

YOUR ONESURVEY
HOME REPORT

ADDRESS

5 Fruin Avenue
Newton Mearns
Glasgow
G77 6HA

PREPARED FOR

Shashi Sandhu

INSPECTION CARRIED OUT BY:



SELLING AGENT:



Nicol Estate Agents

HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Glasgow South - Allied Surveyors Scotland Ltd	14/04/2026
Mortgage Certificate	Final	Glasgow South - Allied Surveyors Scotland Ltd	14/04/2026
Property Questionnaire	Final	Mrs. Shashi Sandhu	13/04/2026
EPC	Final	Glasgow South - Allied Surveyors Scotland Ltd	14/04/2026
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	WH/5788
---------------------------	---------

Customer	Mrs. Shashi Sandhu
-----------------	--------------------

Selling address	5 Fruin Avenue Newton Mearns Glasgow G77 6HA
------------------------	---

Date of Inspection	14/04/2026
---------------------------	------------

Prepared by	Gary Firth, MRICS Glasgow South - Allied Surveyors Scotland Ltd
--------------------	--

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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



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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	Detached two storey house.
Accommodation	Ground floor: entrance hallway, sitting room, living room, dining room, kitchen and toilet. Upper floor: landing (with balcony), four bedrooms (one with en-suite shower room) and bathroom with WC.
Gross internal floor area (m ²)	152m sq. or thereby.
Neighbourhood and location	The subject property is located within a mixed residential area. Shopping and transport facilities are available within a half mile radius.
Age	60 years old.
Weather	Dry and sunny following period of sustained heavy rainfall.
Chimney stacks	Chimney stacks are of rendered masonry construction. Visually inspected with the aid of binoculars where required.

<p>Roofing including roof space</p>	<p>The roof is pitched and clad with concrete tiles. Flat section at the front.</p> <p>There are sixteen solar panels on the front elevation of the main roof.</p> <p>Access was gained to the roof void via a hatch on the ceiling of the upper floor landing.</p> <p>The roof space has been floored and lined for storage with a cast iron skylight on the rear elevation.</p> <p>Our inspection was inhibited due to a large amount of stored items.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p>
<p>Rainwater fittings</p>	<p>Cast iron and PVC materials.</p> <p>Visually inspected with the aid of binoculars where required.</p>
<p>Main walls</p>	<p>Cavity brick construction rendered and painted having a brick base course and dressings which have also been painted.</p> <p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p>
<p>Windows, external doors and joinery</p>	<p>Replacement UPVC double glazed units.</p> <p>UPVC front and back doors. UPVC french doors to rear of sitting room.</p> <p>UPVC door to balcony.</p> <p>Timber soffit and fascia boards.</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>Paint finish.</p> <p>Visually inspected.</p>
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	<p>Attached to the lefthand gable is a double car garage with electronic roller shutter door.</p> <p>Visually inspected.</p>
Outside areas and boundaries	<p>Garden ground to the front, side and rear which is adequately enclosed.</p> <p>Visually inspected.</p>
Ceilings	<p>Plasterboard design some of which are artex finished.</p> <p>Visually inspected from floor level.</p>
Internal walls	<p>Brick construction plaster on the hard both sides and of timber framing finished with plasterboard.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
Floors including sub floors	<p>Suspended timber. No sub-floor inspection undertaken.</p> <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p>
Internal joinery and kitchen fittings	<p>Internal woodwork is typical of a property of this type and age.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
Chimney breasts and fireplaces	<p>Within the living room there is a feature fireplace fitted with a living flame gas fire.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
Internal decorations	<p>Wallpaper and colourwash emulsion.</p> <p>Visually inspected.</p>
Cellars	None.

<p>Electricity</p>	<p>Mains.</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.</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. Mixed style and age of sanitaryware.</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>Wall mounted behind one of the kitchen cabinets is a Scottish Gas central heating boiler which we also assume provides domestic hot water.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
<p>Drainage</p>	<p>Both foul and storm drainage are assumed to be to the public sewer.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>

<p>Fire, smoke and burglar alarms</p>	<p>There is a burglar alarm control pad in the hallway.</p> <p>There are smoke alarms within the property.</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p>
<p>Any additional limits to inspection</p>	<p>An inspection for Japanese Knotweed was not carried out.</p> <p>This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property.</p> <p>Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p>

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	No obvious or serious defects noted within limitations of this inspection.

