

YOUR ONESURVEY HOME REPORT

ADDRESS

Boom House
Mellon Charles
Achnasheen
IV22 2JL

PREPARED FOR

Judy Sharrock

INSPECTION CARRIED OUT BY:



SELLING AGENT:

Galbraith

HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Inverness - Allied Surveyors Scotland Ltd	24/09/2025
Mortgage Certificate	Final	Inverness - Allied Surveyors Scotland Ltd	24/09/2025
Property Questionnaire	Final	Judy Sharrock	24/09/2025
EPC	Final	Inverness - Allied Surveyors Scotland Ltd	24/09/2025
Additional Documents	FileUploaded		

Important Notice:

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

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

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

Surveyor Reference	I/25/03/071
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Customer	Judy Sharrock
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Selling address	Boom House Mellon Charles Achnasheen IV22 2JL
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Date of Inspection	23/09/2025
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Prepared by	Graham Laird, BSc (Hons) MRICS Inverness - Allied Surveyors Scotland Ltd
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SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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



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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a three bedroom detached house.
Accommodation	The accommodation may be summarised as follows: Ground Floor: Entrance vestibule, open plan lounge, dining area and kitchen, hallway, shower room and two bedrooms. First Floor: Sitting room and master bedroom with en suite.
Gross internal floor area (m2)	146 approximately.
Neighbourhood and location	The property forms part of the scattered rural community of Mellon Charles which is located close to Aultbea village. Surrounding properties are of mixed ages and character. There are limited local village amenities nearby, with further amenities in Gairloch, which lies approximately 15 miles distant. The property enjoys an elevated position with open aspects over Loch Ewe.
Age	Built circa 2012.
Weather	Cloudy and dry following a period of mixed weather.
Chimney stacks	There are no chimney stacks.
Roofing including roof space	The roof is of a pitched design clad with metal sheeting. Ceilings are of a sloping design internally and there is no roof space. <i>Sloping roofs were visually inspected with the aid of binoculars where required.</i>
Rainwater fittings	Gutters and downpipes are of a half round and round design under formed in metal. <i>Visually inspected with the aid of binoculars where required.</i>

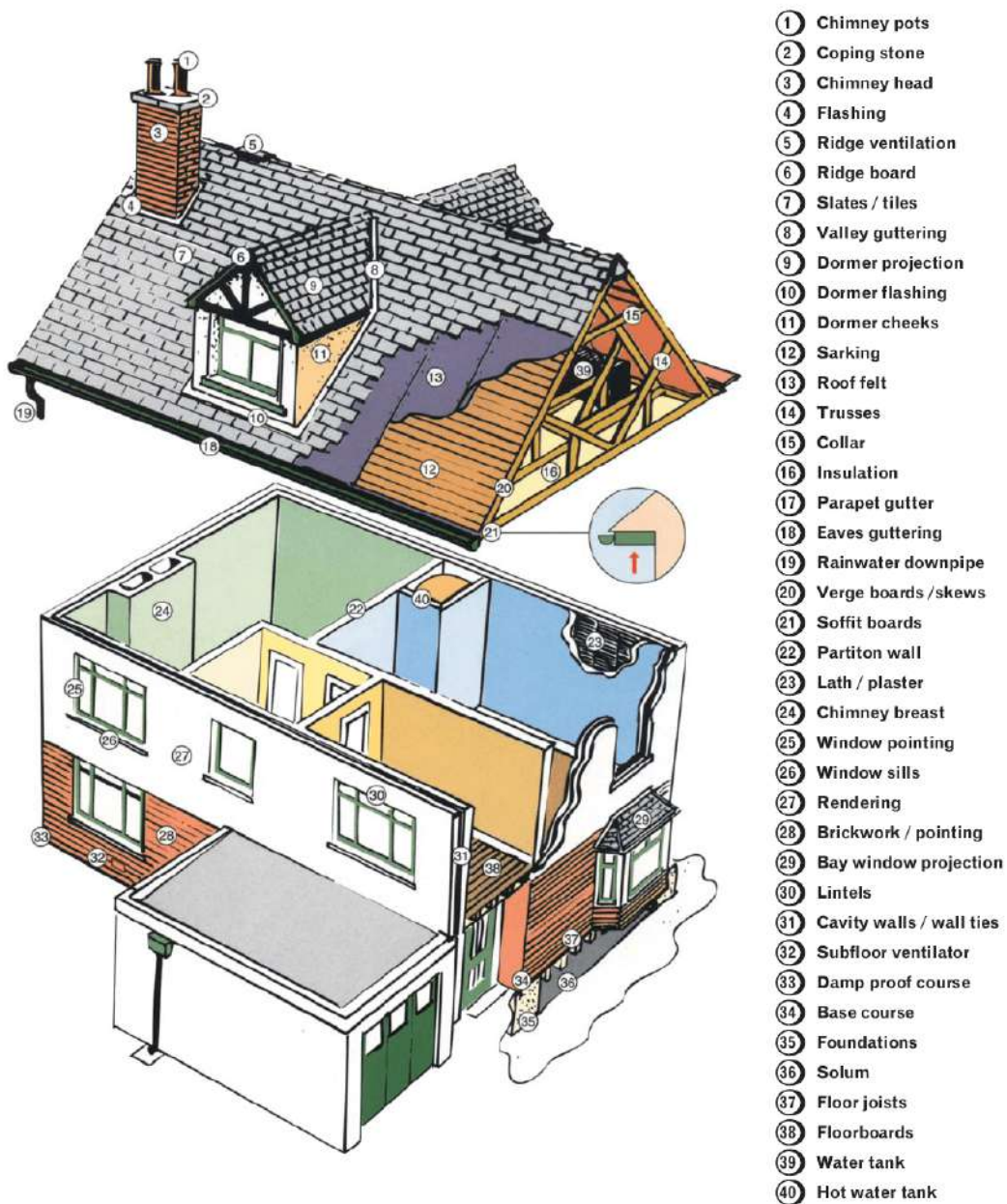
Main walls	<p>Main walls are of cavity construction with a timber frame inner load bearing leaf and a concrete blockwork outer leaf, clad with timber.</p> <p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p>
Windows, external doors and joinery	<p>Windows are of a double glazed timber casement type. There are double glazed sky lights at first floor level.</p> <p>There is a double glazed timber casement patio door off the kitchen.</p> <p>The front door is formed in timber.</p> <p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p>
External decorations	Not applicable.
Conservatories / porches	There are no conservatories or porches.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	<p>There is a wood store by the front door.</p> <p><i>Visually inspected.</i></p>
Outside areas and boundaries	<p>There is garden ground surrounding the house, mostly left in a natural state with areas laid to grass.</p> <p>There is a driveway/parking area at the front of the house.</p> <p>There is an area of timber and metal decking off the kitchen.</p> <p>Boundaries are defined by post and wire fencing.</p> <p><i>Visually inspected.</i></p>
Ceilings	<p>Ceilings are formed in plasterboard.</p> <p><i>Visually inspected from floor level.</i></p>
Internal walls	<p>Internal walls are lined in plasterboard. There are some tiled finishes.</p> <p><i>Visually inspected from floor level.</i></p> <p><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p>
Floors including sub floors	<p>Floors are of suspended timber construction. Sub-floor areas have not been accessed.</p> <p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p>

