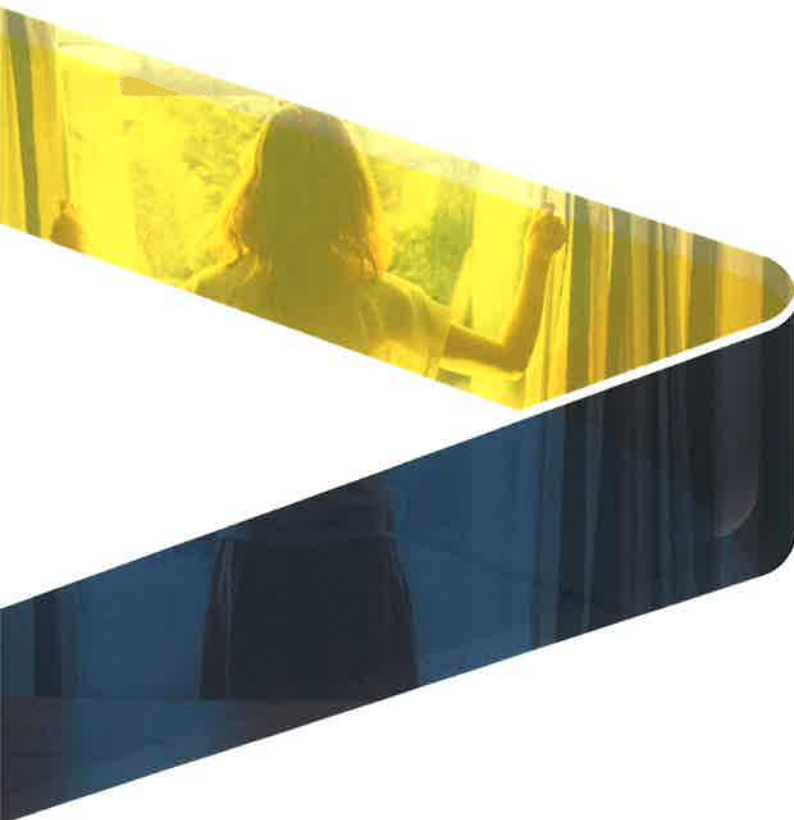


HOME REPORT



DM HALL
CHARTERED SURVEYORS

Home Report

Property: **3**
 Carse View
 Bo'Ness
 West Lothian
 EH51 0PF

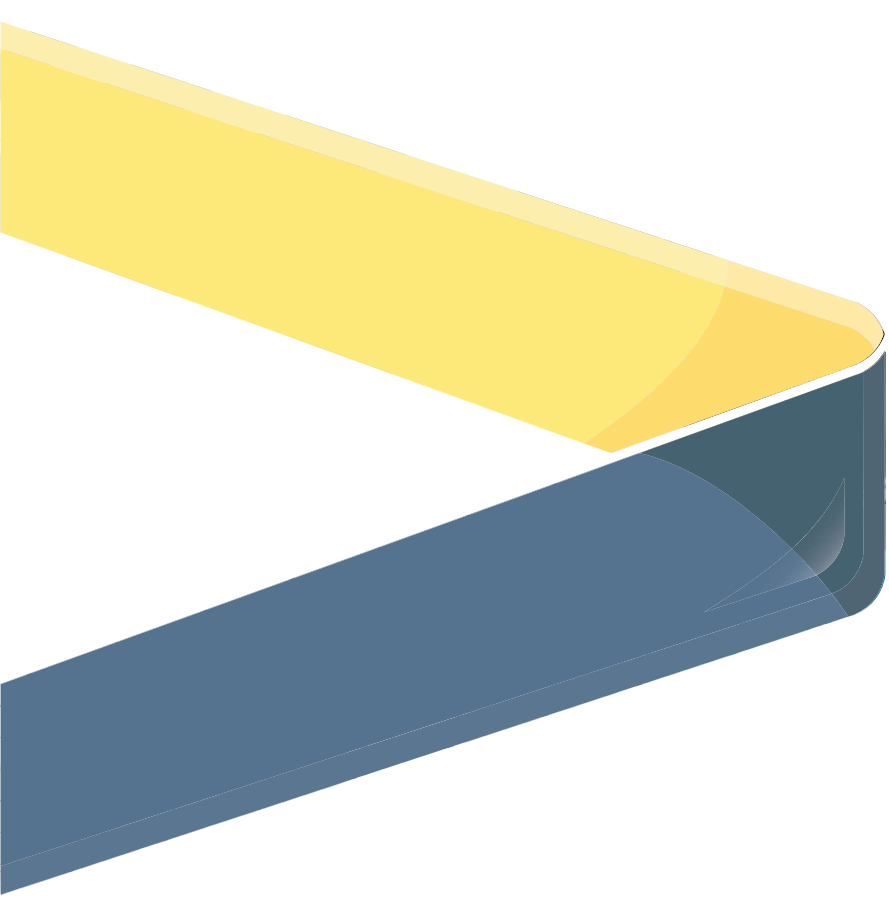
Prepared for: **Morven Doyle**

Prepared by: **Tracy Hutchison**

Report reference: **1807976-1-2**

Date of Report: **19/02/2025**

ENERGY PERFORMANCE CERTIFICATE



DM HALL
CHARTERED SURVEYORS

Energy Performance Certificate (EPC)

Scotland

Dwellings

3 CARSE VIEW, BO'NESS, EH51 0PF

Dwelling type: Top-floor flat
Date of assessment: 19 February 2025
Date of certificate: 24 February 2025
Total floor area: 57 m²
Primary Energy Indicator: 172 kWh/m²/year

Reference number: 9614-1018-7202-5855-4200
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

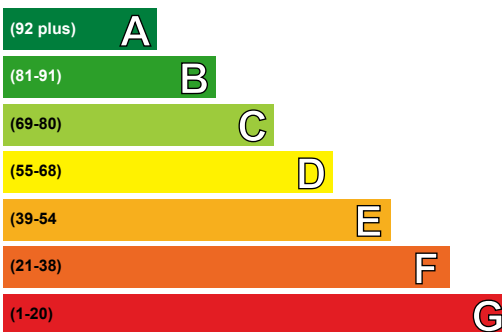
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years*

£1,845

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
76	76

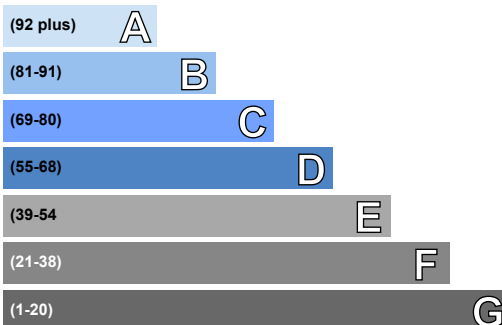
Energy Efficiency Rating

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 (76)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
78	78

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

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

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

There are currently no improvement measures recommended for your home.

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★★☆☆	★★★★☆☆
Roof	Pitched, 150 mm loft insulation	★★★★☆☆	★★★★☆☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆☆	★★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆☆	★★★★☆☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆☆	★★★★☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★★	★★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, 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 30 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 1.7 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,317 over 3 years	£1,317 over 3 years	Not applicable
Hot water	£336 over 3 years	£336 over 3 years	
Lighting	£192 over 3 years	£192 over 3 years	
Totals	£1,845	£1,845	

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

None

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)	4,501	(409)	N/A	N/A
Water heating (kWh per year)	1,737			

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.