Dampness, rot and infestation	
Repair category:	1
Notes:	There is blistering plasterwork to the righthand side of the hall wall after the front door. This was checked with an electronic damp meter and found to be dry.

Chimney stacks	
Repair category:	1
Notes:	Cracked and crazed rendering. Moss growth. Since the original inspection the chimney stack has been repaired we understand from the vendor. This position should be clarified.

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:	2
Notes:	<p>The roof is original and showing general signs of deterioration. Heavy moss growth.</p> <p>The cast iron skylight on the rear elevation is showing general signs of corrosion.</p> <p>Given the age of the roof ongoing roof repairs can be anticipated.</p> <p>There are sixteen solar panels on the front elevation. Ownership and any feed-in tariff should be ascertained prior to making an offer to purchase.</p> <p>There is a flat section of roof at the front. Flat roof coverings will have a limited life.</p> <p>Since the original inspection we understand from the vendor that the roof has been cleaned of moss. This position should be clarified.</p>

Rainwater fittings

Repair category:	1
Notes:	Appear adequately maintained.

Main walls

Repair category:	2
Notes:	<p>Main walls have been freshly painted.</p> <p>There are a number of spalled bricks which have been painted.</p>

Windows, external doors and joinery

Repair category:	1
Notes:	<p>Windows are older and are unlikely to comply with the current Building Regulations. Frames of this type and age are always prone to failure of mechanisms and seals.</p> <p>Timber soffit and fascia boards although well painted are showing general signs of weathering and deterioration.</p>

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

External decorations

Repair category:

1

Notes:

Fresh.

Conservatories / porches

Repair category:

Notes:

Not applicable.

Communal areas

Repair category:

Notes:

Not applicable.

Garages and permanent outbuildings

Repair category:

1

Notes:

Modern garage.

Outside areas and boundaries

Repair category:

1

Notes:

No significant visual defects noted.

Ceilings

Repair category:

1

Notes:

Some general surface cracks and undulations. Artexing on ceilings may include some asbestos based products in its construction and it would be prudent to have this tested prior to any work being undertaken.

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 walls	
Repair category:	1
Notes:	There is some blistering plasterwork in the entrance hallway just after the entrance door although this was checked with an electronic damp meter and found to be dry.

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

Internal joinery and kitchen fittings	
Repair category:	2
Notes:	Internal woodwork is showing general signs of wear and tear. The kitchen would benefit from upgrading.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	The adequacy of the gas fire and flue should be ascertained prior to any use.

Internal decorations	
Repair category:	1
Notes:	A scheme of redecoration will be required to suit individual taste.

Cellars	
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.

Electricity	
Repair category:	1
Notes:	<p>The electrical wiring system appears of mixed age and should therefore be checked, tested and upgraded by a competent electrician preferably NICEIC Registered. Any recommendations made with regard to the safety of the installation should be undertaken.</p> <p>Since the original inspection the subjects have been checked by N Electrical Ducting, Carluke on 30 April 2026. There is an electrical certificate attached to this report as an additional document. The report deems the electrics to be "satisfactory". Any potential purchaser will require to satisfy themselves on this report.</p>

Gas	
Repair category:	1
Notes:	All gas appliances should be checked by a Gas Safe registered contractor prior to any further use.

Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	The sanitary fittings are of mixed style and age but appear of a serviceable type.

Heating and hot water	
Repair category:	1
Notes:	Modern boiler. Any warranties or Gas Safety certificate should be sought as a condition of purchase.

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.

Drainage	
Repair category:	1
Notes:	No evidence of surface problems at present.

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
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	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	1
Drainage	1

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer	
<p>The subject property has been altered and extended with regard to the incorporation of the original entrance vestibule into the hallway, the formation of the en-suite shower room to the master bedroom and the construction of the double car garage to the lefthand gable. Our valuation advice assumes that all necessary Local Authority consents have been sought and granted. This position should be clarified prior to purchase.</p> <p>The existence of these permissions is important to ensure that the subjects were altered and extended in accordance with the consents and regulations granted at that time. In the event that such consents do not exist we would wish to be advised as this fact may influence our opinion of the property, particularly as to its market value and its suitability for purchase.</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> <p>There are sixteen solar panels on the front elevation and ownership and any feed-in tariff should be ascertained prior to making an offer to purchase.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>600,000 Six Hundred Thousand Pounds.</p>	
Valuation (£) and market comments	
<p>535,000 Five Hundred and Thirty Five Thousand Pounds.</p>	
Report author:	Gary Firth, MRICS
Company name:	Glasgow South - Allied Surveyors Scotland Ltd
Address:	246 Kilmarnock Road Glasgow G43 1TT
Signed:	Electronically Signed: 311271-18bb5722-d7b5
Date of report:	14/04/2026

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.