Internal joinery and kitchen fittings	<p>Internal joinery finishes are formed in timber.</p> <p>Internal doors are of a timber type, some of which have glazed sections.</p> <p>The stairs are formed in timber.</p> <p>The kitchen is fitted with a range of floor and wall mounted units.</p> <p><i>Built-in cupboards were looked into but no stored items were moved.</i></p> <p><i>Kitchen units were visually inspected excluding appliances.</i></p>
Chimney breasts and fireplaces	<p>There is a solid fuel stove fitted in the lounge.</p> <p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p>
Internal decorations	<p>Walls and ceilings are painted.</p> <p><i>Visually inspected.</i></p>
Cellars	<p>There are no cellars.</p>
Electricity	<p>Mains supply. Visible wiring is run in PVC coated cabling with 13 amp outlets.</p> <p>The electricity meter and consumer units are located in a cupboard in the entrance vestibule.</p> <p>Solar photovoltaic panels are fitted on the roof covering. These supplement the electricity supply.</p> <p><i>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</i></p> <p><i>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.</i></p>
Gas	<p>There is no gas supply.</p>
Water, plumbing and bathroom fittings	<p>Mains supply. Visible pipework is formed in copper and PVC.</p> <p>The shower room is fitted with a white suite comprising mixer shower cubicle, toilet and wash hand basin.</p> <p>The en suite is fitted with a white suite comprising bath with mixer shower fitting over, toilet and wash hand basin.</p> <p>There is a ceramic sink unit fitted in the kitchen.</p> <p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p>

Heating and hot water	<p>There is a Daikin air source heat pump located externally at the front of the house. The internal unit for the heat pump is located in a cupboard in the entrance vestibule. The heat pump is connected to a pre-lagged hot water tank also located in a cupboard in the entrance vestibule. This serves underfloor systems at ground and first floor level.</p> <p>There are electric heated towel rails in the shower room and en suite.</p> <p>The property is equipped with a Vaillant mechanical ventilation and heat recovery system. There are vents distributed throughout the property. The ventilation unit is located in a cupboard in the hallway.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
Drainage	<p>Drainage is connected to the mains.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>
Fire, smoke and burglar alarms	<p>There are smoke detectors distributed throughout the property. Heat detectors were noted in the kitchen and living area.</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p>

<p>Any additional limits to inspection</p>	<p>The property was occupied, fully furnished and all floors were covered.</p> <p>Services, electrical circuits, plumbing installation, heating and drainage systems have not been specifically tested.</p> <p>Parts of the property which are covered, unexposed or inaccessible cannot be guaranteed to be free from defect.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>First floor ceilings are of a sloping design. There is therefore no roof space.</p> <p>Furniture, personal effects (particularly in cupboards) and floor coverings have not been moved.</p> <p>Cupboards were filled with stored items at the time of inspection.</p> <p>Sub-floor areas were not accessed.</p> <p>Areas below the bath and shower tray were not visible.</p> <p>Inspection of the exterior of the building was restricted to areas visible from ground level within the grounds of the subjects and from the public road.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p>
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Sectional Diagram showing elements of a typical house



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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	There was no evidence of any serious or ongoing movement noted within the limitations of the inspection.

Dampness, rot and infestation	
Repair category:	1
Notes:	There was no evidence of any dampness, rot or infestation noted within the limitations of inspection.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	2
Notes:	There is slight corrosion to the roof covering around window flashings.

