

YOUR ONESURVEY HOME REPORT

ADDRESS

The Bungalow
50 Kingsmills Road
Inverness
IV2 3LD

PREPARED FOR

Debbie Irvine

INSPECTION CARRIED OUT BY:



SELLING AGENT:



HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Inverness - Allied Surveyors Scotland Ltd	14/05/2024
Mortgage Certificate	Final	Inverness - Allied Surveyors Scotland Ltd	14/05/2024
Property Questionnaire	Final	Ms. Debbie Irvine	19/05/2024
EPC	Final	Inverness - Allied Surveyors Scotland Ltd	15/05/2024
Additional Documents	Final		

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	I/24/04/005
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Customer	Ms. Debbie Irvine
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Selling address	The Bungalow 50 Kingsmills Road Inverness IV2 3LD
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Date of Inspection	14/05/2024
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Prepared by	Graham Laird, BSc (Hons) MRICS Inverness - Allied Surveyors Scotland Ltd
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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 subjects comprise a two bedroom semi-detached bungalow adjoining a block of flats, which appears to comprise of three units..
Accommodation	The accommodation me be summarised as follows: Ground Floor - Entrance Vestibule and Hallway, Lounge/Dining Room, Kitchen, Sun Room, Shower Room and Two Bedrooms.
Gross internal floor area (m2)	61 approximately (including sun room).
Neighbourhood and location	The property is located in an established residential area within the Crown district of the city of Inverness. Surrounding properties are of a residential nature. A wide range of amenities and facilities are available in close proximity.
Age	Built 1994 approximately.
Weather	Cloudy and dry, following a period of mixed weather.
Chimney stacks	There are no chimney stacks.
Roofing including roof space	The roof is of a pitched design, clad with slates. The ridge is formed in metal. The valley with the adjoining house is formed in metal. Access to the roof space is gained via a ceiling hatch in the hallway. The roof is of timber frame construction with timber sarking boards. There is evidence of an under slate moisture barrier. The roof space is partly floored. There is glass wool insulation laid between and across the joists. There is a redundant cold water tank and a redundant hot water tank in the roof space. <i>Sloping roofs were visually inspected with the aid of binoculars where required.</i>

Rainwater fittings	<p>Gutters and downpipes are of a half round and round design and are formed in uPVC.</p> <p>Visually inspected with the aid of binoculars where required.</p>
Main walls	<p>Main walls are of cavity concrete block construction, externally rendered.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
Windows, external doors and joinery	<p>Windows are of a double glazed uPVC type. There is a double glazed timber casement unit in the sun room.</p> <p>The front door is formed in uPVC and has double glazed sections. There are double glazed Aluminium patio doors between the lounge and sun room and off the sun room.</p> <p>Soffits and fascias are formed in timber.</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>
External decorations	<p>External joinery is finished in woodstain.</p> <p>Visually inspected.</p>
Conservatories / porches	<p>There are no conservatories or porches.</p>
Communal areas	<p>There are no communal areas.</p>
Garages and permanent outbuildings	<p>There is a timber summer house and a timber shed in the garden. These were locked at the time of inspection and have not been accessed.</p> <p>Visually inspected.</p>
Outside areas and boundaries	<p>There is garden ground to the rear, laid to grass.</p> <p>Boundaries are defined by timber post and panel fencing.</p> <p>There is a driveway at the front and side of the house covered with loose stones.</p> <p>Visually inspected.</p>
Ceilings	<p>Ceilings are formed in plasterboard.</p> <p>Visually inspected from floor level.</p>
Internal walls	<p>Internal walls are lined with plasterboard. There are some tiled and wet wall finishes.</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>Floors are of suspended timber construction. Sub-floor areas have not been accessed.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Internal joinery finishes are formed in timber.</p> <p>Internal doors are of flush ply hollow core type and a glazed timber type. There are some sliding mirrored wardrobe doors.</p> <p>The kitchen is fitted with a range of floor and wall mounted units.</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>There are no chimney breasts or fireplaces.</p>
<p>Internal decorations</p>	<p>Walls and ceilings are painted.</p> <p>Visually inspected.</p>
<p>Cellars</p>	<p>There are no cellars.</p>
<p>Electricity</p>	<p>Mains supply. Visible wiring is run in PVC coated cabling with 13 amp outlets.</p> <p>The consumer unit is located in a cupboard in the hallway.</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>Gas</p>	<p>Mains supply.</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>Water, plumbing and bathroom fittings</p>	<p>Mains supply. Visible pipework is formed in copper, uPVC, braided steel and rubber.</p> <p>The shower room is fitted with a white suite comprising electric shower cubicle, toilet and wash hand basin.</p> <p>There is a stainless steel sink unit fitted in the kitchen.</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>Heating and hot water</p>	<p>There is a Potterton Promax Combi 28 HE A Plus gas fired combination central heating boiler, located in the kitchen. This is connected to steel panel radiators distributed throughout the property and also provides domestic hot water.</p> <p>There is an electric heating towel rail in the shower room.</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>Drainage</p>	<p>Drainage is connected to the mains.</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 detectors fitted in the hallway and in the lounge. There is a heat detector fitted in the kitchen.</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>Any additional limits to inspection</p>	<p>The property is vacant, fully furnished and all floors are covered.</p> <p>Parts of the property which are covered, unexposed or inaccessible cannot be guaranteed to be free from defect.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>Inspection of the roof space was restricted to areas visible from the hatch and floored sections. Inspection was restricted by the presence of insulation material. Insulation has not been disturbed in accordance with Health & Safety guidelines and furniture, personal effects (particularly in cupboards) and floor coverings have not been moved.</p> <p>Sub-floor areas were not accessed.</p> <p>Areas below the shower tray were not visible.</p> <p>Inspection of roof coverings was restricted to areas visible from ground level.</p> <p>The side of the sun room along the boundary could not be seen.</p> <p>Outbuildings were locked at the time of inspection and have not been accessed.</p> <p>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. Asbestos is not harmful unless fibres are released into the air.</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>
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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:	There was no evidence of any serious or ongoing movement noted within the limitations of the inspection.

