

P A R T 1 .

SINGLE SURVEY

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



Survey report on:

Customer	Gemma Stewart
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Selling address	5 Ladeside Gardens Bathgate Blackburn EH47 7JD
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Date of Inspection	25/03/2026
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Prepared by	Brian Tait, MRICS Walker Fraser Steele
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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	Semi detached two storey house.
Accommodation	Ground Floor : Livingroom, Kitchen/Diningroom, Hallway. First Floor : Two Bedrooms, Bathroom with w.c. facility, Hallway.
Gross internal floor area (m ²)	70
Neighbourhood and location	Mixed Local Authority/private residential area. Most amenities can be found locally. Public transport is available within walking distance.
Age	Approximately 30 years old
Weather	Dry, but overcast.
Chimney stacks	Visually inspected with the aid of binoculars where required. Not Applicable.

<p>Roofing including roof space</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>The roof is of traditional pitched and tiled design. Tiled central ridge. Upvc verge tiles.</p> <p>The internal roof structure is of traditional timber construction.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where required.</p> <p>Upvc half round gutters.</p> <p>Upvc tubular downpipe</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are assumed to be of modern timber frame construction, with a composite stone outer skin bonded by way of pointed finish</p>
<p>Windows, external doors and joinery</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>Upvc double glazed replacement windows.</p> <p>Composite security front access door. Upvc double glazed rear French Doors.</p> <p>Assumed timber roof lining.</p> <p>Timber front entrance canopy.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>Painted/Upvc finishes.</p>
<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>Not Applicable.</p>

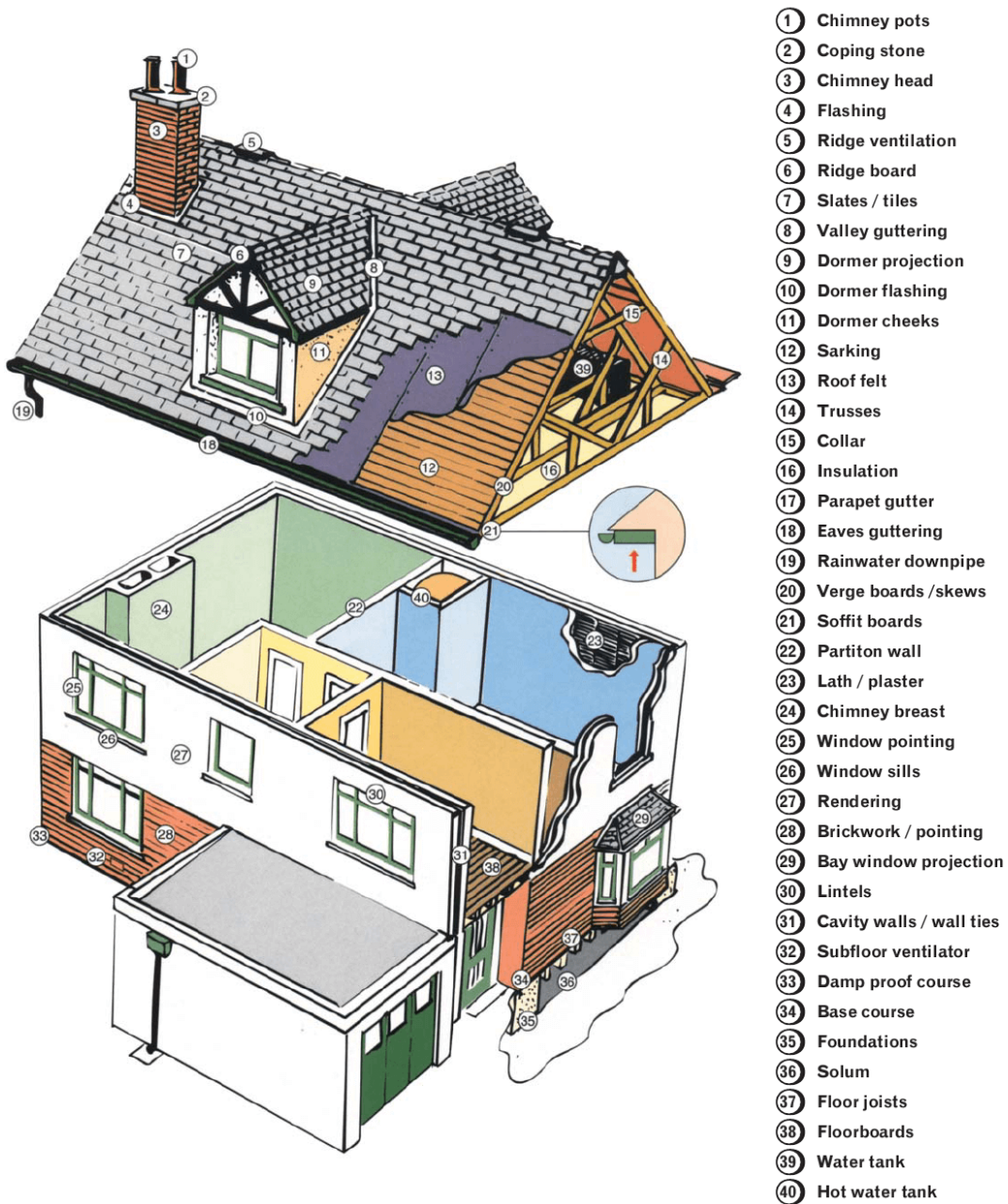
Communal areas	Circulation areas visually inspected. Not Applicable.
Garages and permanent outbuildings	Visually inspected. Not Applicable.
Outside areas and boundaries	Visually inspected. Private front and rear garden ground mostly bounded by timber fences. Off-street driveway parking.
Ceilings	Visually inspected from floor level. Plasterboard lined finishes.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Plasterboard lined finishes.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it 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. Flooring is assumed to be of solid concrete construction to the ground floor level. Flooring is assumed to be of suspended timber construction to the first floor level.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Timber skirtings, facings, and doors. Timber staircase. High and low level fitted units, sink unit, gas hob/electric oven, filter unit.