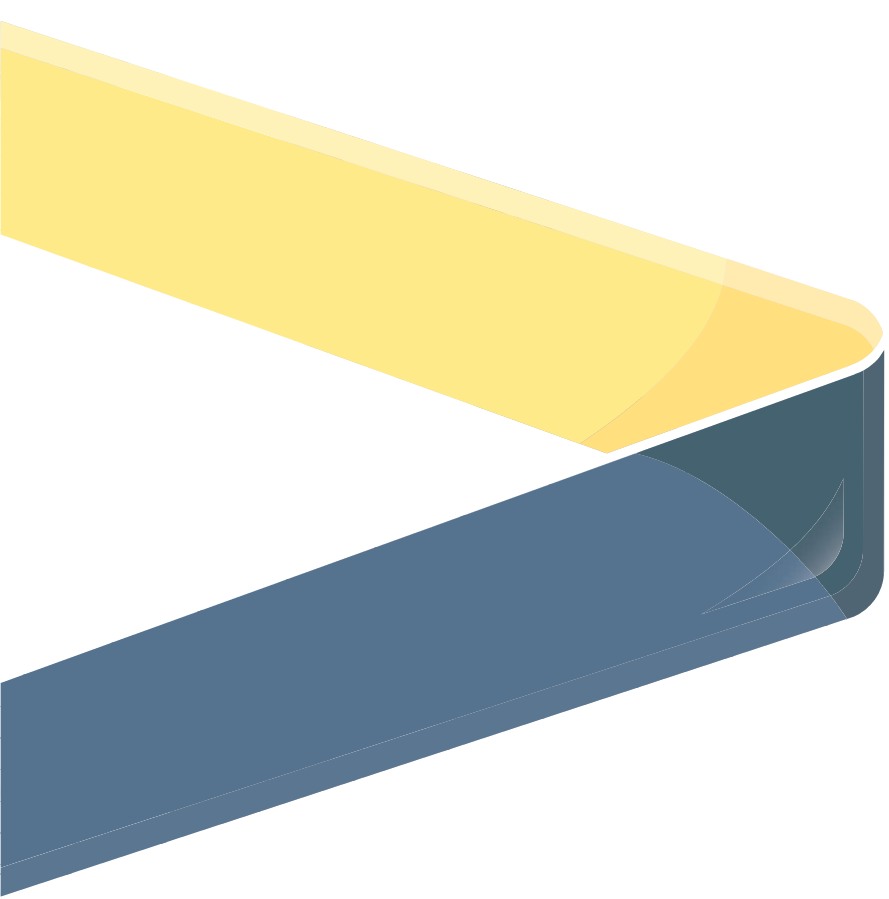
Assessor's name:	Mrs. Tracy Hutchinson
Assessor membership number:	EES/027914
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	Unit 6A The Courtyard Callendar Business Park Falkirk FK1 1XR
Phone number:	01383621262
Email address:	tracy.hutchison@dmhall.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

SINGLE SURVEY



DM HALL
CHARTERED SURVEYORS

Schedule 1

Survey Report

3

Carse View

Bo'Ness

West Lothian

EH51 0PF

Customer

Morven Doyle

Date of Inspection

19/02/2025

Prepared by

Tracy Hutchison

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property comprises a first floor flat in a two storey block of four units.
Accommodation	Ground Floor: Entrance Vestibule First Floor: Living Room, Kitchen, Two Bedrooms and Bathroom
Gross internal floor area (m^2)	Approximately 57sqm
Neighbourhood and location	The property forms part of an established residential area in the town of Bo'Ness. The surrounding properties in the immediate vicinity are generally of a differing style and similar age. A range of typical local amenities can be found nearby.
Age	Approximately 50 Year Old.
Weather	It was overcast and dry following generally mixed weather conditions.
Chimney stacks	None
Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. The roof is of a pitched design, overlaid with concrete tiles having ridges formed in tile. Access to the roof space is available via a ceiling hatch in

	the hallway which has a built in loft ladder. The roof is of timber construction with fibreboard to the underside of the roof tiles with insulation materials between and over the ceiling joists. The roof space has been partly floored for storage purposes. There are two flue that run through the roof space and a W/C cistern has been installed.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. There are half round gutters in place, which connect to round downpipes.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The property is of traditional cavity brick/block construction having a pointed and roughcast finish and wall thickness of approximately 280mm. I would make the reasonable assumption that a suitable damp proof course was installed in the property at the time of construction, in line with regulations in place at the time.
Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. Windows: Double glazed UPVC framed window units are installed. Doors: The access door is of UPVC double glazed design. The fascias are formed in timber.
External decorations	Visually inspected. The external timbers and some wall finishes are painted.
Conservatories/Porches	Visually inspected. There is a porch at the front of the property that is of brick dwarf wall, with timber frame above covered with UPVC and

	timber panelling beneath a flat felted roof.
Communal areas	Circulation areas visually inspected. Access to the property is via a shared path and driveway.
Garages and permanent outbuildings	Visually inspected The property has a single detached garage that is of sectional concrete construction, beneath a flat roof overlaid in corrugated asbestos sheeting. The floor is formed in concrete. Vehicle access is via a metal up and over door.
Outside areas and boundaries	Visually inspected. The property has garden areas to the front and rear. The garden areas are surfaced in grass, artificial grass, chip stones and paving. The back garden is split level. The boundaries are formed in timber fencing. A driveway is in place being surfaced in chip stones and provides access to the garage.
Ceilings	Visually inspected from floor level. The ceilings are of plasterboard.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls and partitions are of plasterboard construction.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.

