundee DD1 4AU
Phone number:	01382 349930
Email address:	gary.black@alliedsurveyorsscotland.com
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 [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



P A R T 4 .

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



Property Questionnaire

Property Address

80 Drumgeith Road

Dundee

DD4 0JX

Seller(s)

Gordon Anderson

Completion date of property questionnaire

26/05/2026

Note for sellers

1.	Length of ownership
	How long have you owned the property? 35yrs
2.	Council tax
	Which Council Tax band is your property in? (Please circle) <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage <input checked="" type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> Shared parking <input type="checkbox"/> On street <input checked="" type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Other (please specify):

property questionnaire

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)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
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)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please describe below the changes which you have made: <i>Changed 3rd bedroom into dining room by opening up wall (Not load bearing) thus creating a larger lounge/dining area</i>	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, 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	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	(ii) Did this work involve any changes to the window or door openings?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): <i>Patio doors replaced 2024 Windows replaced 2015</i> Please give any guarantees which you received for this work to your solicitor or estate agent.	
7. Central heating		

property questionnaire

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).	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <i>Gas-fired</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>Gas boiler installed 2014..new wall radiators installed 2024</i>	
	(ii) Do you have a maintenance contract for the central heating system?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please give details of the company with which you have a maintenance contract <i>WRB Gas</i>	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year). <i>13/01/26 annually serviced</i>	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
9.	Issues that may have affected your property	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	Are you aware of the existence of asbestos in your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
10.	Services	

property questionnaire

a	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Y	Ovo
	Water mains or private water supply	Y	Scottish water
	Electricity	Y	Ovo
	Mains drainage	Y	Scottish water
	Telephone	Y	BT line
	Cable TV or satellite	N	
	Broadband	Y	BT
b	Is there a septic tank system at your property?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know	
	(ii) Do you have a maintenance contract for your septic tank?	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	If you have answered yes, please give 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? If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:		<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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? If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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? If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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.) If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
12. Charges associated with your 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:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	Is there a common buildings insurance policy?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
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. <i>None</i>	
13. Specialist works		
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	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.	
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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	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:	

property questionnaire

14.	Guarantees	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
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): <i>All electrics tested 2024 can provide certificate New cavity wall insulation 2024 have 25yr warranty certificate</i>	
c	Are there any outstanding claims under any of the guarantees listed above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	

15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s):	Gordon Anderson
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	26/05/26



McLean Roofing Ltd
www.mclean-roofing.co.uk

ROOF REPORT

80 Drumgeith Road, Dundee

Sunday, 27 October 2024

Prepared For Mr Anderson

80 Drumgeith Road
Dundee

0 Issues Incomplete

PITCHED ROOF COVERINGS.

Issue Completed: Yes

N/A

ACTION REQUIRED

N/A

COSTINGS

N/A

FLAT ROOF COVERINGS.

Issue Completed: Yes

The flat roof covering was inspected on the 24th of October when the weather conditions were dry. The sarnafil single ply flat roof covering is in good working condition and has been installed to a very good standard, this flat roof covering should be covered under the existing 20 year manufacturer warranty. It should be noted that flat roof coverings do have a limited life expectancy but this roof covering is showing no signs of deaeration at time of visit.

ACTION REQUIRED

No action required at present.

COSTINGS

N/A



FLASHINGS.

Issue Completed: Yes

N/A

ACTION REQUIRED

N/A

COSTINGS

N/A

SKEW ABUTMENTS.

Issue Completed: Yes

N/A

ACTION REQUIRED

N/A

COSTINGS

N/A

RAINWATER GOODS.

Issue Completed: Yes

The single ply rain water goods are in good condition with no debris to effect the flow of water.

ACTION REQUIRED

N/A

COSTING

N/A



CHIMNEYS.

Issue Completed: Yes

N/A

ACTION REQUIRED

N/A

COSTINGS

N/A

ROOF WINDOW

Issue Completed: Yes

N/A

ACTION REQUIRED

N/A

COSTINGS

N/A

RIDGE SYSTEM

Issue Completed: Yes

N/A

ACTION REQUIRED

N/A

COSTINGS

N/A

ACCESS EQUIPMENT.