Dampness, rot and infestation	
Repair category:	2
Notes:	<p>There is an area of dampness to the lower walls in the corner of the sun room adjoining the house.</p> <p>There is some dampness adjacent to the patio doors off the sun room.</p> <p>Further investigation should be carried out and the source of ingress repaired.</p> <p>There is some dampness to skirting adjacent to the shower cubicle. This appeared to be due to spillage.</p> <p>Seals around baths and shower trays are frequently troublesome. Failure to maintain seals can lead to leaks and defects manifesting in unseen areas.</p>

Chimney stacks	
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.

Roofing including roof space	
Repair category:	1
Notes:	There are a few chipped slates. There is a mono-pitched felt covered roof over the sun room. This will have a reduced lifespan in comparison with traditional roof coverings.

Rainwater fittings	
Repair category:	1
Notes:	No significant defects noted.

Main walls	
Repair category:	1
Notes:	There are some areas of hairline cracking to render.

Windows, external doors and joinery	
Repair category:	2
Notes:	Seals have failed on a double glazed unit in the sun room resulting in a build-up of condensation between the panes. There is some softening to external joinery on the sun room.

External decorations	
Repair category:	2
Notes:	There are areas of peeling woodstain and some sections of bare timber.

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:	The outbuildings appear to have been maintained in a condition consistent with their age and type of construction on the basis of an external inspection.

Outside areas and boundaries	
Repair category:	1
Notes:	There is cracking to the front doorstep. There are trees in close proximity to the property. Whilst no associated damage was noted, trees can cause problems to the structures and services beneath the ground. Specialist advice may be prudent.

Ceilings	
Repair category:	1
Notes:	There is some peeling plaster taping in the lounge.

Internal walls	
Repair category:	1
Notes:	No significant defects noted.

Floors including sub-floors	
Repair category:	1
Notes:	No significant defects noted.

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:

There is some wear and tear to joinery and kitchen fittings.

Chimney breasts and fireplaces

Repair category:

Notes:

Not applicable.

Internal decorations

Repair category:

1

Notes:

No significant defects noted.

Cellars

Repair category:

Notes:

Not applicable.

Electricity

Repair category:

1

Notes:

There are older aspects of the electrical installation, including the retention of an older style consumer unit.

The installation was safety checked in January 2024 and found to be "satisfactory". A copy of the EICR (Electrical Installation Condition Report) is appended to this document.

The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board. It should be emphasised that the system was not tested at the time of our inspection. The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten years for owner-occupied properties and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.

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:

No significant defects noted.

Water, plumbing and bathroom fittings

Repair category:

1

Notes:

No significant defects noted.

Heating and hot water

Repair category:

1

Notes:

No significant defects noted.

Gas fired central heating systems should be serviced on an annual basis by a Gas Safe registered engineer to ensure they run safely and efficiently.

Drainage

Repair category:

1

Notes:

No significant defects 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	2
Chimney stacks	
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	2
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	1
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

1. Which floor(s) is the living accommodation on?	Ground Floor.
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input 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>Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.</p> <p>We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.</p> <p>The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. Whilst not necessarily an exhaustive list, alterations noted at the time of our inspection include the addition of the sun room.</p> <p>It has been assumed that the access to the property is shared or that there is an adequate right of access for the subjects.</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> <p>Where items of maintenance or repair have been identified, the purchaser, should, prior to purchase, satisfy themselves as to the costs and implications of these issues.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>£180,000 (One Hundred and Eighty Thousand Pounds)</p> <p>We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than the above noted figure. Building costs are currently increasing significantly above inflation due to material and labour shortages. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.</p>	
Valuation (£) and market comments	
<p>£195,000 (One Hundred and Ninety Five Thousand Pounds)</p> <p>The property is considered to be a reasonable purchase at or around the above noted valuation based on those matters covered within this report.</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:	Graham Laird, BSc (Hons) MRICS
Company name:	Inverness - Allied Surveyors Scotland Ltd

Address:	Pavilion1 Fairways Business Park Inverness IV2 6AA
Signed:	Electronically Signed: 255281-328c9da1-c3fb
Date of report:	14/05/2024

PART 2.

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	The Bungalow 50 Kingsmills Road Inverness IV2 3LD	Client: Ms. Debbie Irvine Tenure: Absolute Ownership.
Date of Inspection:	14/05/2024	Reference: I/24/04/005/GL

This report has been prepared as part of your 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 your 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						
The property is located in an established residential area within the Crown district of the city of Inverness. Surrounding properties are of a residential nature. A wide range of amenities and facilities are available in close proximity.							
2.0	DESCRIPTION			2.1 Age:	Built 1994 approximately.		
The subjects comprise a two bedroom semi-detached bungalow adjoining a block of flats, which appears to comprise of three units..							
3.0	CONSTRUCTION						
The walls are of cavity concrete block construction. The roof is pitched and slated. Floors are of suspended timber construction.							
4.0	ACCOMMODATION						
The accommodation me be summarised as follows: Ground Floor - Entrance Vestibule and Hallway, Lounge/Dining Room, Kitchen, Sun Room, Shower Room and Two Bedrooms.							
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 to Radiators.					
6.0	OUTBUILDINGS						
Garage:	None.						
Others:	No significant outbuildings.						

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>			
The house has been maintained in a satisfactory state of repair for one of its age, type and construction, both internally and externally.				
8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>			
None for mortgage purposes.				
8.1 Retention recommended:		N/A		
9.0	ROADS & FOOTPATHS			
Made up and adopted.				
10.0	BUILDINGS INSURANCE (£):	180,000	GROSS EXTERNAL FLOOR AREA	71 Square metres
<i>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.</i>				
11.0	GENERAL REMARKS			
<p>Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.</p> <p>We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.</p> <p>The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. Whilst not necessarily an exhaustive list, alterations noted at the time of our inspection include the addition of the sun room.</p> <p>It has been assumed that the access to the property is shared or that there is an adequate right of access for the subjects.</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> <p>Where items of maintenance or repair have been identified, the purchaser, should, prior to purchase, satisfy themselves as to the costs and implications of these issues.</p>				
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>			
12.1	Market Value in present condition (£):	195,000	One Hundred and Ninety Five Thousand Pounds.	
12.2	Market Value on completion of essential works (£):	N/A	N/A	