	The first floors are formed with suspended timber joists being overlaid with timber tongue and groove.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The internal doors consist of timber panel style. The facings and skirtings are of flush style. The kitchen is fitted with a range of base and wall mounted units having compatible worktops. The stairs and handrail from the main front entrance door are formed in timber.
Chimney breasts and fireplaces	None
Internal decorations	Visually inspected. The internal walls and ceilings mostly have a papered and painted finish. The internal joinery is finished in paint.
Cellars	None
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Mains supply installed. The electricity consumer unit and meter are located in the entrance vestibule cupboard.
Gas	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.

	Mains supply installed
Water, plumbing and bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Water is connected to the mains. All visible pipework is made with copper and PVC materials. The bathroom is fitted with a white suite containing a WC, wash hand basin and bath with mixer shower over.
Heating and hot water	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. A wall mounted gas fired Worcester Greenstar 30i ErP condensing combi boiler within a kitchen cupboard supplies a radiator heating system.
Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Drainage is connected to the mains sewer.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. There are smoke alarms installed in the property. I am advised by the seller that inter-linked smoke alarms, carbon monoxide detectors and heat detectors have been installed to comply with forthcoming Scottish Government legislation. It is out with the scope of this report to check the compliance or functionality of such appliances and systems.
Any additional limits to inspection	For flats / maisonettes

Only the subject flat and internal communal areas giving access to the flat were inspected.

If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.

The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.

The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.

Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.

The property was vacant, and all floors were covered. Floor

coverings restricted my inspection of flooring.

In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects, particularly in cupboards. Floor coverings have not been moved.

My physical inspection of the roof void area was restricted due to insulation material and a lack of suitable crawl boards. As a result the roof void area was only viewed from the access hatch.

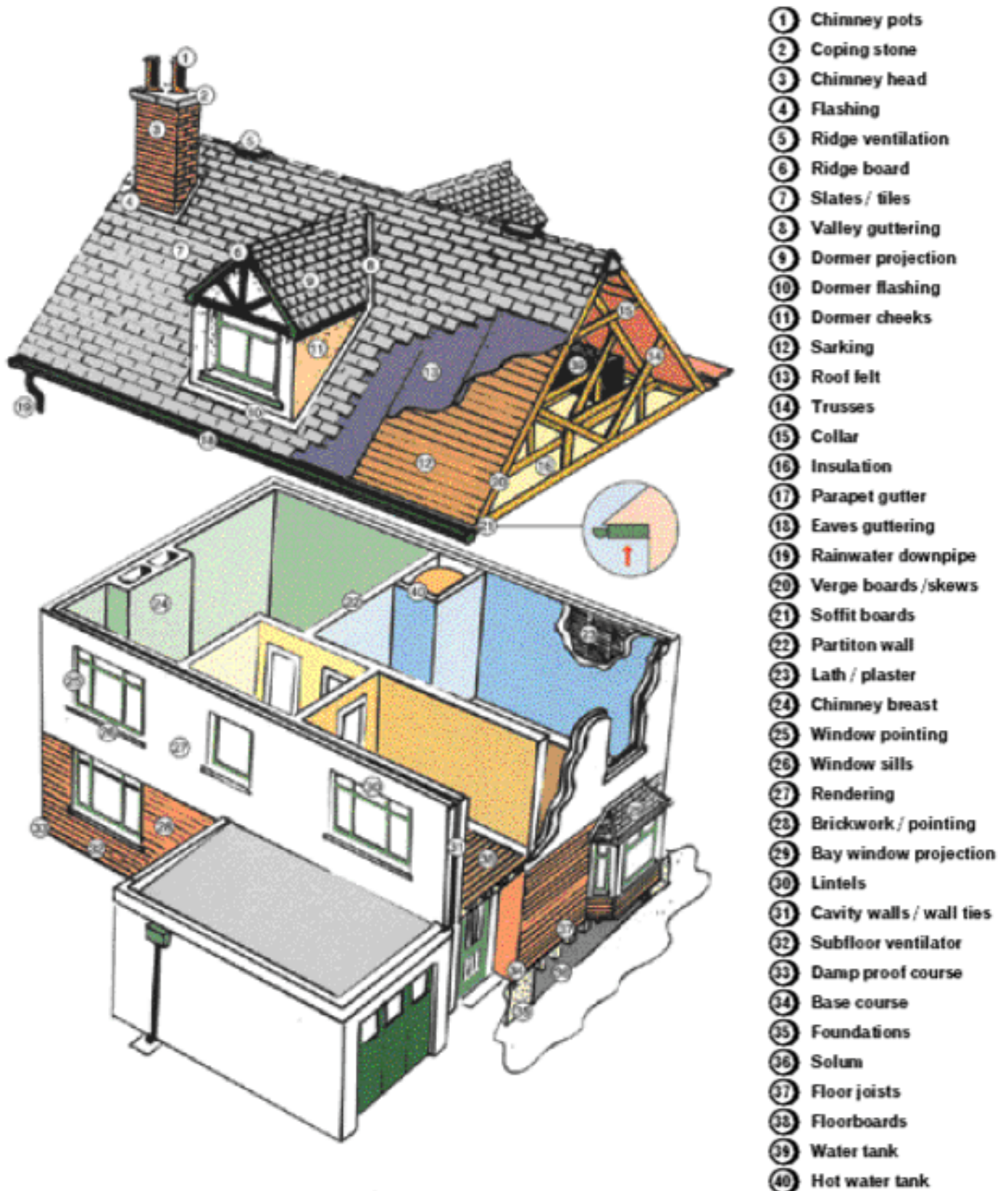
I was not able to inspect the sub floor area as there is no accessible sub floor area.