Issue Completed: Yes

N/A

PHOTO LIBRARY

Issue Completed: Yes







Certificate Number: 13688

1 DETAILS OF THE PERSON ORDERING THE REPORT

Client: Total Reinstatement Services
Address: Po Box 21038, Stirling, FK8 1XJ

2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:
To check and report on the existing electrical installation in accordance with BS7671:2018
Date on which inspection and testing was carried out: 14/10/2024

3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: 80 Drumgeith Road, 80 Drumgeith Road, Dundee, DD4 0JX
Estimated age of wiring system: 30 years Evidence of additions/alterations: Yes if yes, estimated age: 0 years
Installation records available? (Regulation 651.1) N/A Date of last inspection: 14/10/2024

4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:
75% of the installation in accordance with item 3.8.2 of Guidance Note 3, removed various sockets, switches and lights in property to test and have visual look at condition of cable and accessories. New consumer unit fitted with surge protection and rcd protection. Shower and cooker been rewired. All sockets have also been rewired. All sockets/switches under 1m have been replaced. Lights in bathroom have been altered
Agreed limitations including the reasons (see Regulation 653.2):
No inspection of under floor or above ceilings, no insulation test between live and neutral conductors at lighting circuits
Agreed with: TRS
Operational limitations including the reasons:
N/A

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2022.
It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

5 SUMMARY OF THE CONDITION OF THE INSTALLATION

See section 8 for a summary of the general condition of the installation in terms of electrical safety.
Overall assessment of the installation in terms of it's suitability for continued use*: **SATISFACTORY**
* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

6 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.
Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.
Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.
Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: **10 Years or change of tenant/owner**
Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

8 GENERAL CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

The installation is in a good condition after works carried out as per attached schedule
Rewired low level socket circuits and Kitchen ring main, installation of new power supply to shower and installation of new consumer unit.
Carried out R2 repairs to lighting circuits
Reconnection to shed and garage

9 DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section 4 of this report.

Trading Title: MRES Electrical Services Ltd
Address: Unit 5A
Back o Hill Industrial Estate
Stirling
Postcode: FK8 1SH
Registration Number (if applicable): Select 42178
Telephone Number: 01786 448562

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: Paul Starkey Position: Approved Electrician Signature: P Starkey Date: 14/10/2024

10 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and Type of Live Conductors			Nature of Supply Parameters			Supply Protective Device		
TN-S: <input checked="" type="checkbox"/>	1-phase (2-wire): <input checked="" type="checkbox"/>	2-phase (3-wire): N/A		Nominal voltage, U/Uo: 240 V			BS(EN): 88-2 Fuse HRC		
TN-C-S: N/A	3-phase (3-wire): N/A	3-phase (4-wire): N/A		Nominal frequency, f: 50 Hz			Type: gG		
TT: N/A	Other: N/A			Prospective fault current, Ipf: 1.1 kA			Rated current: N/V A		
	Confirmation of supply polarity: <input checked="" type="checkbox"/>			External earth fault loop impedance, Ze: 0.21 Ω					

11 PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Details of Installation Earth Electrode (where applicable)		
Distributor's facility: <input checked="" type="checkbox"/>	Type: N/A	Location: N/A	
Installation earth electrode: N/A	Resistance to Earth: N/A Ω	Method of measurement: N/A	

Main Switch / Switch-Fuse / Circuit-Breaker / RCD

Location: Hall Cupboard BS (EN): 60947-3 Isolator Number of poles: 2

Current rating: 100 A Fuse/device rating or setting: 100 A Voltage rating: 240 V

If RCD main switch:

RCD Type: N/A Rated residual operating current ($I_{\Delta n}$): N/A mA Rated time delay: N/A ms Measured operating time: N/A ms

Earthing and Protective Bonding Conductors

Earthing and Protective Bonding Conductors			Bonding of extraneous-conductive parts		
Earthing conductor			To water installation pipes: <input checked="" type="checkbox"/>	To gas installation pipes: <input checked="" type="checkbox"/>	
Conductor material: Copper	csa: 16 mm ²	Connection/continuity verified: <input checked="" type="checkbox"/>	To oil installation pipes: N/A	To lightning protection: N/A	
Main protective bonding conductors			To structural steel: N/A	To other service(s): N/A	
Conductor material: Copper	csa: 10 mm ²	Connection/continuity verified: <input checked="" type="checkbox"/>			