12.3	Suitable security for normal mortgage purposes?	Yes		
12.4	Date of Valuation:	14/05/2024		
Signature:	Electronically Signed: 255281-328c9da1-c3fb			
Surveyor:	Graham Laird	BSc (Hons) MRICS	Date:	14/05/2024
Inverness - Allied Surveyors Scotland Ltd				
Office:	Pavilion1 Fairways Business Park Inverness IV2 6AA		Tel: 01463 239 494 Fax: email: inverness@alliedsurveyorsscotland.com	

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	The Bungalow 50 Kingsmills Road Inverness IV2 3LD
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Customer	Ms. Debbie Irvine
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Customer address	The Bungalow 50 Kingsmills Road Inverness IV2 3LD
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Prepared by	Graham Laird, BSc (Hons) MRICS Inverness - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

THE BUNGALOW, 50 KINGSMILLS ROAD, INVERNESS, IV2 3LD

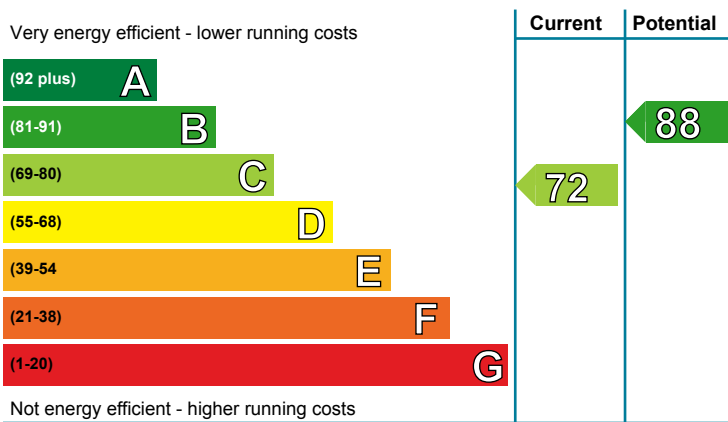
Dwelling type:	Semi-detached bungalow	Reference number:	0114-2925-5000-0154-8292
Date of assessment:	14 May 2024	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	15 May 2024	Approved Organisation:	Elmhurst
Total floor area:	57 m ²	Main heating and fuel:	Boiler and radiators, mains gas
Primary Energy Indicator:	225 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*	£2,907	See your recommendations report for more information
Over 3 years you could save*	£372	

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

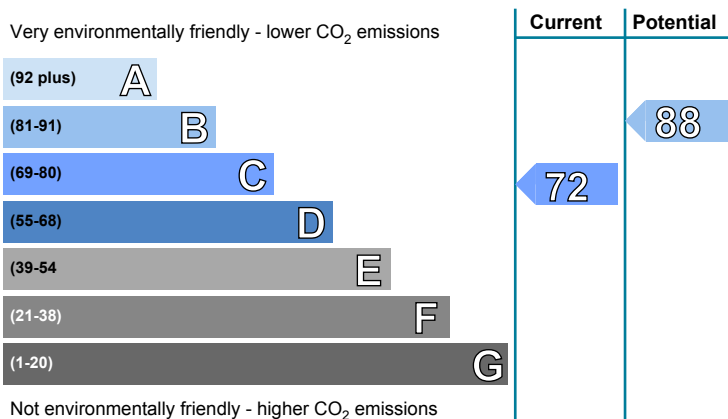


Energy Efficiency Rating

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

Your current rating is **band C (72)**. 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 C (72)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£210.00
2 Solar water heating	£4,000 - £6,000	£159.00
3 Solar photovoltaic (PV) panels	£3,500 - £5,500	£1482.00

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, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, limited insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 75% of fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, 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 40 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 2.3 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 1.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.






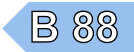
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,118 over 3 years	£1,905 over 3 years	
Hot water	£486 over 3 years	£327 over 3 years	
Lighting	£303 over 3 years	£303 over 3 years	
Totals	£2,907	£2,535	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Floor insulation (suspended floor)	£800 - £1,200	£70		
2 Solar water heating	£4,000 - £6,000	£53		
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£494		

Choosing the right improvement package

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

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

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

1 Floor insulation (suspended floor)

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

2 Solar water heating

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

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)	6,003	N/A	N/A	N/A
Water heating (kWh per year)	1,813			

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. Graham Laird
Assessor membership number:	EES/015039
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	Lyle House, Pavilion 1 Fairways Business Park Invernesshire Inverness IV2 6AA
Phone number:	01463 239 494
Email address:	inverness@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

The Bungalow
50 Kingsmills Road
Inverness
IV2 3LD

Seller(s)

Debbie Irvine

Completion date of property questionnaire

19/05/2024

Note for sellers

1.	Length of ownership
	<p>How long have you owned the property?</p> <p>15 June 2022</p>
2.	Council tax
	<p>Which Council Tax band is your property in? (Please circle)</p> <p><input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H</p>
3.	Parking
	<p>What are the arrangements for parking at your property?</p> <p>(Please tick all that apply)</p> <p>Garage <input checked="" type="checkbox"/></p> <p>Allocated parking space <input checked="" type="checkbox"/></p> <p>Driveway <input type="checkbox"/></p> <p>Shared parking <input type="checkbox"/></p> <p>On street <input type="checkbox"/></p> <p>Resident permit <input type="checkbox"/></p> <p>Metered parking <input type="checkbox"/></p> <p>Other (please specify):</p>

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>Knock through kitchen/sittingroom</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>4 windows replaced. Exact same as previous.</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 radiators</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>Don't know</i>	
	(ii) Do you have a maintenance contract for the central heating system?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	<input type="checkbox"/> YES <input 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	British Gas
	Water mains or private water supply	Y	MAINS
	Electricity	Y	British Gas
	Mains drainage	Y	
	Telephone	Y	BT
	Broadband	N	
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 checked="" type="checkbox"/> NO <input 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 type="checkbox"/> YES <input checked="" 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: <i>Don't know. Shared drive from main road.</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

property questionnaire

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.	
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:	

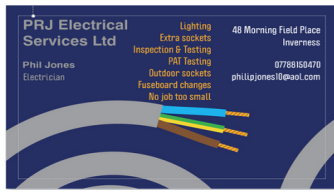
property questionnaire

14. Guarantees		
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" 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 type="checkbox"/> YES <input checked="" 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):	
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):	Debbie Irvine
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	06/04/2024