Rainwater fittings	
Repair category:	2
Notes:	There is some corrosion to rainwater fittings.

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.

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

Windows, external doors and joinery	
Repair category:	1
Notes:	No significant defects noted.

External decorations	
Repair category:	
Notes:	Not applicable.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	1
Notes:	No significant defects noted.

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

Outside areas and boundaries	
Repair category:	1
Notes:	There is some wear and tear to the decking. Fencing is subject to normal weathering.

Ceilings	
Repair category:	1
Notes:	No significant defects noted.

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

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

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	There is some minor wear and tear to joinery and kitchen fittings.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	No significant defects noted. Ideally flues should be swept and tested on an annual basis.

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 decorations

Repair category:	1
Notes:	<p>Some areas of staining were noted in the corner of the lounge and around skylights. The areas were dry when tested.</p> <p>There are some visible nail heads to walls and ceilings.</p> <p>There are areas of cracking to plaster.</p>

Cellars

Repair category:	
Notes:	Not applicable.

Electricity

Repair category:	1
Notes:	<p>No significant defects noted.</p> <p>There is a test certificate attached as an additional document dates 29th April 2023.</p>

Gas

Repair category:	
Notes:	Not applicable.

Water, plumbing and bathroom fittings

Repair category:	1
Notes:	<p>No significant defects noted.</p> <p>Seals around baths and shower trays are frequently troublesome. Failure to maintain seals can lead to leaks and defects manifesting in unseen areas.</p>

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.

Heating and hot water

Repair category:	2
Notes:	There is corrosion to the external air source heat pump unit. Central heating systems should be serviced on an annual basis to ensure they run safely and efficiently.

Drainage

Repair category:	1
Notes:	No significant defects noted.

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.

Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.

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

The property is accessed via a private track. It is understood that appropriate access are in place. It has been assumed there are no onerous provisions regarding maintenance liability.

Solar photovoltaic panels have been fitted on the roof covering. It is understood that these are owned and are not subject to any lease or third party agreement.

Estimated re-instatement cost (£) for insurance purposes

£460,000 (Four Hundred and Sixty Thousand Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

Valuation (£) and market comments

£375,000 (Three Hundred and Seventy-Five Thousand Pounds)

The property is considered to be a reasonable purchase at or around the above noted valuation based on those matters covered within this report. The valuation reflects current market conditions relating to this area. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

Report author:	Graham Laird, BSc (Hons) MRICS
Company name:	Inverness - Allied Surveyors Scotland Ltd
Address:	Pavilion1 Fairways Business Park Inverness IV2 6AA
Signed:	Electronically Signed: 281347-328c9da1-c3fb

Date of report:	24/09/2025
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P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	Boom House Mellon Charles Achnasheen IV22 2JL	Client: Judy Sharrock Tenure: Absolute Ownership
Date of Inspection:	23/09/2025	Reference: I/25/03/071

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 property forms part of the scattered rural community of Mellon Charles which is located close to Aultbea village. Surrounding properties are of mixed ages and character. There are limited local village amenities nearby, with further amenities in Gairloch, which lies approximately 15 miles distant.

The property enjoys an elevated position with open aspects over Loch Ewe.

2.0 DESCRIPTION 2.1 Age: Built circa 2012.

The subjects comprise a three bedroom detached house.

3.0 CONSTRUCTION

Walls are of timber frame and block construction.

The roof is pitched and clad with metal sheeting.

Floors are of suspended timber construction.

4.0 ACCOMMODATION

The accommodation may be summarised as follows:

Ground Floor: Entrance vestibule, open plan lounge, dining area and kitchen, hallway, shower room and two bedrooms.

First Floor: Sitting room and master bedroom with en suite.

5.0 SERVICES (No tests have been applied to any of the services)

Water:	Mains	Electricity:	Mains	Gas:	None	Drainage:	Mains
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Central Heating: Air source heat pump to underfloor system.

6.0 OUTBUILDINGS

Garage: None.

Others: No significant outbuildings.

7.0	GENERAL CONDITION - 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.				
The property has been maintained in a satisfactory state of repair for one of its age, type and construction both internally and externally.					
8.0	ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)				
None					
8.1 Retention recommended:			N/A		
9.0	ROADS & FOOTPATHS				
The property is accessed via a private track.					
10.0	BUILDINGS INSURANCE (£):	460,000	GROSS EXTERNAL FLOOR AREA	162	Square metres
	<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>				
11.0	GENERAL REMARKS				
Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.					
We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.					
Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.					
Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.					
The property is accessed via a private track. It is understood that appropriate access are in place. It has been assumed there are no onerous provisions regarding maintenance liability.					
Solar photovoltaic panels have been fitted on the roof covering. It is understood that these are owned and are not subject to any lease or third party agreement.					
12.0	VALUATION 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.				
12.1	Market Value in present condition (£):	375,000	Three Hundred and Seventy-Five Thousand Pounds.		
12.2	Market Value on completion of essential works (£):	N/A	N/A		

