Home Report

shepherd.co.uk

SHEPHERD

CHARTERED SURVEYORS

All Angles Covered

Residential | Commercial | Property & Construction

Home Report

SHEPHERD
CHARTERED SURVEYORS

Contents

Scottish Single Survey

Single Survey

survey report on:

Property address	14 Brodie Avenue Dumfries DG2 7ED

Customer	Mr I Callander

Customer address	14 Brodie Avenue Dumfries DG2 7ED

Prepared by	Shepherd Chartered Surveyors

Date of inspection	08/07/2026

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

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 Seller's Agent or relative to the property, they will be obliged to indicate this by marking the adjacent box. [X]

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.

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.

Prior to 1 December 2008, 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.

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

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

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

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
- 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.

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

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.

Single Survey

1. Information and scope of inspection

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

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

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

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

Description	Ground floor flat, forming part of a two-storey block of eight units constructed on behalf of the Local Authority. Four flats in this part of the building share a common entrance.
Accommodation	GROUND FLOOR:- Lounge, Kitchen, Bedroom and Shower Room with WC.
Gross internal floor area (m²)	52m² or thereby.
Neighbourhood and location	The property is situated in an established suburban development of social housing, convenient to Dumfries town centre amenities.
Age	It is estimated that the property was constructed in the 1950s.
Weather	Dry and overcast.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** There are two mutual chimneys of brick pointed construction, with lead flashings and concrete copings. The front chimney is not currently in use. The rear stack has clay pots.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The roof is pitched and slated with tiled ridging. The subject property is a ground floor flat and, accordingly, no access was gained into the attic roof void.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The gutters and downpipes are formed in PVC.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls are of cavity brick construction which are roughcast and part pointed externally.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** The windows are double glazed uPVC casements. The entrance door into the subject flat from the common hallway is part glazed timber.

External decorations	**Visually inspected.**

Conservatories / porches	Not applicable.

Communal areas	**Circulation areas visually inspected.** Four flats in this part of the building share a common entrance hall. There is a security door entry system to the front entrance.

Garages and permanent outbuildings	Not applicable.

Outside areas and boundaries	**Visually inspected.** There is off road parking in front of the flat. At the rear of the block there is an exclusive area of garden for the subjects and a communal drying green. Details of the extent of the property and the shared areas must be confirmed with the Title Deeds.

Ceilings	**Visually inspected from floor level.** The ceilings appear to be lined with plasterboard.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The main walls are plastered on the hard internally and the partitions are of solid construction.

Floors including sub floors	The floors are a mix of suspended timber and solid concrete construction. It was not possible to inspect the floor surfaces due to the presence of fitted coverings in all rooms, including floating laminate. No access was gained into the sub-floor areas.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The internal doors are a mix of lightweight moulded panel effect and timber glazed types. There are fitted units in the kitchen which are dated.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** The lounge has a gas fire. A former fireplace in the bedroom has been removed and the opening blanked off.

Internal decorations	**Visually inspected.**

Cellars	Not applicable.

Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** Mains electricity. The electric meter and consumer unit are in the hall cupboard.

Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** Mains gas. The gas meter is housed in an external box on the front wall.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Water is assumed to be from the mains supply. The kitchen units are fitted with a stainless steel sink. The shower room has a dated coloured wash hand basin and WC, and a white shower tray that is designed for use by persons with mobility difficulties. The WC has been raised in height in a basic fashion on a wooden block.