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ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018+A2:2022 - Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR	(*Where applicable)	DETAILS OF THE CLIENT	DETAILS OF THE INSTALLATION
Registration No: 613691000	Branch No*: 000	Contractor Reference Number (CRN): N/A	Occupier: Tenants
Trading Title: PRJ Electrical Services Limited		Name: Ms Debbie Irvine	UPRN: N/A
Address: 48 Morning Field Place, Culduthel, Inverness		Address: 50 Kingsmills Road, Inverness, Inverness-Shire	Address: 50 Kingsmills Road, Inverness, Inverness-Shire
Postcode: IV2 6AZ	Tel No: 07788150470	Postcode: IV2 3LD	Postcode: IV2 3LD
		Tel No: N/A	Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:
For rental purposes

Date(s) when inspection and testing was carried out: 05/01/2024

Records available (651): (X)

Previous inspection report available (651): (X)

Previous report date: (N/A)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): The installation is in a good condition throughout, and has been well maintained. The consumer unit does not have RCD protection but a standalone RCD has been added to the socket circuit. Upgrade is recommended. No SPD is installed

Description of premises Dwelling: (✓) Commercial: (N/A) Industrial: (N/A) Other (include brief description): (N/A)

Estimated age of electrical installation: (40) years Evidence of additions or alterations: (NA) if Yes, estimated age (N/A) years Overall assessment of the installation for continued use: **Satisfactory/Unsatisfactory** (delete as appropriate)

****An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.**

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

Name (capitals) on behalf of the contractor identified in PART 1: PHILIP JONES Signature: [Signature] Date: 05/01/2024

I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: N/A (date)

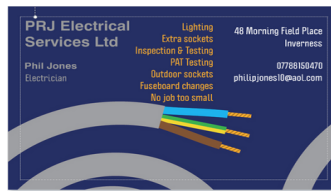
Give reason for recommendation: To ensure the installation is in a safe condition and still complies with BS7671

The proposed date for the next inspection should take into consideration any legislative or licensing requirements and 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.

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capitals) on behalf of the contractor identified in PART 1: PHILIP JONES Signature: [Signature] Date: 05/01/2024

Original (to the person ordering the work)



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ELECTRICAL INSTALLATION CONDITION REPORT

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PART 5 : OBSERVATIONS

One of the following Codes, as appropriate, has been allocated to each of the observations made below to indicate to the person(s) responsible for the electrical installation the degree of urgency for remedial action:	Code C1 Danger Present Risk of injury. Immediate remedial action required	Code C2 Potentially Dangerous Urgent remedial action required	Code C3 Improvement Recommended	Code FI Further Investigation Required
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Referring to the **Schedule of Items Inspected** (see PART 9), the attached **Schedule of Circuit Details and Test Results** (see PART 11A & 11B), and subject to any **agreed limitations** listed in PART 6 –

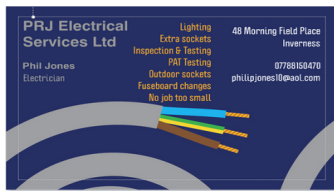
No remedial action is required (), OR The following observations are made:

Item No	Observation(s)	Code	Location Reference
(1.....)	(4.14RCD protection is only installed to socket circuits.....)	(C3.....)	(.....)
(2.....)	(6.13RCD protection is only installed to socket circuits.....)	(C3.....)	(.....)
(3.....)	(6.13RCD protection is only installed to socket circuits.....)	(C3.....)	(.....)
(4.....)	(6.13RCD protection is only installed to socket circuits.....)	(C3.....)	(.....)
(5.....)	(9.1 RCD protection is only installed to socket circuits.....)	(C3.....)	(.....)
(6.....)	(..... SPD is not installed.....)	(C3.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)

Additional pages? (None) State page numbers: (N/A)

Immediate remedial action required for items: (N/A) Improvement recommended for items: (1,2,3,4,5,6)

Urgent remedial action required for items: (N/A) Further investigation required for items: (N/A)



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ELECTRICAL INSTALLATION CONDITION REPORT

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PART 6 : DETAILS AND LIMITATIONS OF THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with BS 7671: 2018, as amended to 2022 (date). Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the Client and the Inspector prior to inspection.

Details of the electrical installation covered by this report: Consumer unit, all accessible electrical equipment, outgoing circuits, earthing

Agreed limitations including the reasons, if any, on the inspection and testing (653.2): N/A

Extent of sampling: 50 % of accessories were opened for inspection. All accessories were accessible

Operational limitations including the reasons: N/A

PART 7 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements		Number and type of live conductors		Nature of supply parameters	
TN-C: (N/A)	TN-S: (N/A)	AC 1-phase, 2-wire: (✓)	2-phase, 3-wire: (N/A)	Nominal voltage between lines, $U^{[1]}$:	(N/A) V
TT: (N/A)	IT: (N/A)	3-phase, 3-wire: (N/A)	3-phase, 4-wire: (N/A)	Nominal line voltage to Earth, $U_o^{[1]}$:	(230) V
Supply protective device		DC 2-wire: (N/A)	3-wire: (N/A)	Nominal frequency, $f^{[1]}$:	(50) Hz
BS EN: (88-2)	Type: (gG)	Confirmation of supply polarity: (✓)		Prospective fault current, $I_{pf}^{[2]*}$:	(0.9) kA
Rated current: (100) A		Other sources of supply (Schedule of Test Results)		External earth fault loop impedance, $Z_e^{[2]*}$:	(0.26) Ω

PART 8 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of Earthing	Main protective conductors	Main protective bonding connections	Main switch / Switch-fuse / Circuit-breaker / RCD
Maximum demand (load): (N/A) W/A	Earthing conductor: (material Copper)	Water installation pipes: (✓)	Location: (Integral to consumer unit)
Distributor's facility: (✓)	csa (16) mm ² Connection/continuity verified: (✓)	Gas installation pipes: (✓)	BS EN: (5419) Type: () Rating / setting of device: (N/A) A
Installation earth electrode(s): (N/A)	Main protective bonding conductors: (material Copper)	Structural steel: (N/A)	No. of poles: (2) Current rating: (100) A Voltage rating: (230) V
Earth electrode type - rod(s), tape, etc: (None)	csa (10) mm ² Connection/continuity verified: (✓)	Oil installation pipes: (N/A)	Where an RCD is used as the main switch
Location: (N/A)		Lightning protection: (N/A)	RCD rated residual operating current, $I_{Δn}$: (N/A) mA RCD Type: (N/A)
Electrode resistance to Earth: (N/A) Ω		Other (state): (N/A)	Rated time delay: (N/A) ms Measured operating time: (N/A) ms

*Where the installation is supplied by more than one source, the higher or highest values of prospective fault current, I_{pf} , and external earth fault loop impedance, Z_e , must be recorded.