12.3	Suitable security for normal mortgage purposes?	Yes		
12.4	Date of Valuation:	23/09/2025		
Signature:		Electronically Signed: 281347-328c9da1-c3fb		
Surveyor:	Graham Laird	BSc (Hons) MRICS	Date:	24/09/2025
Inverness - Allied Surveyors Scotland Ltd				
Office:	Pavilion1 Fairways Business Park Inverness IV2 6AA		Tel: 01463 239 494 Fax: email: inverness@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	Boom House Mellon Charles Achnasheen IV22 2JL
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Customer	Judy Sharrock
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Customer address	Boom House Mellon Charles Achnasheen IV22 2JL
-------------------------	--

Prepared by	Graham Laird, BSc (Hons) MRICS Inverness - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

BOOM HOUSE, MELLON CHARLES, AULTBEA, ACHNASHEEN, IV22 2JL

Dwelling type: Detached house
Date of assessment: 23 September 2025
Date of certificate: 24 September 2025
Total floor area: 146 m²
Primary Energy Indicator: 73 kWh/m²/year

Reference number: 3215-1321-5430-2237-7226
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Air source heat pump, underfloor, electric

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*

£7,791

See your recommendations report for more information

Over 3 years you could save*

£183

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
79	93

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

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

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
94	98

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 A (94)**.

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 Solar water heating	£4,000 - £7,000	£165.00
2 Wind turbine	£5,000 - £20,000	£2358.00
3 PV battery	£500 - £5,000	£759.00

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	Timber frame, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, insulated Roof room(s), insulated (assumed)	★★★★☆ ★★★★★	★★★★☆ ★★★★★
Floor	Suspended, insulated (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Air source heat pump, underfloor, electric	★★★★★	★★★★★
Main heating controls	Programmer and at least two room thermostats	★★★★☆	★★★★☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★★☆☆☆	★★★★★
Lighting	Below average 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 7 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.0 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 0.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.



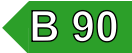
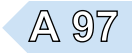


Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£5,103 over 3 years	£5,106 over 3 years	
Hot water	£2,367 over 3 years	£2,181 over 3 years	
Lighting	£321 over 3 years	£321 over 3 years	
Totals	£7,791	£7,608	

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 Solar water heating	£4,000 - £7,000	£55		
2 Wind turbine	£5,000 - £20,000	£786		
3 Add PV battery	£500 - £5,000	£253		

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 Solar water heating

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

2 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

3 PV Battery

PV Battery

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:

- Biomass secondary heating
- Air source heat pump
- 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)	16,047.25	N/A	N/A	N/A
Water heating (kWh per year)	2,999.82			

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. Graham Laird
Assessor membership number:	EES/015039
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	Lyle House, Pavilion 1 Fairways Business Park Invernesshire Inverness IV2 6AA
Phone number:	01463 239 494
Email address:	inverness@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



P A R T 4 .

PROPERTY QUESTIONNAIRE

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



Property Questionnaire

Property Address

Boom House

Mellon Charles

Achnasheen

IV22 2JL

Seller(s)

Judy Sharrock

Completion date of property questionnaire

24/09/2025

Note for sellers

1.	Length of ownership
	How long have you owned the property? Over 14 years
2.	Council tax
	Which Council Tax band is your property in? (Please circle) []A []B []C []D []E []F []G []H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage [] Allocated parking space [x] Driveway [] Shared parking [] On street [] Resident permit [] Metered parking [] Other (please specify):

4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
6.	Alterations/additions/extensions	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please describe below the changes which you have made: <i>We purchased a plot and built the house.</i>	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	<input checked="" 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: <i>We have the documents</i>	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	<input type="checkbox"/> YES <input checked="" 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 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 type="checkbox"/> NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	

property questionnaire

a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES []NO []Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <i>Air Source heat pump and underfloor heating</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>When the house was built in 2012/3</i>	
	(ii) Do you have a maintenance contract for the central heating system?	[]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES []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?	[x]YES []NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[]YES [x]NO
b	Are you aware of the existence of asbestos in your property?	[]YES [x]NO []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	N	
	Water mains or private water supply	Y	Everflow Limited
	Electricity	Y	OVO Energy
	Mains drainage	Y	Everflow
	Telephone	Y	BT
	Cable TV or satellite	N	
	Broadband	Y	BT
b	Is there a septic tank system at your property?		[] YES [x] 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?	[] YES [] NO [] Don't know	
	(ii) Do you have a maintenance contract for your septic tank?	[] YES [] 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: <i>Contribution to the maintenance of the shared road from the end of the tarmac.</i>		[x] YES [] NO [] 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:		[] YES [] NO [x] 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?		[] YES [x] 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:		[] YES [x] NO

property questionnaire

e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
12. Charges associated with your property		
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	Is there a common buildings insurance policy?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13. Specialist works		
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

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): Judy Sharrock

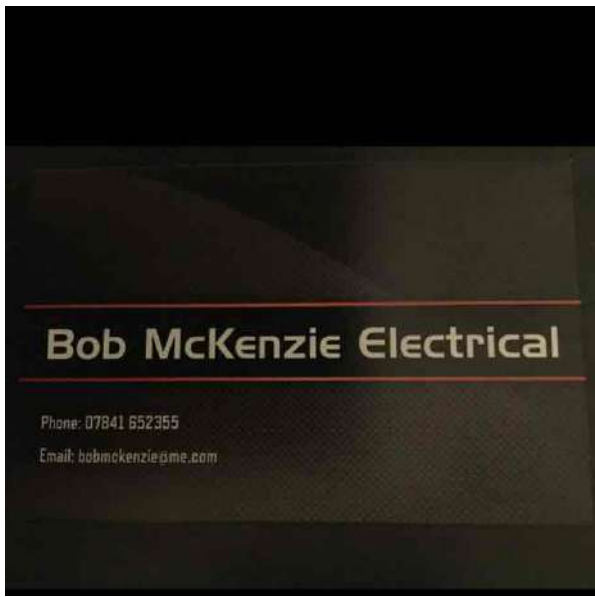
Capacity:

☒ Owner

☐ Legally Appointed Agent for Owner

Date:

24/09/2025



Date 29/04/2023

Certificate Serial No/Ref:

50068546

Bob McKenzie Electrical

Electrical Installation Condition Report

(Requirements for Electrical Installations – BS 7671 IET 18th Edition Wiring Regulations)

A. DETAILS OF THE CLIENT OR PERSON ORDERING THE WORK

Name:	Robin Haddow		
Address:	Knight Bridge Farm, South Sway Kane, Sway, SO41 6DP Email: N/A		

B. REASON FOR PRODUCING THIS REPORT

Local Authority request	
Date(s) inspection and testing carried out:	29/4/23

C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier:	Holiday Let									
Address:	Boom House Mellon Charles IV22 2JL									
Description of premises:	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> N/A Commercial	<input type="checkbox"/> N/A Industrial	<input type="checkbox"/> N/A Other, please specify :						
Estimated age of the wiring system	<input type="text" value="10"/> Years	Evidence of additions or alterations	<input type="checkbox"/> N/A Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A Not apparent					
Installation records available? (Regulation 621.1)	Yes <input type="checkbox"/> N/A	No <input checked="" type="checkbox"/>	Date of last inspection	<input type="text"/>	If yes, estimated age	<input type="text"/> years	Alternative source of supply (as described in attached schedule if applicable)	<input checked="" type="checkbox"/>		

D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671 as amended

Extent of the electrical installation covered by this report	100% of installation		
Agreed limitations including the reasons, see Regulations 653.2			
No lifting of floors 25% sampling used No inspection of concealed cables No destruction of fabric of the building Insulation testing on some circuits was live neutral combined due to various connected loads eg dimmer switches			
Limitations agreed with	Robin	Position (if applicable)	Owner
Operational limitations including the reasons			
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 accessible roof space housing other electrical equipment.			

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Satisfactory but could benefit from being brought up to current standards.	
Overall assessment of the installation in terms of its suitability for continued use:	
SATISFACTORY	
An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified	

F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as UNSATISFACTORY, I/we recommend that any observations classified as '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' (FI) Observations classified as 'improvement recommended' (Code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by 29/04/2028

G. DECLARATION

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

INSPECTED AND TESTED BY:		REPORT AUTHORISED FOR ISSUE BY:							
Name (CAPITALS)	BOB MCKENZIE		Contractor	Bob Mckenzie Electrical					
Signature			Address	Sunnyside Poolewe IV22 2JU					
Position	Owner	Date	29/04/2023		Name	Bob Mckenzie			
Contact	Tel 07841652355		Signature			ENROLMENT NO (If applicable)		Date	
	Email bobmckenzie@me.com								
	Web								

H. SCHEDULES The attached schedule(s) are part of this document and this report is valid only when they are attached to it

N/A	Schedule(s) of inspection and	N/A	Schedule(s) of test results attached
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I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements(s)	Number and Type of Live Conductors				Nature of Supply Parameters			Characteristics of Primary Over current Protective Device(s)	
<input type="checkbox"/> N/A TN-S	<input checked="" type="checkbox"/> AC		<input type="checkbox"/> N/A DC		Nominal voltage U (o)	230	Volts	BS (EN)	BS 1361
<input checked="" type="checkbox"/> TN-C-S	<input type="checkbox"/> N/A 1 phase (2 wire)		<input type="checkbox"/> N/A 2 wire		Nominal frequency f (1)	50	Hz	Type	Fuse HBC - Type 2
<input type="checkbox"/> N/A TT	<input type="checkbox"/> N/A 2 phase (3 wire)	<input type="checkbox"/> N/A 1 phase (3 wire)	<input type="checkbox"/> N/A 3 wire		PFC Ipf (1,2)	1.4	kA	Rated current	100
<input type="checkbox"/> N/A IT	<input type="checkbox"/> N/A 3 phase (3 wire)	<input type="checkbox"/> N/A 3 phase (4 wire)	<input type="checkbox"/> N/A Other		External loop impedance	0.16	Ω	Short circuit capacity	33
<input type="checkbox"/> N/A TN-C					Note: (1) by enquiry (2) by enquiry or by measurement			Confirmation of Supply Polarity	N/A

J. PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing	<input checked="" type="checkbox"/>	Distributor's facility	Type	N/A	Resistance to earth	N/A	Ω
	<input type="checkbox"/> N/A	Installation earth electrode	Location of the earth electrode (Where applicable)	N/A			