Mortgage Valuation Report

Mortgage Valuation Report

Property:	5 Fruin Avenue Newton Mearns Glasgow G77 6HA	Client: Mrs. Shashi Sandhu Tenure: Ownership
Date of Inspection:	14/04/2026	Reference: WH/5788/GF/LS

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

1.0	LOCATION						
The subject property is located within a mixed residential area. Shopping and transport facilities are available within a half mile radius.							
2.0	DESCRIPTION			2.1 Age:	60 years old.		
Detached two storey house.							
3.0	CONSTRUCTION						
External walls are of cavity brick construction rendered and painted.							
The roof is pitched and clad with concrete tiles. Flat felt.							
4.0	ACCOMMODATION						
Ground floor: entrance hallway, sitting room, living room, dining room, kitchen and toilet.							
Upper floor: landing (with balcony), four bedrooms (one with en-suite shower room) and bathroom with WC.							
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 to water filled radiators.						
6.0	OUTBUILDINGS						
Garage:	Attached double car garage.						
Others:	None.						

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>
------------	--

A substantial detached property which appears to have been well maintained but may benefit from some upgrading and general maintenance repair.

The roof is the original. Flat roof coverings will have a limited life.

8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>
------------	--

None.

8.1 Retention recommended:	Nil.
-----------------------------------	------

9.0	ROADS & FOOTPATHS
------------	------------------------------

Made up road.

10.0	BUILDINGS INSURANCE (£):	600,000	GROSS EXTERNAL FLOOR AREA	176	Square metres
-------------	---------------------------------	---------	----------------------------------	-----	----------------------

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

11.0	GENERAL REMARKS
-------------	------------------------

The subject property has been altered and extended and our valuation advice assumes that all necessary Local Authority consents have been sought and granted. This position should be clarified prior to purchase.

There are sixteen solar panels on the front elevation and ownership and any feed-in tariff should be ascertained prior to making an offer to purchase.

The property will form suitable security for normal lending purposes.

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 (£):	535,000	Five Hundred and Thirty Five Thousand Pounds.
-------------	---	---------	---

12.2	Market Value on completion of essential works (£):		
-------------	---	--	--

12.3	Suitable security for normal mortgage purposes?	Yes
-------------	--	-----

12.4	Date of Valuation:	14/04/2026
-------------	---------------------------	------------

Signature:	Electronically Signed: 311271-18bb5722-d7b5		
Surveyor:	Gary Firth	MRICS	Date: 14/04/2026

Glasgow South - Allied Surveyors Scotland Ltd

Office:

**246 Kilmarnock Road
Glasgow
G43 1TT**

Tel: 0141 636 5345

Fax:

email: glasgow.south@alliedsurveyorsscotland.com

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	5 Fruin Avenue Newton Mearns Glasgow G77 6HA
-------------------------	---

Customer	Mrs. Shashi Sandhu
-----------------	--------------------

Customer address	5 Fruin Avenue Newton Mearns Glasgow G77 6HA
-------------------------	---

Prepared by	Gary Firth, MRICS Glasgow South - Allied Surveyors Scotland Ltd
--------------------	--

Energy Performance Certificate (EPC)

Scotland

Dwellings

5 FRUIN AVENUE, NEWTON MEARNS, GLASGOW, G77 6HA

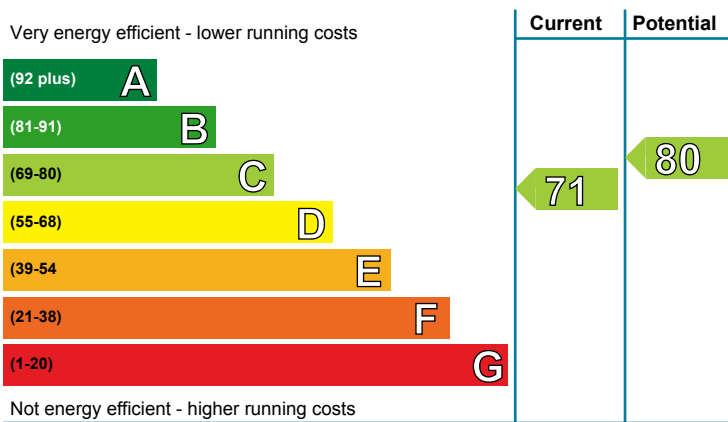
Dwelling type:	Detached house	Reference number:	0170-2814-0240-2996-4501
Date of assessment:	14 April 2026	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	14 April 2026	Approved Organisation:	Elmhurst
Total floor area:	154 m ²	Main heating and fuel:	Boiler and radiators, mains gas
Primary Energy Indicator:	233 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*	£7,857	See your recommendations report for more information
Over 3 years you could save*	£2,199	