<p>Chimney breasts and fireplaces</p>	<p>Visually inspected. No testing of the flues or fittings was carried out. Not Applicable.</p>
<p>Internal decorations</p>	<p>Visually inspected. Mostly painted finishes.</p>
<p>Cellars</p>	<p>Visually inspected where there was safe and purpose-built access. Not Applicable.</p>
<p>Electricity</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> <p>Mains supply. The meter is located in the cupboard under the staircase.</p>
<p>Gas</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> <p>Mains supply. The meter is located externally</p>
<p>Water, plumbing and bathroom fittings</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> <p>Mains supply. Where visible, the plumbing installation is run in copper/pvc piping. Traditional three piece bathroom suite arrangement with an additional shower fitting above the bath.</p>

<p>Heating and 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> <p>Both space heating and domestic hot water are provided by a gas fired central heating system. The central heating boiler is situated in the cupboard under the stair and serves individual wall mounted radiators located throughout the property.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is assumed to be to the main public sewers.</p>
<p>Fire, smoke and burglar alarms</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>Multiple detector devices (compliance checks required).</p> <p>The burglar alarm control is located in the ground floor entrance area.</p>

<p>Any additional limits to inspection</p>	<p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated.</p> <p>If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the Surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>An inspection for Japanese Knotweed was not carried out.</p> <p>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.</p> <p>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>Fitted floor coverings and furnishings throughout.</p> <p>Services were not tested.</p> <p>Superficial ground level observation of the building fabric.</p> <p>Design constraints and the existence of insulation and stored household belongings restricted the inspection of the roof space to a limited head and shoulders view from the ceiling access hatch.</p>
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Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these 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:	Within the limitations of the inspection, there is no evidence of any significant structural defects.

Dampness, rot and infestation	
Repair category:	1
Notes:	Within the limitations of the inspection, there is no evidence of any significant defects.

Chimney stacks	
Repair category:	
Notes:	Not Applicable.

Roofing including roof space	
Repair category:	1
Notes:	<p>Within the limitations of the inspection, there is no evidence of any significant defects to the tile cladding.</p> <p>Within the limitations of the inspection, there is no evidence of any significant defects within the roof space.</p>

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:	<p>Within the limitations of the inspection, there is no evidence of any significant defects.</p> <p>The effectiveness of rainwater fittings can only be assessed during a period of heavy rainfall.</p>

Main walls	
Repair category:	1
Notes:	<p>Within the limitations of the inspection, there is no evidence of any significant defects.</p>

Windows, external doors and joinery	
Repair category:	1
Notes:	<p>Within the limitations of the inspection, there is no evidence of any significant defects.</p>


External decorations	
Repair category:	2
Notes:	<p>Localised weathering.</p> <p>Ongoing maintenance/repainting</p>


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:	
Notes:	Not Applicable.

Outside areas and boundaries	
Repair category:	
Notes:	Within the limitations of the inspection, there is no evidence of any significant defects.


Ceilings	
Repair category:	
Notes:	Within the limitations of the inspection, there is no evidence of any significant defects.

Internal walls	
Repair category:	
Notes:	Within the limitations of the inspection, there is no evidence of any significant defects.

Floors including sub-floors	
Repair category:	
Notes:	Within the limitations of the inspection, there is no evidence of any significant defects.

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:	
Notes:	<p>Within the limitations of the inspection, there is no evidence of any significant defects.</p> <p>The kitchen fittings provide a reasonably good facility. facility.</p>

Chimney breasts and fireplaces

Repair category:	
Notes:	Not Applicable.


Internal decorations

Repair category:	
Notes:	Within the limitations of the inspection, there is no evidence of any significant defects.

Cellars

Repair category:	
Notes:	Not Applicable.

Electricity

Repair category:	
Notes:	<p>Within the limitations of the inspection, there is no evidence of any significant defects.</p> <p>Only the most recently rewired properties are likely to fully comply with current day standards.</p>

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.

Gas	
Repair category:	1
Notes:	<p>Within the limitations of the inspection, there is no evidence of any significant defects.</p> <p>Details relating to the last Gas Safety check should be confirmed.</p>

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>Within the limitations of the inspection, there is no evidence of any significant defects to the plumbing installation.</p> <p>The bathroom suite provides a good facility.</p>

Heating and hot water	
Repair category:	1
Notes:	<p>Within the limitations of the inspection, there is no evidence of any significant defects.</p> <p>It is assumed that the central heating boiler/system has been the subject of a full service within the last twelve months.</p>

Drainage	
Repair category:	1
Notes:	<p>There is no evidence of any choking or flooding to above ground drainage.</p>

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

1. Which floor(s) is the living accommodation on?	Ground and First
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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input type="checkbox"/> YES <input checked="" 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 type="checkbox"/> YES <input checked="" 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	
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. Usual Scottish legal enquires should be made.	
Estimated re-instatement cost (£) for insurance purposes	
200,000 Two Hundred Thousand Pounds	
Valuation (£) and market comments	
175,000 One Hundred and Seventy Five Thousand Pounds	
Report author:	Brian Tait, MRICS
Company name:	Walker Fraser Steele
Address:	Cadell House 27 Waterloo Street Glasgow G2 6BZ
Signed:	Electronically Signed: 309648-5e4cc114-2e0d
Date of report:	30/03/2026