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists, or Code appropriately: CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 5, with additional comments (where appropriate) on attached numbered sheets)

Original (to the person ordering the work)

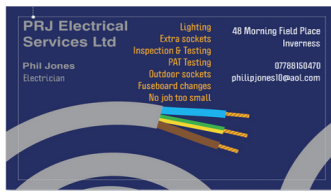
ELECTRICAL INSTALLATION CONDITION REPORT

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Original (to the person ordering the work)

PART 9 : SCHEDULE OF ITEMS INSPECTED (enter ✓, N/A or Classification Code C1, C2, C3 or FI, as applicable)

1.0 Intake equipment (visual inspection only) <i>An outcome against an item in section 1.1, other than access to live parts, should not be used to determine the overall assessment of the installation. Where inadequacies are identified, a cross should be put against the appropriate item and a comment made in Part 5 of this report.</i>		<ul style="list-style-type: none"> ▪ Accessibility of all protective bonding connections (543.3.2) (.....) ▪ Provision of earthing / bonding labels at all appropriate locations (514.13.1) (.....) 	4.16 Confirmation that integral test button / switch, where present, causes AFDD to trip when operated (643.10) (N/A.....)
1.1 Distributor / supplier intake equipment	<ul style="list-style-type: none"> ▪ Service cable (.....) ▪ Service head (.....) ▪ Earthing arrangement (.....) ▪ Meter tails (.....) ▪ Metering equipment (.....) ▪ Isolator, where present (N/A.....) 	3.2 FELV - requirements satisfied (411.7) (N/A.....)	4.17 Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1) (.....)
<i>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 dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority.</i>		3.3 Other methods of protection <i>Where any of the methods listed below are employed, details should be provided on separate sheets</i>	4.18 Presence of alternative supply warning notice at or near equipment, where required (514.15) (.....)
1.2 Consumer's isolator, where present (.....)		<ul style="list-style-type: none"> ▪ Non-conducting location (418.1) (N/A.....) ▪ Earth-free local equipotential bonding (418.2) (N/A.....) ▪ Electrical separation (413; 418.3) (N/A.....) ▪ Double insulation (412) (N/A.....) ▪ Reinforced insulation (412) (N/A.....) ▪ Provisions where automatic disconnection of supply is not feasible (419) (N/A.....) 	4.19 Presence of next inspection recommendation label, where required (514.12.1) (.....)
1.3 Consumer's meter tails (.....)		4.0 Distribution equipment, including consumer units and distribution boards	4.20 Presence of other required labelling (please specify) (514) (.....)
2.0 Presence of adequate arrangements for parallel or switched alternative sources		4.1 Adequacy of working space / accessibility to equipment (132.12; 513.1) (.....)	4.21 Compatibility of protective devices, bases and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (432; 433; 434) (.....)
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6) (N/A.....)		4.2 Security of fixing (134.1.1) (.....)	4.22 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3) (.....)
2.2 Adequate arrangements where a generating set operates in parallel with the public supply (551.7) (N/A.....)		4.3 Condition of insulation of live parts (416.1) (.....)	4.23 Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.5; 522.8.11) (.....)
3.0 Methods of protection		4.4 Adequacy security of barriers or enclosures (416.2.3) (.....)	4.24 Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1) (N/A.....)
3.1 Automatic disconnection of supply (ADS)		4.5 Condition of enclosure(s) in terms of IP rating, etc. (416.2) (.....)	5.0 Distribution circuits
<ul style="list-style-type: none"> ▪ Main earthing / bonding arrangement (411.3; Chap. 54) (.....) ▪ Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2), or presence of installation earth electrode arrangement (542.1.2.3) (N/A.....) ▪ Adequacy of earthing conductor size (542.3; 543.1.1) (.....) ▪ Adequacy of earthing conductor connections (542.3.2) (.....) ▪ Accessibility of earthing conductor connections (543.3.2) (.....) ▪ Adequacy of main protective bonding conductor sizes (544.1.1) (.....) ▪ Adequacy and location of main protective bonding conductor connections (544.1.2) (.....) 		4.6 Condition of enclosure(s) in terms of fire rating, etc. (421.1.201; 421.1.6; 526.5) (.....)	5.1 Identification of conductors (514.3) (.....)
		4.7 Enclosure not damaged / deteriorated so as to impair safety (651.2) (.....)	5.2 Cables correctly supported throughout their run (521.10.202; 522.8.5) (LIM.....)
		4.8 Presence and effectiveness of obstacles (417.2) (.....)	5.3 Condition of insulation of live parts (416.1) (.....)
		4.9 Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2) (.....)	5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) (N/A.....)
		4.10 Operation of main switch(es) (functional check) (643.10) (.....)	5.5 Suitability of containment systems for continued use (including flexible conduit) (522) (N/A.....)
		4.11 Manual operation of circuit-breakers, RCDs and AFDDs to prove functionality (643.10) (.....)	5.6 Cables correctly terminated in enclosures (526) (.....)
		4.12 Confirmation that integral test button / switch causes RCD(s) to trip when operated (functional check) (643.10) (.....)	5.7 Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1) (.....)
		4.13 RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.4.5; 411.5.2; 531.2) (N/A.....)	5.8 Examination of cables for signs of unacceptable thermal or mechanical damage / deterioration (421.1; 522.6) (.....)
		4.14 RCD(s) provided for additional protection / requirements, where required - includes RCBOs (411.3.3; 415.1) (C3.....)	5.9 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) (.....)
		4.15 Presence of RCD six-monthly test notice, where required (514.12.2) (.....)	