Concealed areas beneath and around bath areas were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.

The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.

Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.

▷ Sectional diagram showing elements of a typical house:



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

2. CONDITION

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

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

Structural movement



Repair category:	1
Notes	No obvious evidence of significant movement noted within the limitations of my inspection.

Dampness, rot and infestation



Repair category:	1
Notes	No obvious evidence of significant dampness, rot or wood boring insect infestation.

Chimney stacks



Repair category:	-
Notes	

Roofing including roof space



Repair category:	2
Notes	The roof is of considerable age and is likely original. Regular and ongoing maintenance should be anticipated. A roofing contractor can inspect and provide advice. Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectation around 50/60 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A reputable roofing contractor can advise on life expectancy and repair or replacement costs. The cement flue pipe may contain asbestos based materials. See information on Asbestos in the Limitations of Inspection section above.

Rainwater fittings



Repair category:	2
Notes	Vegetation growth was noted to gutters.

Main walls



Repair category:	2
Notes	The pointing to outer walls is eroded in places and should be repaired or replaced by a contractor.

Windows, external doors and joinery



Repair category:	1
Notes	Windows units/ access doors have been replaced in the past. Random windows and doors are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fitments are functional.

External decorations



Repair category:	1
Notes	The renewal of paintwork should be anticipated in places in due course.

Conservatories/porches



Repair category:	1
Notes	The flat bitumen felt roof covering has a limited life expectancy and can fail without warning. Inspection at close quarters may reveal further deterioration or damage to roofing materials, especially where these are older. A reputable roofing contractor will be able to provide further advice.

Communal areas



Repair category:	1
Notes	All ownership, access rights of way and maintenance liabilities should be clarified.

Garages and permanent outbuildings



Repair category:	2
Notes	Metal flashing to the asbestos roof sheets has lifted in various areas and should be reinstated. No access was available to inspect the interior.

Outside areas and boundaries



Repair category:	1
Notes	All ownership, access rights of way and maintenance liabilities should be clarified.

Ceilings



Repair category:	1
Notes	No significant defects evident.

Internal walls



Repair category:	1
Notes	No significant defects evident.

Floors including sub-floors



Repair category:	1
Notes	There are various areas of creaky flooring.

Internal joinery and kitchen fittings



Repair category:	1
Notes	Wear and tear were noted at parts in line with age and use.

Chimney breasts and fireplaces



Repair category:	-
Notes	

Internal decorations



Repair category:	1
Notes	No significant defects evident.

Cellars



Repair category:	-
Notes	

Electricity



Repair category:	1
Notes	The electrical installation is dated 30/01/2025 to 30/01/2030. Further advice will be available from a NICEIC/SELECT registered electrician. It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.

Gas



Repair category:	1
Notes	Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

Water, plumbing and bathroom fittings



Repair category:	1
Notes	No significant defects evident.

Heating and hot water



Repair category:	1
Notes	It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations. Boilers and central heating systems should be tested and serviced by a Gas Safe registered engineer on an annual basis to ensure their safe and efficient operation.

Drainage



Repair category:	1
Notes	No significant defects evident.