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

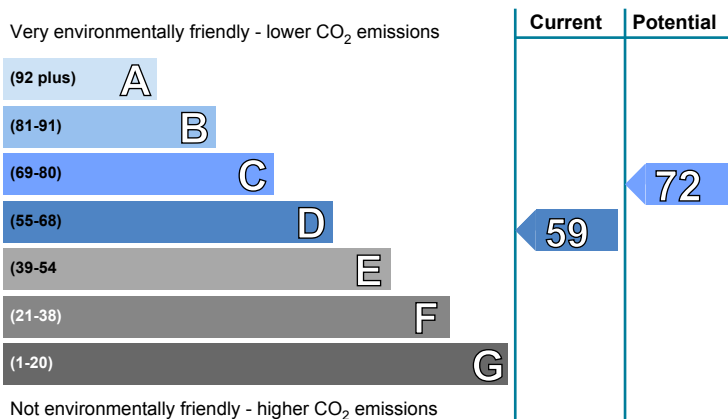


Energy Efficiency Rating

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 (71)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band D (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 Cavity wall insulation	£900 - £1,500	£1653.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£543.00

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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 43 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 6.7 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 2.1 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	£6,927 over 3 years	£4,725 over 3 years	
Hot water	£687 over 3 years	£690 over 3 years	
Lighting	£243 over 3 years	£243 over 3 years	
Totals	£7,857	£5,658	

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 Cavity wall insulation	£900 - £1,500	£551		
2 Floor insulation (suspended floor)	£5,000 - £10,000	£181		

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- External insulation with cavity wall insulation

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 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Floor insulation (suspended floor)

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

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:

- Solar photovoltaics

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)	26,158.16	N/A	N/A	N/A
Water heating (kWh per year)	2,685.7			

Addendum

The assessment does not include any feed-in tariffs that may be applicable to this property.

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. Gary Firth
Assessor membership number:	EES/008223
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	246 Kilmarnock Road Shawlands Glasgow G43 1TT
Phone number:	0141 636 5345
Email address:	glasgow.south@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

5 Fruin Avenue

Newton Mearns

Glasgow

G77 6HA

Seller(s)

Shashi Sandhu

Completion date of property questionnaire

13/04/2026

Note for sellers

1.	Length of ownership
	How long have you owned the property? 39 years 8 months
2.	Council tax
	Which Council Tax band is your property in? (Please circle) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage <input checked="" type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> Shared parking <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Other (please specify): Private Drive

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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	<input type="checkbox"/> YES <input 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>Approximately 2001 From CR Smith</i> 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).	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Partial

property questionnaire

	<p>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).</p> <p><i>Gas-fired</i></p>	
	If you have answered yes, please answer the three questions below:	
	<p>(i) When was your central heating system or partial central heating system installed?</p> <p><i>Approximately 2012</i></p>	
	(ii) Do you have a maintenance contract for the central heating system?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	<p>If you have answered yes, please give details of the company with which you have a maintenance contract</p> <p><i>British Gas</i></p>	
	<p>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p> <p><i>November 2025</i></p>	
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	East Renfrewshire council
	Electricity	Y	Scottish gas
	Mains drainage	Y	
	Telephone	Y	Virgin Media
	Cable TV or satellite	Y	Virgin Media
	Broadband	Y	Virgin Media
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:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

property questionnaire

f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
12. Charges associated with your property		
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	Is there a common buildings insurance policy?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. <i>No</i>	
13. Specialist works		
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please give details: <i>39 years ago the Wet rot and dry rot preventive spray was done.</i>	
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 checked="" 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:	

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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
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):	Shashi Kanta Sandhu
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	13/04/2026

ELECTRICAL INSTALLATION CONDITION REPORT

REPORT No: EICR-20260504103934

This report documents an accurate assessment of the condition of the electrical installation and whether it is fit for continued service in accordance with BS7671:2018+A3:2024 (18th Edition)

shashi kanta sandhu
5 fruim avenue
newton mearns
G77 6HA

The following work was carried out at the address above

Fixed electrical installation only.