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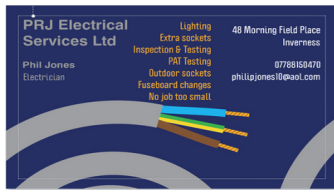
ELECTRICAL INSTALLATION CONDITION REPORT

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PART 9 : SCHEDULE OF ITEMS INSPECTED (enter ✓, N/A or Classification Code C1, C2, C3 or FI, as applicable)

5.10 Adequacy of protective devices; type and rated current for fault protection (411.3) (.....) ✓	6.2 Cables correctly supported throughout their run (521.10.202; 522.8.5) (.....) LIM	*For cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203) (.....) C3
5.11 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) (.....) ✓	6.3 Condition of insulation of live parts (416.1) (.....) ✓	*For final circuits supplying luminaires within domestic (household) premises (411.3.4) (.....) C3
5.12 Coordination between conductors and overload protective devices (433.1; 533.2.1) (.....) ✓	6.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) (N/A) (.....)	<i>*Older installations designed prior to BS 7671: 2018 may not have required RCDs for additional protection.</i>
5.13 Cable installation methods / practices with regard to the type and nature of installation and external influences (522) (.....) ✓	6.5 Suitability of containment systems for continued use (including flexible conduit) (522) (N/A) (.....)	6.14 Provision of fire barriers, sealing arrangements and protection against thermal effects (527) (.....) ✓
5.14 Where exposed to direct sunlight, cable of a suitable type (522.11.1) (N/A) (.....)	6.6 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation (523) (.....) ✓	6.15 Band II cables segregated / separated from Band I cables (528.1) (.....) ✓
5.15 Cables concealed under floors, above ceilings, in walls / partitions, adequately protected against damage (522.6.201; 522.6.202; 522.6.203; 522.6.204) – ▪ Installed in prescribed zones (see Section D. <i>Extent and limitations</i>) (522.6.202) (LIM) (.....) ▪ Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D) (522.6.201; 522.6.204) (LIM) (.....)	6.7 Adequacy of protective devices; type and rated current for fault protection (411.3) (.....) ✓	6.16 Cables segregated / separated from non-electrical services (528.3) (.....) ✓
5.16 Provision of fire barriers, sealing arrangements and protection against thermal effects (527) (.....) ✓	6.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1) (.....) ✓	6.17 Termination of cables at enclosures - identify / record numbers and locations of items inspected (526) – ▪ Connection under no undue strain (526.6) (.....) ✓ ▪ No basic insulation of a conductor visible outside enclosure (526.8) (.....) ✓ ▪ Connections of live conductors adequately enclosed (526.5) (.....) ✓ ▪ Adequately connected at point of entry to enclosure (glands, bushes, etc.) (522.8.5) (.....) ✓
5.17 Band II cables segregated / separated from Band I cables (528.1) (.....) ✓	6.9 Co-ordination between conductors and overload protective devices (433.1; 533.2.1) (.....) ✓	6.18 Condition of accessories including socket-outlets, switches and joint boxes (651.2) (.....) ✓
5.18 Cables segregated / separated from non-electrical services (528.3) (.....) ✓	6.10 Wiring system(s) appropriate for the type and nature of the installation and external influences (522) (.....) ✓	6.19 Suitability of accessories for external influences (512.2) (.....) ✓
5.19 Condition of circuit accessories (651.2) (.....) ✓	6.11 Where exposed to direct sunlight, cable of a suitable type (522.11.1) (N/A) (.....)	6.20 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3) (.....) ✓
5.20 Suitability of circuit accessories for external influences (512.2) (.....) ✓	6.12 Cables concealed under floors, above ceilings, in walls / partitions, adequately protected against damage (522.6.201; 522.6.202; 522.6.203; 522.6.204) – ▪ Installed in prescribed zones (see Section D. <i>Extent and limitations</i>) (522.6.202) (LIM) (.....) ▪ Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D) (522.6.201; 522.6.204) (N/A) (.....)	7.0 Isolation and switching
5.21 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3) (.....) ✓	6.13 Provision of additional protection by RCD having rated residual operating current not exceeding 30 mA – ▪ *For all socket-outlets of rating 32 A or less (411.3.3) (.....) ✓ <i>Additional protection by RCD may not have been provided as a noted exception in certain non-domestic installations covered by indent (ii) of Regulation 411.3.3.</i>	7.1 Isolators – ▪ Presence and condition of appropriate devices (462; 537.2) (.....) ✓ ▪ Acceptable location - state if local or remote from equipment in question (462; 537.2.7) (.....) ✓ ▪ Capable of being secured in the OFF position (462.3) (.....) ✓ ▪ Correct operation verified (643.10) (.....) ✓ ▪ Clearly identified by position and / or durable marking (537.2.7) (.....) ✓
5.22 Adequacy of connections, including pcps, within accessories and to fixed and stationary equipment - identify / record numbers and locations of items inspected (526) (.....) ✓	▪ *For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3) (.....) ✓ ▪ *For cables concealed in walls at a depth of less than 50 mm (522.6.202) (C3) (.....)	▪ Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.1.2) (N/A) (.....)
5.23 Presence, operation and correct location of appropriate devices for isolation and switching (Chap. 46; 537) (.....) ✓		
5.24 General condition of wiring system (651.2) (.....) ✓		
5.25 Temperature rating of cable insulation (522.1.1; Table 52.1) (.....) ✓		
6.0 Final circuits		
6.1 Identification of conductors (514.3) (.....) ✓		

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ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018+A2:2022 – Requirements for Electrical Installations

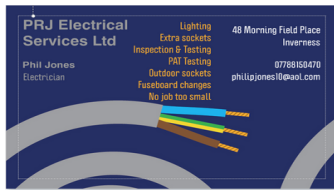
PART 9 : SCHEDULE OF ITEMS INSPECTED (enter ✓, N/A or Classification Code C1, C2, C3 or FI, as applicable)