Summary:

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

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.	Structural Movement	1
	Dampness, rot and infestation	1
	Chimney stacks	-
	Roofing including roof space	2
	Rainwater fittings	2
Category 2 Repairs or replacement requiring future attention, but estimates are still advised.	Main walls	2
	Windows, external doors and joinery	1
	External decorations	1
	Conservatories/porches	1
	Communal areas	1
Category 1 No immediate action or repair is needed.	Garages and permanent outbuildings	2
	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 coin operated machines.

1	Which floor(s) is the living accommodation on?	First Floor
2	Are there three steps or fewer to a main entrance door of the property?	No
3	Is there a lift to the main entrance door of the property?	No
4	Are all door openings greater than 750mm?	No
5	Is there a toilet on the same level as the living room and kitchen?	Yes
6	Is there a toilet on the same level as a bedroom?	Yes
7	Are all rooms on the same level with no-internal steps or stairs?	Yes
8	Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer:

All ownership, access rights of way and maintenance liabilities over the access paths and driveway should be clarified.

The subjects form part of a block of flats and it has been assumed that maintenance and repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

Estimated re-instatement cost for insurance purposes:

£132,000
(ONE HUNDRED AND THIRTY TWO THOUSAND POUND STERLING)

It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

Valuation and market comments:

£135,000
(ONE HUNDRED AND THIRTY FIVE THOUSAND POUND STERLING)

Signed:	Electronically by Tracy Hutchison
Report author:	Tracy Hutchison
Company name	DM Hall (Falkirk)
Address:	Unit 6a The Courtyard, Callendar Business Park, Falkirk, FK1 1XR
Date of report:	24/02/2025

Mortgage Valuation Report

3

Carse View

Bo'Ness

West Lothian

EH51 0PF

Seller's Name:

Morven Doyle

Date of Inspection:

19/02/2025

Prepared by:

Tracy Hutchison

1. Property Details

Property type:	Purpose built flat
Floor(s) on which located (<i>Flat or maisonettes only</i>):	First Floor
Number of floors in block (<i>Flat or maisonettes only</i>):	Two
Number of units in block (<i>Flat or maisonettes only</i>):	Four
Is there a lift provided? (<i>Flat or maisonettes only</i>):	No
Property style:	Low rise block
Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?	No
Approximate year of construction:	1975

2. Tenure

Tenure:	Absolute Ownership
Ground rent:	
Unexpired years:	

3. Accommodation

Number of living rooms:	1
Number of bedrooms:	2
Number of kitchens:	1
Number of Bathrooms	1
Number of water closets:	0
Other Rooms:	0
Internal gross floor area (excluding garages and outbuildings):	Approximately 57sqmm ²
External gross floor area (excluding garages and outbuildings):	Approximately 65sqmm ²
Does the property have a residential element greater than 40%?	Yes

4. Garage / Parking / Outbuildings

Parking type:	Single garage
Available on site?	Yes
Permanent Outbuildings:	None

5. Construction

Main wall type:	Brick
Other (please specify):	
Roof type:	Tile
Other (please specify):	

6. Special Risks

Has the property suffered structural movement?	No
Is this recent or progressive?	
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the	No

immediate vicinity?	
If yes, please specify any of the above:	

7. Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in the 'brief description of central heating' section below

Drainage:	Mains
Electricity:	Mains
Central Heating:	Yes
Water:	Mains
Gas:	Mains
Brief description of central heating:	Gas fired boiler to radiators

8. Site

Apparent legal issues to be verified by the conveyancer

Legal Issue	Verification	Description
Rights of way:		
Shared drives / access:	Yes	Shared footpaths and driveway
Garage or other amenities on separate site:		
Shared service connections:		
Ill-defined boundaries:		
Agricultural land included with property:		
Other:		

9. Location

Location type:	Residential suburb
Other (if not specified):	

10. Planning Issues

Has the property been extended / converted / altered?	No
Details (if extended, converted, or altered):	

11. Roads

Roads that relate to the property:	Adopted
------------------------------------	---------

12. General Remarks

General remarks on the property:	The property forms part of an established residential area in the town of Bo'Ness. The surrounding properties in the immediate vicinity are of a similar age but different style. A range of typical local amenities can be found nearby.
----------------------------------	---

The property was generally found to be in fair order having regard to its age and type. Whilst some items of typical and ongoing maintenance issues are to be anticipated, these may be attended to during the course of routine works.

13. Essential Repairs

Information relating to essential repairs for the property:

Estimated cost of essential repairs:

Retention recommendation?

Amount:

14. Comment on Mortgageability

Information relating to mortgageability of the property:

Subject to individual lending requirements, we would confirm that the property forms suitable security for normal mortgage loan purposes.