12 INSPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Outcome
1.0	INTAKE EQUIPMENT (VISUAL INSPECTION ONLY) An outcome against an item in this section, other than access to live parts, should not be used to determine the overall outcome.	
1.1	Distributor/supplier intake equipment	
1.1.1	Service cable	Pass
1.1.2	Service head	Pass
1.1.3	Earthing arrangement	Pass
1.1.4	Meter tails	Pass
1.1.5	Metering equipment	Pass
1.1.6	Isolator (where present)	N/A
	Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or the dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. For this section only, where inadequacies are found, an "X" should be put against the appropriate item and a comment made in Section 7.	
	Has the person ordering the work / dutyholder been notified?	Yes
1.2	Consumer's isolator (where present)	N/A
1.3	Consumer's meter tails	Pass
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)	
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	Pass
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	Pass
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	Pass
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	Pass
3.6	Confirmation of main protective bonding conductor sizes (544.1)	Pass
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	Pass
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	Pass
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)	
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	Pass
4.2	Security of fixing (134.1.1)	Pass
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	Pass
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	Pass
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	Pass
4.6	Presence of main linked switch (as required by 462.1.201)	Pass
4.7	Operation of main switch (functional check) (643.10)	Pass
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	Pass
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	Pass
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)	Pass
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
4.12	Presence of other required labelling (please specify) (Section 514)	N/A
4.13	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	Pass
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	Pass
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	Pass
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	Pass
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	N/A
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	Pass
4.19	Confirmation of indication that SPD is functional (651.4)	Pass
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	Pass
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
OUTCOMES		
Acceptable condition	PASS	Unacceptable condition
		C1 or C2
		Improvement recommended
		C3
		Further investigation
		FI
		Not verified
		N/V
		Limitation
		LIM
		Not applicable
		N/A

12 INSPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Outcome
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	Pass
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	Pass
5.3	Condition of insulation of live parts (416.1)	Pass
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	Pass
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	Pass
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	Pass
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	Pass
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	Pass
5.10	Concealed cables installed in prescribed zones (see Section 4. Extent and Limitations) (522.6.202)	LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section 4. Extent and Limitations) (522.6.204)	LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA:	
5.12.1	For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)	Pass
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	Pass
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	Pass
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	Pass
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	Pass
5.14	Band II cables segregated/separated from Band I cables (528.1)	LIM
5.15	Cables segregated/separated from communications cabling (528.2)	LIM
5.16	Cables segregated/separated from non-electrical services (528.3)	LIM
5.17	Termination of cables at enclosures - indicate extent of sampling in Section 4 of the report (Section 526)	
5.17.1	Connections soundly made and under no undue strain (526.6)	Pass
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	Pass
5.17.3	Connections of live conductors adequately enclosed (526.5)	Pass
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	Pass
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	Pass
5.19	Suitability of accessories for external influences (512.2)	Pass
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	Pass
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	Pass
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	Pass
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5m from zone 1 (701.512.3)	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A
6.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS List all other special installation or locations present, if any. (Record separately the results of particular inspections)	
7.1	N/A	N/A
7.2	N/A	N/A
8.0	PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S) Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist below.	
8.1	N/A	N/A
8.2	N/A	N/A

Inspected by:

Name: **Paul Starkey** Position: **Approved Electrician** Signature:  Date: **14/10/2024**

OUTCOMES

Acceptable condition	PASS	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
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DISTRIBUTION BOARD DETAILS

DB reference: **DB 1 Lighting & Power** Location: **Hall Cupboard** Supplied from: **Mains**

Distribution circuit OCPD: BS (EN): **88-2 Fuse HRC - gG** Type: **gG** Rating/Setting: **N/V A** No of phases: **1**

SPD Details: Types: T1 **N/A** T2 T3 **N/A** N/A **N/A** Status indicator checked (where functionality indicator present)

Confirmation of supply polarity Confirmation of phase sequence **N/A** Zs at DB: **0.21 Ω** Ipf at DB: **1.1 kA**