<p>7.2 Switching off for mechanical maintenance –</p> <ul style="list-style-type: none"> Presence and condition of appropriate devices (464.1; 5373.2) (.....) Capable of being secured in the OFF position where not under continuous supervision (464.2) (.....) Correct operation verified (643.10) (.....) Clearly identified by position and / or durable marking (5373.2.4) (.....) 	<p>8.5 Security of fixing (134.1.1) (.....)</p> <p>8.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: list number and location of luminaires inspected (separate page) (527.2) (.....)</p> <p>8.7 Recessed luminaires (downlighters) –</p> <ul style="list-style-type: none"> Correct type of lamps fitted (559.3.1) (N/A.....) Installed to minimise build-up of heat by use of “fire rated” fittings, insulation displacement box or similar (421.1.2) (N/A.....) No signs of overheating to surrounding building fabric (559.4.1) (N/A.....) No signs of overheating to conductors / terminations (526.1) (N/A.....) 	<ul style="list-style-type: none"> Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3) (.....) Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2) (.....) Suitability of accessories and controlgear etc. for a particular zone (701.512.3) (.....) Suitability of current-using equipment for particular position within the location (701.55) (.....) 	
<p>7.3 Emergency switching off –</p> <ul style="list-style-type: none"> Presence and condition of appropriate devices (465; 5373.3; 5374) (N/A.....) Readily accessible for operation where danger might occur (5373.3.6) (N/A.....) Correct operation verified (643.10) (N/A.....) Clearly identified by position and / or durable marking (5373.3.5; 5373.3.6; 5374.3; 5374.4) (N/A.....) 	<p>9.0 Special locations and installations</p> <p><i>Where special installations or locations relating to a particular Section of Part 7, an additional Inspection Schedule(s) should be provided on separate pages.</i></p>	<p>9.2 Other special installations or locations –</p> <p>N/A (N/A.....)</p> <p>..... (.....)</p> <p>..... (.....)</p> <p>..... (.....)</p> <p>..... (.....)</p>	
<p>7.4 Functional switching –</p> <ul style="list-style-type: none"> Presence and condition of appropriate devices (5373.1.1; 5373.1.2) (.....) Correct operation verified (643.10) (.....) 	<p>9.1 Location(s) containing a bath or shower –</p> <ul style="list-style-type: none"> Additional protection by RCD having rated residual operating current not exceeding 30 mA for all low voltage (LV) circuits serving the location or passing through zones 1 and / or 2 of the location (701.411.3.3) (C3.....) 	<p>10.0 Prosumer’s low voltage installation (N/A.....)</p> <p><i>Where elements of a prosuming installation falling within the scope of Chapter 82 are covered by the report, additional schedules detailing the associated inspection and testing should be provided on separate pages.</i></p>	
<p>8.0 Current-using equipment (permanently connected)</p> <p>8.1 Condition of equipment in terms of IP rating, etc. (416.2; 422.3; 422.4; 522.4) (.....)</p> <p>8.2 Equipment does not constitute a fire hazard (421) (.....)</p> <p>8.3 Enclosure not damaged / deteriorated so as to impair safety (134.1.1; 416.2) (.....)</p> <p>8.4 Suitability for the environment and external influences (512.2) (.....)</p>			<p>Schedule of Items Inspected by</p> <p>Name (capitals): PHILIP JONES</p> <p>Signature: Date: 05/01/2024</p>

PART 10 : SCHEDULES AND ADDITIONAL PAGES (the pages identified are an essential part of this report (see Regulation 653.2))

Schedule of Inspections	Schedule of Circuit Details and Test Results for the installation	Additional pages, including data sheets for additional sources	Special installations or locations (indicated in item 9.2 above)	Schedules relating to Prosumer’s installations (indicated in item 10 above)	Continuation sheets
Page No(s): (..... 4, 5 & 6))	Page No(s): (..... 7 & 8))	Page No(s): (None.....))	Page No(s): (None.....))	Page No(s): (None.....))	Page No(s): (None.....))

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ELECTRICAL INSTALLATION CONDITION REPORT

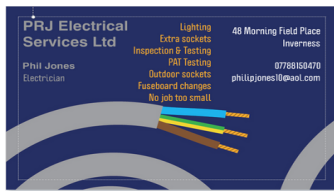
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PART 11A : SCHEDULE OF CIRCUIT DETAILS (GO TO Part 11B 'Schedule of Test Results' to enter test results for the corresponding circuit listed in this part)

Circuit number	Circuit description	Type of wiring (see footer to PART 11B)	Reference Method (BS 7671)	Number of points served	Circuit conductor (number & csa)		Max. disconnection time (BS 7671) (s)	Overcurrent protective device					RCD				
					Live (mm ²)	cpc (mm ²)		BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	Maximum permitted Zs* (Ω)	BS (EN)	Type	Rating (A)	Operating current, I _{Δn} (mA)	
Main	Main switch							60947-3	3	100							
1	Cooker	A	102		6	2.5	0.4	60898	B	32	3	1.37					
RCD1	RCD							61008	AC	63			61008	AC	63	30	
2	Sockets	A	102		2.5	1.5	0.4	60898	B	32	3	1.37	61008	AC	63	30	
3	Sockets	A	102		2.5	1.5	0.4	60898	B	32	3	1.37	61008	AC	63	30	
4	Water heater	A	102		2.5	1.5	0.4	60898	B	20	3	2.19					
5	Lighting	A	102		1.5	1	0.4	60898	B	6	3	7.28					
6	Lighting	A	102		1.5	1	0.4	60898	B	6	3	7.28					
7	Shower	A	102		10	4	0.4	60898	B	40	3	1.09					
8	Bell	A	101		1.5	1	0.4	60898	B	6	3	7.28					

<p>DISTRIBUTION BOARD (DB) DETAILS (complete in every case)</p> <p>DB designation: Domestic distribution</p> <p>Location of DB: Hall cupboard</p> <p>Z_{db}: 0.26 (Ω) I_{pf} at DB†: 0.9 (kA)</p> <p>Confirmation of supply polarity: (✓) Phase sequence confirmed†: (N/A)</p> <p>SPD Details** Types: T1 (N/A) T2 (N/A) T3 (N/A) N/A (N/A)</p> <p>Status indicator checked (where functionality indicator is present): (N/A)</p>	<p>**SPD Type.</p> <p>Where combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both Type brackets.</p> <p>Where T3 devices are installed on a circuit to protect sensitive equipment, enter details in 'Comments' (PART 11B), (See Section 534 for further details).</p> <p>Note that not all SPDs have visible functionality indication.</p>	<p>TO BE COMPLETED ONLY IF THE DB IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</p> <p>Supply to DB is from: N/A</p> <p>Overcurrent protective device for the distribution circuit</p> <p>BS (EN): (N/A) Type: (.....) Nominal voltage: (N/A) V Rating: (N/A) A No. of phases: (N/A)</p> <p>Associated RCD (if any)</p> <p>BS (EN): (N/A) RCD Type: (N/A) I_{Δn}: (N/A) mA No. of poles: (N/A) Operating time: (N/A) ms</p>
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ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018+A2:2022 – Requirements for Electrical Installations