15. Valuations

Market value in present condition: £135,000.00

Market value on completion of essential repairs:

Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT) £132,000.00

Is re-inspection necessary? No

Signed: Electronically by Tracy Hutchison

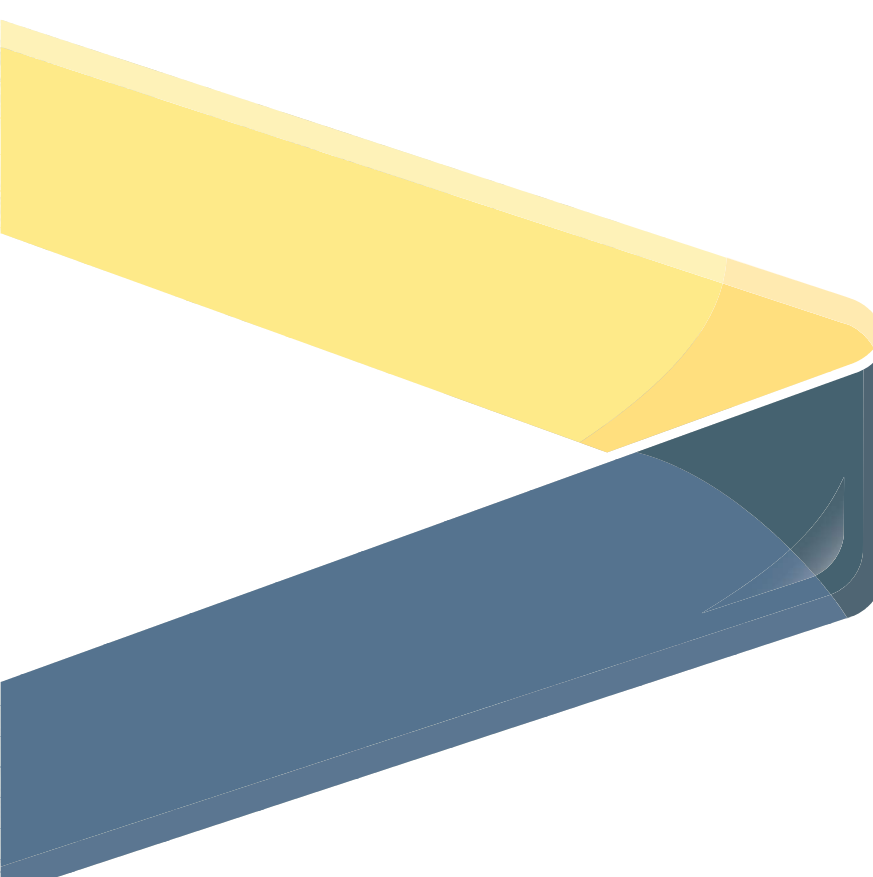
Report author: Tracy Hutchison

Company name: DM Hall (Falkirk)

Address: Unit 6a The Courtyard, Callendar Business Park, Falkirk, FK1 1XR

Date of report: 24/02/2025

PROPERTY QUESTIONNAIRE



DM HALL
CHARTERED SURVEYORS

Property Questionnaire

PROPERTY ADDRESS:	3 Carse View Bo'ness West Lothian EH51 0PF
SELLER(S):	Morven Kearney Doyle
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	24 February 2025

PROPERTY QUESTIONNAIRE

NOTE FOR SELLERS

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

PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property?

My brother passed away on 12 July 2020 which is when ownership was passed to me in my capacity as executor of his estate.

2. Council Tax

Which Council Tax band is your property in?

A B C D E F G H

A

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- **Garage TICK**
- **Allocated parking space TICK**
- **Driveway TICK**
- **Shared parking TICK**
- **On street TICK**
- **Resident permit**
- **Metered parking**
- **Other (please specify):**

4. Conservation Area

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?

**Yes/No/
Don't
know**

No

5. Listed Buildings

Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?