And was deemed to be:

SATISFACTORY

Company issuing this Report

N electrical and Ducting
27 Honeybank Crescent
Carluke
ML8 4BT

Issued on
30/04/2026

Inspected by
Ross Galloway

Reviewed by
Ross Galloway



Recommended re-test

Report generated by electraform® certification software 2026 | www.electraform.co.uk

ELECTRICAL INSTALLATION CONDITION REPORT

Requirements for electrical installations (BS7671:2018+A3:2024 (18th Edition) IET Wiring Regulations)

DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Client name shashi kanta sandhu		Address 5 fruiv avenue	
Town newton mearns		County -	
Postcode G77 6HA	Telephone -	Mobile -	Email -

REASONS FOR PRODUCING THIS REPORT

Reasons for producing this report Safety assessment requested by the client.	Date inspection carried out 30/04/2026
--	--

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier name shashi kanta sandhu Address 5 fruiv avenue Town newton mearns County - Postcode G77 6HA Telephone -	Evidence of additions/alterations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not apparent If yes, estimated age of alterations 1 Years Estimated age of the installation 10plus Years Date of previous inspection Unknown	Description of premises <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other Installation records available <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Regulation 651.1) Records held by - Previous report/certificate no -
--	---	---

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report
Fixed electrical installation only.

The inspection and testing in this report and accompanying schedules have been carried out in accordance with BS7671:2018+A3:2024 (18th Edition) It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

Agreed & Operational limitations including the reasons (See Regulation 653.2) Agreed with 60898



Number	Type	Limitation description
--------	------	------------------------

DECLARATION

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

Overall assessment of the installation in terms of its suitability for continued use:

SATISFACTORY

Inspected and tested by		Report authorised by	
Name	Signature	Name	Signature
Ross Galloway		Ross Galloway	
Position	Date	Position	Date
Electrician	30/04/2026	Electrician	30/04/2026









NEXT INSPECTION

SCHEDULE(S)

1 schedule(s) of inspection and 1 schedule(s) of test results are included in this report.

OBSERVATIONS AND RECOMMENDATIONS

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 installation the degree of urgency for remedial action.

 0 item(s)	 0 item(s)	 0 item(s)	 0 item(s)	 0 item(s)	 0 item(s)	 0 item(s)
Danger present, risk of injury, immediate remedial action required	Potentially dangerous - urgent remedial action required	Improvement recommended	Further investigation required without delay	Not applicable	Not verified	See Notes for recipients
 No remedial action is required						

Item no	Inspection schedule item no	Observations and recommendations	Location	DB-Circuit / reference	Code
---------	-----------------------------	----------------------------------	----------	------------------------	------

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

-

Where the overall assessment of the suitability of the installation for continued use below is stated as **UNSATISFACTORY**, I/we recommend that any observations classified as '*Danger present*' (Code C1) or '*Potentially dangerous*' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as '*Further Investigation required*' (Code F1). Observations classified as '*Improvement Recommended*' (Code C3) should be given due consideration.

Overall assessment of its suitability for continued use

SATISFACTORY

DETAILS OF THE COMPANY

Trading title N electrical and Ducting	Postcode ML8 4BT	Company email -
Address 27 Honeybank Crescent	Telephone no -	Website -
Town Carlisle	Mobile number 07542556612	
County -	Enrolment no -	

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and type of live conductors			Nature of supply parameters				Supply Protective Device	
TN-S <input checked="" type="checkbox"/>	a.c. <input type="checkbox"/>		d.c. <input type="checkbox"/>	Nominal voltage - U	240 V	Uo	- V	BS(EN)	60898-B
TN-C-S <input type="checkbox"/>	1-phase (2 wire) <input checked="" type="checkbox"/>	1-phase (3 wire) <input type="checkbox"/>	2 pole <input type="checkbox"/>	Nominal frequency - f	50 Hz	No of supplies	1	Type	B
TN-C <input type="checkbox"/>	2-phase (3 wire) <input type="checkbox"/>		3 pole <input type="checkbox"/>	PFC - Ipf	- kA	Supply polarity confirmed	<input checked="" type="checkbox"/>	Short circuit capacity (kA)	6
TT <input type="checkbox"/>	3-phase (3 wire) <input type="checkbox"/>	3-phase (4 wire) <input type="checkbox"/>	Other <input type="checkbox"/>	Earth loop impedance - Ze	0.4 Ω			Rated current (A)	80
IT <input type="checkbox"/>									

PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing	Details of installation earth electrode (where applicable)			
Distributor's facility <input checked="" type="checkbox"/>	Type: eg rod, tape	N/A	Resistance to earth	N/A Ω
Earth electrode	Location	N/A	Method of measurement	N/A

Main switch / switch fuse /circuit breaker / RCD				Earthing conductor	Main protective bonding conductors	Bonding of extraneous conductive parts					
Type BS(EN)	60898 (B)	Voltage rating	240 V	Conductor material	Copper	Conductor material	Copper	Water	-	Gas	-
No of poles	2	Rated current - In	80 A	Conductor csa (mm ²)	10	Conductor csa (mm ²)	25	Oil	-	Structural steel	-
Conductor material	Copper	Fuse/device rating or setting	80 A	Continuity check	<input checked="" type="checkbox"/>			Lightning protection	-	Other services	-
Conductor csa (mm ²)	10	RCD operating current, In	30 mA								
RCD time delay (ms)	-	RCD operating time at IΔn	-								

Bonding locations and measurements can be found on page ADDITIONAL BONDING INFORMATION at the end of this certificate.

Location of main switch


under stairs

BONDING OUTCOMES	Pass <input checked="" type="checkbox"/>	Fail <input checked="" type="checkbox"/>	Non existent <input checked="" type="checkbox"/>	No access <input type="checkbox"/>	Not continuous <input checked="" type="checkbox"/>	Limitation LIM <input type="checkbox"/>	Not applicable N/A <input type="checkbox"/>
-------------------------	--	--	--	------------------------------------	--	---	---

SCHEDULES OF INSPECTION

Acceptable condition		Unacceptable condition			Improvement recommended		Further investigation		Not verified		Lim		Not applicable	
Item No	DESCRIPTION													OUTCOME See codes above
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)													
1.0	INTAKE EQUIPMENT (VISUAL INSPECTION ONLY) An outcome against an item in this section, other than access to live parts, should NOT be used to determine the overall outcome.													
1.1	<ul style="list-style-type: none"> - Service cable - Service head - Earthing arrangement - Meter tails - Metering equipment - Isolator (where present) <p>NOTE 1: 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 duty holder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority.</p> <p>NOTE 2: For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and a comment made in the Observations and Recommendations section.</p>													
	Person ordering work / duty holder notified (YES / NO / N/A)													YES
1.2	Consumer's isolator (where present)													
1.3	Consumer's meter tails													
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													
2.0	Presence of adequate arrangements for other sources such as microgenerators (551.6; 551.7)													
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)													
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1; 542.1.2.2)													
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)													
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)													
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)													
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)													
3.6	Confirmation of main protective bonding conductor sizes (544.1)													
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)													
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)													
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)													
4.2	Security of fixing (134.1.1)													
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)													
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)													
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)													
4.6	Presence of main linked switched (as required by 462.1.201)													
4.7	Operation of main switch (functional check) (643.10)													
4.8	Manual operation of circuit breakers and RCD's to prove disconnection (643.10)													
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)													
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)													
4.12	Presence of other required labelling (please specify) (Section 514)													

Item No	DESCRIPTION	OUTCOME See codes above
cont'd	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)	
4.13	Compatibility of protective devices, bases and other components, correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	✓
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	✓
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	✓
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	✓
4.18	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	✓
4.19	Confirmation of indication that SPD is functional (651.4)	✓
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	✓
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	✓
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
5.3	Condition of insulation of live parts (416.1)	✓
5.4	Non sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)* <i>To include the integrity of conduit and trunking systems (metallic and plastic)</i>	✓
5.4.1	<i>To include the integrity of conduit and trunking systems (metal and plastic)* To include the integrity of conduit and trunking systems (metallic and plastic)</i>	✓
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓
5.10	Concealed cables installed in prescribed zones (see Extent and limitations) (522.6.202)	✓
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Extent and limitations) (522.6.204;)	✓
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA	✓
	* for all socket outlets of rating 32A or less, unless an exception is permitted (411.3.3)	✓
	* for supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	✓
	* for cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	✓
	* for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓
	* for final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓

Item No	DESCRIPTION	OUTCOME See codes above
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
5.14	Band II cables segregated/separated from Band I cables (528.1)	✓
5.15	Cables segregated/separated from communications cabling (528.2)	✓
5.16	Cables segregated/separated from non-electrical services (528.3)	✓
5.17	Termination of cables at enclosures - indicate extent of sampling in Extent of Limitations of the report (Section 526)	✓
	* Connections soundly made and 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)	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (v))	✓
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (704.411.3.3)	✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	✓
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	✓
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	✓
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5m from zone (701.512.3)	✓
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓
6.7	Suitability of accessories and control-gear etc. for a particular zone (701.512.3)	✓
6.8	Suitability of current using equipment for particular position within the location (701.55)	✓
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	
Inspected by		
Name (Capitals)	Signature	Date
Ross Galloway		30/04/2026

Report produced by electraform based on the MODEL FORM from BS7671:2018+A3:2024 (18th Edition)

DB-1 - under stairs - (hager) (9 ways)

Applies in every case				Characteristics at this board							
DB name	DB-1			Supplied from	Origin		Supply polarity confirmed	<input checked="" type="checkbox"/>			
Location	under stairs			No of circuits	9	No of phases	1	Phase sequence confirmed	<input checked="" type="checkbox"/>		
SPD Details	Type T1	N/A	Type T2	N/A	Type T3	N/A	SPD Operation status confirmed	<input checked="" type="checkbox"/>			
Overcurrent protective device for the supply circuit				Measurements at this board							
BS(EN)	60898-B	Rating (A)	80	Voltage Rating (V)	240	Zs (Ω)	0.4	Ipf (kA)	-	RCD time (ms)	-
Main switch at this board											
BS(EN)	60898-B	Rating (A)	80	Voltage Rating (V)	240	Fault current rating (kA)	-	RCD Rating (mA)	30	RCD time (ms)	-

CIRCUIT DETAILS

Cct No	Designation	No of points	Wiring type	Ref method	Conductors			Overcurrent devices					RCD	
					Live (mm ²)	cpc (mm ²)	Dis time (s)	BS(EN)	Rating (A)	Short circuit (kA)	Voltage Rating (V)	Max Zs (Ω)	RCD type	IΔn (mA)
1	shower	1	B	C	6	2.5	0.4	60898-B	40	6	240	0.88	AC	30
2	upstairs sockets	10	B	C	2.5	1.5	0.4	60898-B	32	6	240	1.10	AC	30
3	downstairs sockets	12	B	C	2.5	1	0.4	60898-B	32	6	240	1.10	AC	30
4	garage sockets	2	B	C	2.5	1.5	0.4	60898-B	32	6	240	1.10	AC	30
5	down lighting	8	B	C	1.5	1	0.4	60898-B	10	6	240	3.5	AC	30
6	outhouse lights	2	B	C	1.5	1	0.4	60898-B	6	6	240	5.87	AC	30
7	heating	1	B	C	1.5	1	0.4	60898-B	6	6	240	5.87	AC	30
8	upstairs lights	6	B	C	1.5	1	0.4	60898-B	6	6	240	5.87	AC	30
9	sparer	-	-	-	-	-	-	-	-	-	-	-	-	-

TEST RESULTS DB-1 - under stairs - (hager 9 ways)

Cct No	Designation	Ring final circuits (measured end to end)			At least one column to be completed		Insulation resistance			Polarity	Meas Zs (Ω)	Meas kA	RCD		AFDD	Circuit vulnerable to test
		(r1) (Ω)	(rn) (Ω)	(r2) (Ω)	R1+R2 (Ω)	R2 (Ω)	IR Test voltage (V)	L-L (MΩ)	L-E (MΩ)				RCD at IΔn (ms)	RCD Test button	AFDD Test button	
1	shower	-	-	-	0.15	-	500	>999	>999	✓	0.24	2.6	24	✓	✓	No
2	upstairs sockets	0.26	0.26	0.29	0.35	-	500	>999	>999	✓	0.44	2.6	24	✓	✓	No
3	downstairs sockets	0.29	0.29	0.31	0.34	-	500	>999	>999	✓	0.43	2.6	24	✓	✓	No
4	garage sockets	0.27	0.27	0.29	0.32	-	500	>999	>999	✓	0.38	2.6	24	✓	✓	No
5	down lighting	-	-	-	0.46	-	500	>999	>999	✓	0.56	2.6	24	✓	✓	No
6	outhouse lights	--	-	-	0.50	-	500	>999	>999	✓	0.59	2.6	24	✓	✓	No
7	heating	-	-	-	0.22	-	500	>999	>999	✓	0.31	2.6	24	✓	✓	No
8	upstairs lights	0.26	0.26	0.29	0.30	-	500	>999	>999	✓	0.36	2.6	24	✓	✓	No
9	sparer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ENGINEER AND TEST INSTRUMENTS FOR DB-1 - under stairs