MAIN PROTECTIVE CONDUCTORS (to extraneous conductive parts)				MAIN SWITCH/SWITCH-FUSE/CIRCUIT BREAKER/RCD					
Earthing Conductor		Main protective bonding conductor		Main Bonding					
Conductor Material	Copper	Conductor Material	Copper	<input checked="" type="checkbox"/> Water installation pipes	<input type="checkbox"/> N/A Structural steel	Type BS (EN)	Voltage rating		V
Conductor Csa mm ²	16	Conductor Csa mm ²	10	<input type="checkbox"/> N/A Gas installation pipes	<input type="checkbox"/> N/A Other (specify)	No of poles	Current Rating		A
Connection/continuity verified	<input checked="" type="checkbox"/> N/A	Connection/continuity verified	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> N/A Oil installation pipes		Supply Conductor	Copper	*Rated time delay	N/A ms
						Conductor csa mm ²		*Rated RCD Operating current	N/A mA
								*RCD Operating time	N/A ms
						* If RCD main switch			

K. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and Limitations of the inspection and testing section

☐ N/A No remedial action is required
 ☒ ✓ The following observations are made

[illegible]

N/A	Additional observations	Additional notes/observations attached or to follow ref:	N/A
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One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 – Danger present. Risk of injury. Immediate remedial action required

C2 – Potentially dangerous – urgent remedial action required

C3 – Improvement recommended

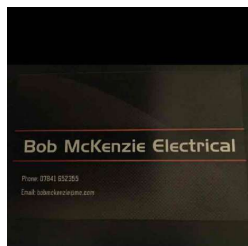
FI – Further investigation required without delay

Distribution Board Details for Boom House Mellon Charles IV22 2JL																		
DB ref:	DB1	Zs at this board (Ω):	0.16	Ipf at this board (kA):		Main switch type BSEN	60947	Rating:	100	A	SPD Type(s)	N/A	Supply	25	mm²	Earth:	16	mm²
Distribution board location:	Hall	Phase Sequence Confirmed (where appropriate)	N/A	Supplied from:	Mains			No. Of phases:	Single	Supply protective device type BSEN reference:		BS 1361 Type 2b			Rating:	100	Amps	
Circuit Details									Test Results									

Circuit reference	Circuit designation										Type of wiring	Reference method	Number of points served	Circuit conductors		Max disconnection time	Overcurrent protective device					RCD				Continuity Ω				Insulation resistance					Polarity	Maximum measured Zs Ω	RCD		AFDD
											Live (mm²)	cpc (mm²)		Type BS (EN)	Type		Rating	Breaking capacity (kA)	Max permitted Zs (Ω)	80%	Type BS (EN)	Type	IΔn (mA)	Rating (A)	r ₁ (line)	r _n (neutral)	r ₂ (cpc)	Ring final circuits only (measured end to end)	All circuits (At least 1 column to be completed)	(R ₁ + R ₂)	R ₂	Test voltage V	Live - Live (MΩ)	Live - Neutral (MΩ)			Live - Earth (MΩ)	Neutral - Earth (MΩ)	Disconnection time (ms)

[illegible]

Not all SPDs have visible functionality indication. RCD effectiveness is verified using an alternating current test at rated residual operating current (I_{an}). Not all AFDDs have a test button



Bob Mckenzie Electrical Sunnyside Poolewe IV22 2JU

Completed using iCertifi electrical certificates ©

Report pages including inspection and test schedules 4 of 12

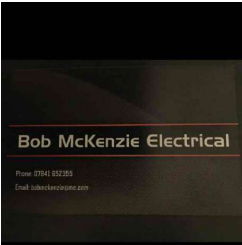
50068546

Distribution Board Details for Boom House Mellon Charles IV22 2JL																				
DB ref:	DB2		Zs at this board (Ω):	0.16	lpf at this board (kA):		Main switch type BSEN	60947		Rating:	100	A	SPD Type(s)		Supply	25	mm ²	Earth:	16	mm ²
Distribution board location:	Cupboard in hall		Phase Sequence Confirmed (where appropriate)		N/A		Supplied from:	Mains			No. Of phases:	Single	Supply protective device type BSEN reference:		BS 1361 Type 2b			Rating:	100	Amps
Circuit Details										Test Results										

Circuit reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors		Max disconnection time	Overcurrent protective device					RCD				Continuity Ω			Insulation resistance					Polarity	Maximum measured Zs Ω	RCD		AFDD
Live (mm²)		cpc (mm²)	Type BS (EN)		Type	Rating		Breaking capacity (kA)	Max permitted Zs (Ω)	80%	Type BS (EN)	Type	IΔn (mA)	Rating (A)	r ₁ (line)	r _n (neutral)	r ₂ (cpc)	Ring final circuits only (measured end to end)	All circuits (At least 1 column to be completed)	(R ₁ + R ₂)	R ₂	Test voltage V	Live - Live (MΩ)	Live - Neutral (MΩ)			Live - Earth (MΩ)	Neutral - Earth (MΩ)	Disconnection time (ms)