Yes/No

No

6. Alterations / additions / extensions

a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u>, please describe the changes which you have made:	Yes/No No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.	Yes/No N/A

b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u>, please answer the three questions below:	Yes/No Yes (only 1 being the living room window)
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes/No Yes
	(ii) Did this work involve any changes to the window or door openings?	Yes/No No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Replacement living room window, like for like, in October 2020. Please give any guarantees which you received for this work to your solicitor or estate agent.	
7. Central heating		

a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom). <u>If you have answered yes/partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.) Gas fired. <u>If you have answered yes, please answer the 3 questions below:</u>	Yes/No/Partial Yes
b.	When was your central heating system or partial central heating system installed? New boiler installed in 2019.	
c.	Do you have a maintenance contract for the central heating system? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:	Yes/No No

d.	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?		Yes/No Not sure? Don't think so?									
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? <u>If you have answered yes</u> , is the damage the subject of any outstanding insurance claim?	Yes/No No Yes/No									
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u> , please give details:	Yes/No No									
10. Services											
a.	Please tick which services are connected to your property and give details of the supplier: <table border="1" data-bbox="229 1776 1279 2085"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas / liquid petroleum gas</td> <td>Yes</td> <td>Eon</td> </tr> <tr> <td>Water mains / private water supply</td> <td>yes</td> <td>? Council? Scottish Water?</td> </tr> </tbody> </table>		Services	Connected	Supplier	Gas / liquid petroleum gas	Yes	Eon	Water mains / private water supply	yes	? Council? Scottish Water?
Services	Connected	Supplier									
Gas / liquid petroleum gas	Yes	Eon									
Water mains / private water supply	yes	? Council? Scottish Water?									

Electricity	yes	Eon
Mains drainage	Yes	? Council?
Telephone	Yes	Virginmedia
Cable TV / satellite	Yes	BT
Broadband	Yes	BT

b.	Is there a septic tank system at your property? <u>If you have answered yes</u> , please answer the two questions below:	Yes/No No
c.	Do you have appropriate consents for the discharge from your septic tank?	Yes/No/ Don't Know N/A
d.	Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u> , please give details of the company with which you have a maintenance contract:	Yes/No N/A

11. Responsibilities for Shared or Common Areas

a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? <u>If you have answered yes</u> , please give details:	Yes/No/ Don't Know Don't know
----	---	---

b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes</u>, please give details: Roof (4 in a block)	Yes/No/ Not applicable Yes
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes/No No
d.	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries? <u>If you have answered yes</u>, please give details:	Yes/No ? Not required ?
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? <u>If you have answered yes</u>, please give details:	Yes/No Not required
f.	As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.) <u>If you have answered yes</u>, please give details:	Yes/No No

12. Charges associated with your property		
a.	Is there a factor or property manager for your property? <u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:	Yes/No No
b.	Is there a common buildings insurance policy? <u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?	Yes/No/ Don't know No Yes/No/ Don't know
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, e.g. to a Residents' Association, or maintenance or stair fund. N/A	
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	Yes/No

	carried out to your property? <u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property	No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? <u>If you have answered yes</u>, please give details	Yes/No Don't know
c.	<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	Yes/No ?
14. Guarantees		
a.	Are there any guarantees or warranties for any of the	

	following:					
(i)	Electrical work	No	Yes	Don't Know	With title deeds	Lost
(ii)	Roofing	No	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	No	Yes	Don't know	With title deeds	Lost
(iv)	NHBC	No	Yes	Don't know	With title deeds	Lost
(v)	Damp course	No	Yes	Don't know	With title deeds	Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost
b.	<u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u>					
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes, please give details:</u>					Yes/No No
15. Boundaries						

So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes, please give details:</u>		Yes/No/ Don't Know No
16. Notices that affect your property		
In the past 3 years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	Yes/No/ Don't know No
b.	that affects your property in some other way?	Yes/No/ Don't know No
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/No/ Don't know No
<u>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 purchase of your property.</u>		

I can confirm I accept the Ts and Cs.

Kind regards,

Morven

DM Hall Offices

Aberdeen

01224 594172

Galashiels

01896 752009

Livingston

01506 490404

Ayr

01292 286974

Glasgow (North)

0141 332 8615

Musselburgh

0131 665 6782

Cumbernauld

01236 618900

Glasgow (South)

0141 636 4141

Oban

01631 564225

Cupar

01334 844826

Hamilton

01698 284939

Paisley

0141 887 7700

Dumfries

01387 254318

Inverness

01463 241077

Perth

01738 562100

Dundee

01382 873100

Inverurie

01467 624393

Peterhead

01779 470220

Dunfermline

01383 621262

Irvine

01294 311070

Stirling

01786 475785

Edinburgh

0131 477 6000

Kirkcaldy

01592 598200

Elgin

01343 548501

Falkirk

01324 628321

DMHALL.CO.UK