MFT
Continuity
Ins res
EFLLI
RCD

Tested by

Date

ADDITIONAL BONDING INFORMATION

Water bond details

Water bond size

mm²

Water bond measurement

Ω

Water bond location

-

Additional notes

-

Gas bond details

Gas bond size

mm²

Gas bond measurement

Ω

Gas bond location

-

Additional notes

-

Oil bond details

Oil bond size

mm²

Oil bond measurement

Ω

Oil bond location

-

Additional notes

-

Structural steel bond details

Steel bond size

mm²

Steel bond measurement

Ω

Steel bond location

-

Additional notes

-

Lightning conductor bond details

Lightning conductor size

mm²

Lightning conductor measurement

Ω

Lightning conductor location(s)

-

Additional notes

-

Other bond details

Other bonding conductor size

mm²

Bonding conductor measurement

Ω

Other bonding conductor location(s)

-

Additional notes

-

CONDITION REPORT GUIDANCE FOR RECIPIENTS

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

1. The purpose of this Report is to confirm, as far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see *SUMMARY OF THE CONDITION OF THE INSTALLATION*) The Report should identify any damage, deterioration, defects, and / or conditions which may give rise to danger (see *OBSERVATIONS AND RECOMMENDATIONS*).
2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.
3. The person ordering the Report should have received this Report without watermarks and the inspector / company should have retained a duplicate.
4. This Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner / occupier with details of the condition of the electrical installation at the time the Report was issued.
5. The *EXTENT AND LIMITATIONS* section should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in the *EXTENT AND LIMITATIONS* section.
7. For items classified in the *OBSERVATIONS AND RECOMMENDATIONS* section as C1 ("Danger present"), **the safety of those using the installation is at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in the *OBSERVATIONS AND RECOMMENDATIONS* section as C2 ("Potentially dangerous"), **the safety of those using the installation may be at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in the *OBSERVATIONS AND RECOMMENDATIONS* section that an observation requires further investigation (Code FI) the inspection has revealed an apparent deficiency which may result in a Code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency, (see *SUMMARY OF THE CONDITION OF THE INSTALLATION*).
10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due can be found in the DECLARATION section of the Report.
11. **INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)**
EXPLANATION OF CLASSIFICATION CODE X
 An outcome against an item in this section, other than access to live parts, should NOT be used to determine the overall outcome.

 NOTE 1: 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 duty holder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority.

 NOTE 2: For this section only, where inadequacies are found, an X should be put against the appropriate item and a comment made in the Observations and Recommendations section.
12. Where the installation includes a Residual Current Device (RCD) it should be tested 6 monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. **For safety reasons it is important that this instruction is followed.**
13. Where the installation includes an Arc Fault Detection Device (AFDD) having a manual test facility it should be tested 6 monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.
14. Where the installation includes a Surge Protective Device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. **For safety reasons it is important this safety instruction is followed.**
15. Where the installation includes alternative or additional sources of supply warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

CODES FOR TYPE OF WIRING								
A	B	C	D	E	F	G	H	O (Other)
Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic / SWA cables	Thermosetting / SWA cables	MICC cables	Other cable types not listed here
FP	TR	HT	SY	YY	CY	VIR		
FP 200 - standard fire resistant cable	Tri-rated - BS 6231 high temperature - flame retardant cable	Hi Tuff - waterproof with a tough PVC sheathing for outdoor use	SY cable - flexible instrumentation cable with a galvanised steel wire braid	YY cable - flexible instrumentation cable	CY cable - flexible instrumentation cable with a tinned copper wire braid and a PETP separator	VIR - Vulcanised Indian Rubber cable - no longer manufactured		

Report produced by electraform based on the MODEL FORM from BS7671:2018+A3:2024 (18th Edition)