1	Hob	A	101	1	10	4.0	0.4	60898	B	32	6	1.10	61008	AC	30	63	N/A	N/A	N/A	0.06	N/A	250	N/A	>999	>999	>999	✓	0.22	28.1	✓	N/A
2	Upstairs sockets	A	101	6	2.5	1.5	0.4	60898	B	32	6	1.10	61008	AC	30	63	0.45	0.45	0.7	0.27	N/A	250	N/A	>999	>999	>999	✓	0.43	28.1	✓	N/A
3	Hot cupboard and microwave	A	101	2	4	1.5	0.4	60898	B	16	6	2.18	61008	AC	30	63	N/A	N/A	N/A	0.09	N/A	250	N/A	>999	>999	>999	✓	0.25	28.1	✓	N/A
4	Dishwasher and fridge	A	101	2	2.5	1.5	0.4	60898	B	16	6	2.18	61008	AC	30	63	N/A	N/A	N/A	0.19	N/A	250	N/A	>999	>999	>999	✓	0.35	28.1	✓	N/A
5	Washing machine	A	101	1	2.5	1.5	0.4	60898	B	16	6	2.18	61008	AC	30	63	N/A	N/A	N/A	0.18	N/A	250	N/A	>999	>999	>999	✓	0.34	28.1	✓	N/A
6	Towel rail	A	101	1	2.5	1.5	0.4	60898	B	16	6	2.18	61008	AC	30	63	N/A	N/A	N/A	0.11	N/A	250	N/A	>999	>999	>999	✓	0.27	28.1	✓	N/A
7	Cupboard socket	A	101	1	2.5	1.5	0.4	60898	B	16	6	2.18	61008	AC	30	63	N/A	N/A	N/A	0.02	N/A	250	N/A	>999	>999	>999	✓	0.18	28.1	✓	N/A
8	Mvhr supply	A	101	1	2.5	1.5	0.4	60898	B	10	6	3.50	61008	AC	30	63	N/A	N/A	N/A	0.18	N/A	250	N/A	>999	>999	>999	✓	0.34	28.1	✓	N/A
9	Smoke detectors	A	101	7	1.0	1.5	0.4	60898	B	6	6	5.82	61008	AC	30	63	N/A	N/A	N/A	1.10	N/A	250	N/A	>999	>999	>999	✓	1.26	28.1	✓	N/A
10	Bed passage lights	A	101	12	1.0	1.5	0.4	60898	B	16	6	2.18	61008	AC	30	63	N/A	N/A	N/A	1.22	N/A	250	N/A	>999	>999	>999	✓	1.38	28.1	✓	N/A
11	Lounge lights	A	101	10	1.0	1.0	0.4	60898	B	6	6	5.82	61008	AC	30	63	N/A	N/A	N/A	0.68	N/A	250	N/A	Lim	>999	>999	✓	0.84	28.1	✓	N/A
12	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13	Island sockets	A	101	2	6	2.5	0.4	60898	B	20	6	1.75	61008	AC	30	63	N/A	N/A	N/A	0.12	N/A	250	N/A	>999	>999	>999	✓	0.28	26.8	✓	N/A
14	Oven	A	101	1	6.0	2.5	0.4	60898	B	32	6	1.10	61008	AC	30	63	N/A	N/A	N/A	0.06	N/A	250	N/A	>999	>999	>999	✓	0.22	26.8	✓	N/A
15	Downstairs ring	A	101	6	2.5	1.5	0.4	60898	B	32	6	1.10	61008	AC	30	63	0.39	0.39	0.68	0.24	N/A	250	N/A	>999	>999	>999	✓	0.40	26.8	✓	N/A
16	Lounge sockets	A	101	4	2.5	1.5	0.4	60898	B	32	6	1.10	61008	AC	30	63	0.30	0.30	0.48	0.20	N/A	250	N/A	>999	>999	>999	✓	0.36	26.8	✓	N/A

Not all SPDs have visible functionality indication. RCD effectiveness is verified using an alternating current test at rated residual operating current (IΔn). Not all AFDDs have a test button



Distribution board reference: DB2

Circuit reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors		Max disconnection time	Overcurrent protective device					RCD				Continuity Ω					Insulation resistance					Polarity	Maximum measured Zs Ω	RCD		AFDD
					Live (mm²)	cpc (mm²)		Type BS (EN)	Type	Rating	Breaking capacity (kA)	80%	Type BS (EN)	Type	IΔn (mA)	Rating (A)	Ring final circuits only (measured end to end)			All circuits (At least 1 column to be completed)		Test voltage V	Live - Live (MΩ)	Live - Neutral (MΩ)	Live - Earth (MΩ)	Neutral - Earth (MΩ)			Disconnection time (ms)	Test button/functionality	Manual test button/ functionality
																	r ₁ (line)	r _n (neutral)	r ₂ (cpc)	(R ₁ + R ₂)	R ₂										
17	Lights upstairs	A	101	7	1.0	1.0	0.4	60898	B	6	6	5.82	61008	AC	30	63	N/A	N/A	N/A	1.56	N/A	250	N/A	Lim	>999	>999	✓	1.72	26.8	✓	N/A
18	Bed & store lights	A	101	7	1.0	1.0	0.4	60898	B	6	6	5.82	61008	AC	30	63	N/A	N/A	N/A	0.78	N/A	250	N/A	Lim	>999	>999	✓	0.94	26.8	✓	N/A
19	Kitchen, hall outside lights	A	101	10	1.0	1.0	0.4	60898	B	6	6	5.82	61008	AC	30	63	N/A	N/A	N/A	0.89	N/A	250	N/A	Lim	>999	>999	✓	1.05	26.8	✓	N/A
20	Outside socket	A	101	1	2.5	1.5	0.4	60898	B	16	6	2.18	61008	AC	30	63	N/A	N/A	N/A	0.32	N/A	250	N/A	>999	>999	>999	✓	0.48	26.8	✓	N/A
21	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
24	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