PART 11B : SCHEDULE OF TEST RESULTS (MUST reflect circuits entered into 'Schedule of Circuit Details' in Part 11A)

Circuit number	Continuity (Ω)			Insulation resistance			Polarity (✓)	Max. measured earth fault loop impedance, Zs (Ω)	RCD		AFDD**	Comments and additional information, where required	
	Ring final circuits only (measured end to end)			Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)			Operating time* (ms)	Test button (✓)	AFDD test button (✓)		
	(Line) r _l	(Neutral) r _n	(cpc) r ₂										(R _l + R ₂)
Main													
1				0.20	99.9	99.9	250	✓	0.56	N/A	N/A	N/A	
RCD1													
2	0.56	0.56	0.90	0.30	99.9	99.9	250	✓	0.40	17.1	✓	N/A	
3	0.48	0.48	0.81	0.30	99.9	99.9	250	✓	0.45	17.1	✓	N/A	
4				0.31	99.9	99.9	250	✓	0.57	N/A	N/A	N/A	
5				0.88	99.9	99.9	250	✓	1.14	N/A	N/A	N/A	
6				0.96	99.9	99.9	250	✓	1.22	N/A	N/A	N/A	
7				0.18	99.9	99.9	250	✓	0.34	N/A	N/A	N/A	
8				0.15	99.9	99.9	250	✓	0.41	N/A	N/A	N/A	

Circuits/equipment vulnerable to damage when testing (where applicable): 7,8

TESTED BY Name (capitals): PHILIP JONES Position: QS Signature: [Signature] Date: 05/01/2024

TEST INSTRUMENTS (ENTER SERIAL NUMBER AGAINST EACH INSTRUMENT USED)					
Multi-function: 1008121101956808	Continuity: N/A	Insulation resistance: N/A	Earth fault loop impedance: N/A	Earth electrode resistance: N/A	RCD: N/A

* RCD effectiveness is verified using an alternating current test at rated residual operating current (I_{Δn})

** Where installed. Note, not all AFDDs have a test function. Where a circuit contains an AFDD this should be stated in the field for that circuit in the 'Comments and additional information, where required' column.

CODES for Type of wiring	(A) Thermoplastic insulated / sheathed cables	(B) Thermoplastic cables in metallic conduit	(C) Thermoplastic cables in non-metallic conduit	(D) Thermoplastic cables in metallic trunking	(E) Thermoplastic cables in non-metallic trunking	(F) Thermoplastic / SWA cables	(G) Thermosetting / SWA cables	(H) Mineral-insulated cables	Other (state): N/A
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Original (to the person ordering the work)

NOTES FOR RECIPIENT

THIS CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service. This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

This report has been issued in accordance with the national standard for the safety of electrical installations, *BS 7671: 2018+A2:2022* – Requirements for Electrical Installations.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see PART 5), together with any items for which improvement is recommended.

You should have received the report marked 'Original' and the contractor should retain a duplicate. If you were the person ordering this report, but not the owner or user of the installation, you should pass this report, or a full copy of it, including these notes, the schedules and additional pages (if any), immediately to the owner or user of the installation.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. NICEIC* recommends that you engage the services of an NICEIC contractor for the inspection. Only an NICEIC contractor is authorised to issue this NICEIC Electrical Installation Condition Report, which has a unique serial number that is traceable to the contractor to which it was supplied by NICEIC.

The recommended date by which the next inspection should be carried out is stated in PART 4 of this report. With the exception of domestic (household) premises, there should also be a notice at or near the main switchboard or distribution board/consumer unit indicating when the next inspection of the installation is due.

This report is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation and must not be issued to certify new electrical installation work including the replacement of a distribution board or consumer unit.

The report consists of at least eight numbered pages. The report is only valid if the Schedule of Items Inspected (PART 9) has been completed to confirm that all relevant inspections have been carried out and the Schedule of Circuit Details (PART 11A) and the Schedule of Test Results (PART 11B) are attached. For installations having more than one distribution board (or consumer unit) or more circuits than can be recorded in PARTS 11A & 11B, one or more additional Schedule of Circuit Details and Schedule of Test Results, should form part of the report. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. The report is invalid if any of the additional pages, listed in PART 10 are missing.

Where the installation includes a residual current device (RCD) it should be tested every six months 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.

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 should be followed with respect to test button operation.

Where the installation includes a surge protection 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.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, this should be identified in PART 7 Supply Characteristics and Earthing Arrangements, and the Schedules of Circuit Details and Test Results (PART 11A & 11B) compiled accordingly.

PART 6 (Details 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.

Operational limitations may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in PART 6. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration should have been given by the inspector in PART 4 of the report. The declaration must reflect the statement given in PART 3, which summarises the observations and recommendations made in PART 5. Where one or more observations have been made in PART 5, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code C1 (danger present) the safety of those using the installation is at risk. Wherever practicable, items classified as C1 should be made safe on discovery, and it is recommended that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work immediately.

Where the inspector has indicated an observation as code C2 (potentially dangerous) the safety of those using the installation may be at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where the inspector has indicated that an item requires further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where inadequacies in the intake equipment have been observed (Item 1 of PART 9), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

For further information about electrical safety and how NICEIC can help you, visit:

www.niceic.com

** NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).*

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

ONLY ONE CLASSIFICATION CODE SHOULD BE GIVEN FOR EACH RECORDED OBSERVATION

Classification code C1 (Danger present)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC contractor issuing this report will be able to provide further advice.

NICEIC makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 (Potentially dangerous)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, urgent remedial action is required to remove potential danger. The NICEIC contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given for the next inspection date in PART 4 of this report is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Classification code C3 (Improvement recommended)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC contractor issuing this report will be able to provide further advice.

Code FI (Further investigation required without delay)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where 'FI' has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing (entered in PART 6), could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated 'Further investigation required without delay' (FI) the overall assessment of the installation (PART 3) should be marked as 'Unsatisfactory'.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the NICEIC contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide No 4 *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations*. The guide can be viewed or downloaded free of charge from www.electricalsafetyfirst.org.uk

For further information about electrical safety and how NICEIC can help you, visit
www.niceic.com