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

CIRCUIT DETAILS																	TEST RESULT DETAILS													
Circuit number	Circuit description	Conductor details						Max disconnect time permitted by BS7671 (s)	Overcurrent protective device					RCD				Continuity (Ω)			Insulation resistance				Zs	RCD	AFDD			
		Type of wiring	Reference method	Number of points served	Number and size		BS (EN)		Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Type	Rated operating current (mA)	Rating (A)	Ring final circuit			Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)	Polarity (tick)	Maximum measured (Ω)				Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)
					Live (mm ²)	cpc (mm ²)											r1 (line)	r _n (neutral)	r2 (cpc)											
1 L1	Intruder Alarm Panel	E	B	1	1.5	1.0	0.4	60898	B	6	6	7.28	N/A	N/A	N/A	N/A				0.06	N/A	500	> 200	> 200	<input checked="" type="checkbox"/>	0.27		N/A	N/A	
2 L1	RCD Module												61008	A	30	100											32.8			
3 L1	RCD Module												61008	A	30	100											32.8			
4 L1	Lights - Bedrooms/Livingroom/Dining Room	A	C	15	1.5	1.0	0.4	60898	B	6	6	7.28	N/A	N/A	N/A	N/A				0.67	N/A	500	LIM	> 200	<input checked="" type="checkbox"/>	0.88		N/A	N/A	
5 L1	Lights - Hall/Kitchen/Bathroom	A	C	24	1.5	1.0	0.4	60898	B	6	6	7.28	N/A	N/A	N/A	N/A				0.77	N/A	500	LIM	> 200	<input checked="" type="checkbox"/>	0.98		N/A	N/A	
6 L1	Garage	F	D	1	6	2.5	0.4	60898	B	32	6	1.37	N/A	N/A	N/A	N/A				0.15	N/A	500	> 200	> 200	<input checked="" type="checkbox"/>	0.36		N/A	N/A	
7 L1	Hob	A	C	1	6	2.5	0.4	60898	B	32	6	1.37	N/A	N/A	N/A	N/A				0.07	N/A	500	> 200	> 200	<input checked="" type="checkbox"/>	0.28		N/A	N/A	
8 L1	Sockets - House	A	C	16	2.5	1.5	0.4	60898	B	32	6	1.37	N/A	N/A	N/A	N/A	0.42	0.42	0.70	0.28	N/A	500	> 200	> 200	<input checked="" type="checkbox"/>	0.49		N/A	N/A	
9 L1	RCD Module												61008	A	30	100											32.2			

CODES FOR TYPE OF WIRING	A Thermoplastic insulated/sheathed cables	B Thermoplastic cables in metallic conduit	C Thermoplastic cables in nonmetallic conduit	D Thermoplastic cables in metallic trunking	E Thermoplastic cables in nonmetallic trunking	F Thermoplastic /SWA cables	G Thermosetting /SWA cables	H Mineral insulated cables	O - Other
									N/A

DETAILS OF TEST INSTRUMENTS

Details of test instruments used (serial and/or asset numbers):

Multi-functional: **5382051** Insulation resistance: **N/A** Continuity: **N/A**

Earth electrode resistance: **N/A** Earth fault loop impedance: **N/A** RCD: **N/A**

TESTED BY

Name: **Paul Starkey** Position: **Approved Electrician** Signature: *P Starkey* Date: **14/10/2024**

DISTRIBUTION BOARD DETAILS

DB reference: **DB 2 Shed** Location: **Shed In Back Garden** Supplied from: **DB 1 Lighting & Power**

Distribution circuit OCPD: BS (EN): **60898 MCB** Type: **B** Rating/Setting: **32 A** No of phases: **1**

SPD Details: Types: T1 **N/A** T2 T3 **N/A** N/A **N/A** Status indicator checked (where functionality indicator present)

Confirmation of supply polarity Confirmation of phase sequence **N/A** Zs at DB: **0.36 Ω** Ipf at DB: **0.72 kA**

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

CIRCUIT DETAILS														TEST RESULT DETAILS																
Circuit number	Circuit description	Conductor details						Overcurrent protective device					RCD				Continuity (Ω)			Insulation resistance			Zs	RCD	AFDD					
		Type of wiring	Reference method	Number of points served	Number and size		Max disconnect time permitted by BS7671 (s)	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Type	Rated operating current (mA)	Rating (A)	Ring final circuit			Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)				Polarity (tick)	Maximum measured (Ω)	Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)
					Live (mm ²)	cpc (mm ²)											r1 (line)	rn (neutral)	r2 (cpc)											
1 L1	Socket/Spur For Garage	A	C	2	2.5	1.5	0.4	60898	B	16	6	2.73	N/A	N/A	N/A	N/A				0.06	N/A	500	> 200	> 200	<input checked="" type="checkbox"/>	0.42		N/A	N/A	
2 L1	Light	A	C	1	1.5	1.0	0.4	60898	B	6	6	7.28	N/A	N/A	N/A	N/A				0.11	N/A	500	> 200	> 200	<input checked="" type="checkbox"/>	0.47		N/A	N/A	