TEST INSTRUMENTS USED

Earth fault loop impedance

N/A

Insulation resistance

N/A

Continuity

N/A

RCD

N/A

MFT

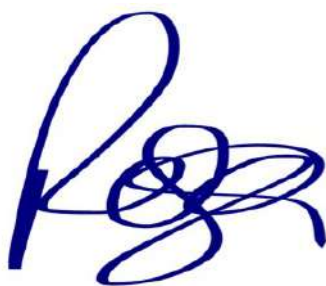
Megger 1741+ 102179108

Other

N/A

Inspected by:

Signature



Name
(CAPITALS)

BOB MCKENZIE





Date of
inspection

EICR IMAGES

Engineers optional images of C1 or C2 observations if applicable



N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION									
Outcomes		Acceptable Condition ✓ <div><div></div></div>	Unacceptable condition C1 or C2 <div><div></div></div>	Improvement recommended C3 <div><div></div></div>	Further investigation: FI <div><div></div></div>	Not Verified: NV	Limitation: LIM	Not Applicable: N/A	
ITEM	DESCRIPTION						OUTCOME <small>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</small>		
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	Condition of service cable						✓		
	Condition of service head						✓		
	Condition of distributor’s earthing arrangement						✓		
	Condition of meter tails - Distributor/Consumer						✓		
	Condition of metering equipment isolator (where present)						✓		
	Condition of isolator (where present)						✓		
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)						✓		
3.0	EARTHING AND BONDING ARRANGEMENTS (411.3, Chapter 54)								
3.1	Presence and condition of distributor’s earthing arrangement (542.1.2.1; 542.1.2.2)						✓		
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)						N/A		
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13)						✓		
3.4	Adequacy of earthing conductor size (542.3, 543.1.1)						✓		
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)						N/A		
3.6	Adequacy of main protective bonding conductor sizes (544.1)						✓		
3.7	Condition and accessibility of main protective bonding conductor connections (411.3.1.2; 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 OR DISTRIBUTION BOARD								
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)						C3		
4.5	Enclosure not damaged or deteriorated so as to impair safety (651.2)						✓		
4.6	Presence of main linked switch (as required by 462.1.201)						✓		
4.7	Operation of main switch - (functional check) (643.10)						✓		
4.8	Manual operation of circuit breakers and RCDs 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, where required (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)						✓		
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)						✓		

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION										
Outcomes		Acceptable Condition 	Unacceptable condition C1 or C2 	Improvement recommended C3 	Further investigation: FI 	Not Verified: NV	Limitation: LIM	Not Applicable: N/A		
ITEM	DESCRIPTION							OUTCOME <small>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</small>		
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 (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)							N/A		
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)							LIM		
5.3	Condition of the insulation of live parts (416.1)							✓		
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) To include the integrity of conduit and trunking systems (metallic and plastic)							N/A		
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)							✓		
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 Section D. Extent and limitations) (522.6.202)							LIM		
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Section D. Extent and limitations) (522.6.204)							N/A		
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA									
*	For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)							✓		
*	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)							✓		
*	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)							✓		
*	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)							✓		
*	Final circuits supplying luminaires within domestic (household) premises (411.3.4)							✓		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)							LIM		
5.14	Band II cables segregated or separated from Band I cables (528.1)							✓		
5.15	Cables segregated or separated from communication cabling (528.2)							✓		
5.16	Cables segregated or separated from non-electrical services (528.3)							✓		

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ITEM	DESCRIPTION							OUTCOME <small>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</small>		
5.17	Termination of cables at enclosures – indicate extent of sampling in Section D 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 the point of entry to enclosure (glands, bushes etc) (522.8.5)									
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(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, 530.3.2)									
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER									
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)									
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)									
6.3	Shaver supply units 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 V) socket-outlets sited at least 2.5 m from zone 1 (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 equipment for installation in 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									
7.1	List all other special installations or locations present, if any (*Record separately the results of particular inspections applied)							N/A		
8.0	PROSUMER’S LOW VOLTAGE ELECTRICAL INSTALLATION(S)									
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist									

*Special installations or locations present, if any. Details of circuits and/or installed equipment vulnerable to damage when testing and/or remarks

PROSUMERS LOW VOLTAGE INSTALLATION										
Outcomes		Acceptable Condition ✓		Unacceptable condition C1 or C2		Improvement recommended C3		Further investigation: FI		Not Verified: NV
										Limitation: LIM
										Not Applicable: N/A
ITEM	DESCRIPTION									OUTCOME <small>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</small>
8.2										N/A
8.3										N/A
8.4										N/A
8.5										N/A
8.6										N/A
8.7										N/A
8.8										N/A
8.9										N/A
8.10										N/A
8.11										N/A
8.12										N/A
8.13										N/A
8.14										N/A
8.15										N/A
8.16										N/A
8.17										N/A
8.18										N/A
8.19										N/A
8.20										N/A
8.21										N/A
8.22										N/A
8.23										N/A
8.24										N/A
8.25										N/A
8.26										N/A
8.27										N/A
8.28										N/A
8.29										N/A
8.30										N/A
8.31										N/A
8.32										N/A
8.33										N/A

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



CODES FOR TYPES OF WIRING								
A	B	C	D	E	F	G	H	O
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	Thermoplastic SWA cables	Mineral insulated cables	Other