CODES FOR TYPE OF WIRING	A Thermoplastic insulated/sheathed cables	B Thermoplastic cables in metallic conduit	C Thermoplastic cables in nonmetallic conduit	D Thermoplastic cables in metallic trunking	E Thermoplastic cables in nonmetallic trunking	F Thermoplastic /SWA cables	G Thermosetting /SWA cables	H Mineral insulated cables	O - Other
									N/A

DETAILS OF TEST INSTRUMENTS

Details of test instruments used (serial and/or asset numbers):

Multi-functional: **5382051** Insulation resistance: **N/A** Continuity: **N/A**

Earth electrode resistance: **N/A** Earth fault loop impedance: **N/A** RCD: **N/A**

TESTED BY

Name: **Paul Starkey** Position: **Approved Electrician** Signature: *P Starkey* Date: **17/12/2024**

ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

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

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section 5). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section 7).
2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results
3. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
4. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.
5. Section 4 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section 4.
7. For items classified in Section 7 as C1 (Danger present), the safety of those using the installation is at risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in Section 7 as C2 (Potentially dangerous), the safety of those using the installation at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section 7 that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 7).
10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated in Section 7 of the Report under Recommendations.
11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.
12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.
13. Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.
14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.



Scot Foam Ltd 25 Year Guarantee

Address: 80 Drumgeith Road, Dundee, DD4 0JX

Works Completed: Cavity Wall Insulation

Date of Install: 29/11/2024

Thank you for choosing Scot Foam as the installer of your insulation.

At Scot Foam we are proud of our work ethic, commitment to customer satisfaction and our high workmanship standards. Because of this we are able to offer our customers a 25-year workmanship guarantee, backed by the manufacturers' 25-year guarantee.

Should there be any issues with our workmanship during this 25-year period, please contact us at info@scotfoam.co.uk, or Energystore should this not be possible.

We can offer this after ensuring our installers have achieved high standards of training and passing rigorous assessments from not only our supplying manufacturers, but also trade bodies such as KIWA and various NVQ's.

Thank you again for choosing Scot Foam,

Barry

Barry Masterton

Scot Foam Ltd

74 Whitecraigs Road

Glenrothes

KY6 2RX





25 YEAR – UK BEAD GUARANTEE

Certificate Ref : SF0114

Issued By: Energystore Ltd
21-23 Shore Road
Holywood
County Down
BT18 9HX

Address of Property Insulated:
80 Drumgeith Road
Dundee
DD4 0JX

Works Done: Cavity Wall

Install Company: Scot Foam Ltd

Date Insulated: 29/11/2024

This Guarantee may be used in conjunction with the installer's own workmanship guarantee.

In the event of a problem please: -

- Check for obvious problems – blocked air vents, gutters, or cracked masonry or boast.
- Contact the Installer (named above) to resolve the problem.

In the event the problem is determined to be caused by defective bead, contact Energystore Ltd, in writing, who will investigate and ensure the necessary remedial work is undertaken, subject to any condition within the guarantee.

Energystore Limited hereby guarantees, subject to the conditions below, the following:-

- 1) that the insulation will not reduce the resistance to rain penetration of the cavity walls provided that those walls have been correctly designed and constructed in accordance with good building practice and the product has been installed correctly.
- 2) that it will rectify at its own expense, up to a maximum value of £5,000, any failure in performance of the insulation material and its associated system specification for installation arising solely from the use of defective materials.

THIS GUARANTEE does not affect the Customer's Statutory or Common Law rights and may be assigned to a subsequent purchaser of the property and in that event the Guarantee will remain subject to the same terms and conditions as originally applied, a copy of which is available on request. It is applicable to insulation contracts where Energystore bead has been installed in accordance with the system designer instructions.

Conditions

- 1) The claim under the guarantee must be notified, in writing, within 25 years from the installation date.
 - 2) The guarantee is not valid if the installation has been altered or disturbed from completion date.
 - 3) This guarantee covers insulation installed on the UK Mainland.
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