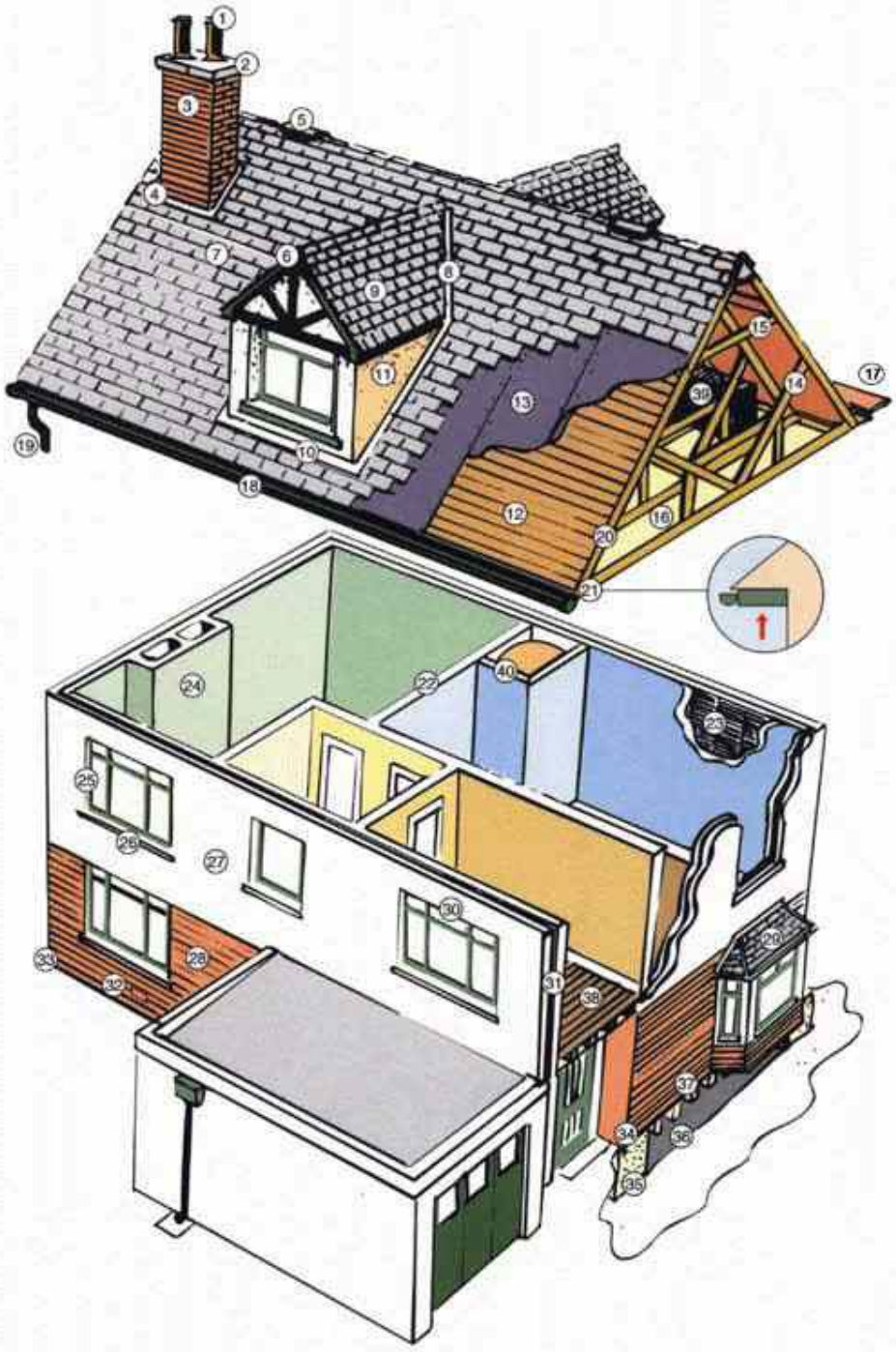
Heating and hot water	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** The 'Worcester Greenstar 28i Junior Combi Mk III' gas fired boiler is in the bedroom. The boiler provides domestic hot water, and it also heats radiators in the main rooms which are fitted with thermostatic valves. Hot water is supplemented by a 'Mira' electric shower (not tested).

Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is assumed to be connected to the public sewer.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** All Scottish homes require 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 needs 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, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership. No comment is made in relation to the presence or otherwise of a burglar alarm.

Any additional limits to inspection	**For flats / maisonettes** **Only the subject flat and internal communal areas giving access to the flat were inspected.** **If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.** **The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.** The property was unoccupied at the time of the inspection, but the survey was restricted by floor coverings. Those parts of the property concealed behind fitted units and sanitary fittings etc were not viewed. No access was gained into the sub-floor areas. The report does not include an Asbestos Inspection. However, asbestos was widely used in residential construction until it was finally banned 1999. If suspected asbestos containing material has been highlighted in this report, or if there are concerns of its potential existence having regard to the age of the property, a qualified asbestos surveyor should be engaged to carry out an inspection should further advice be required. The report is not a Fire Risk Assessment, and the surveyor is not qualified to provide specific advice on fire safety issues. An inspection for Japanese Knotweed was not carried out. This is a plant that is subject to control regulation, is considered invasive, and 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 on neighbouring ground. Identification of Japanese Knotweed is best undertaken by a specialist. If it exists, removal must be undertaken in a controlled manner by a specialist contractor, which can be expensive.

Sectional Diagram showing elements of a typical house



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

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

2. Condition

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

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

Structural movement	
Repair category	1
Notes	There was no evidence of significant structural movement within the limitations of the inspection.

Dampness, rot and infestation	
Repair category	2
Notes	The external walls to the front and rear have been drilled to install a chemical injection damp proof course. Original copies of the supporting documentation and the specialist for this work must be obtained. Despite the installation of the damp proof course, there is visible dampness to the walls, partition walls and the chimney breasts. Further investigation is required by a timber/damp specialist before purchase, and after any repairs or treatments that are recommended must be undertaken to a fully documented and guaranteed standard. It was not possible to inspect the floors due to the presence of fitted coverings, including floating laminate. The sub-floor ventilation is restricted and the tarred ground level at the front is high against the external wall surface. Accordingly, the timber/damp specialist must also inspect the sub-floor area.

Chimney stacks	
Repair category	2
Notes	There is weathered brickwork and open pointing to the mutual chimneys. Chimney stacks are vulnerable to defect from exposure to extremes in weather and must be regularly inspected and maintained.

Roofing including roof space	
Repair category	2
Notes	The roof coverings are old. There are a number of broken slates and previous patch repairs are evident. The roof coverings are of an age and style where ongoing maintenance expenditure should be anticipated, and more extensive overhaul work or replacement may be required in the future. Roof coverings must be regularly inspected and maintained to ensure that they remain watertight.

Rainwater fittings	
Repair category	1
Notes	Within the limitations of the inspection, the rainwater fittings appear to be free from significant defect. All rainwater fittings should be monitored during heavy rainfall to properly assess their alignment and watertightness.

Main walls	
Repair category	2
Notes	The tarred ground at the front is high against the external wall surface. This should ideally be lowered to at least 150mm below the height of the damp proof course.

Windows, external doors and joinery	
Repair category	2
Notes	The windows were not all fully opened or tested, but they are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units, handles and opening mechanisms, etc. It will be appreciated that some defects may only be evident during certain weather conditions. The condition of windows and doors deteriorates with age and use, and the ad hoc repair or replacement of components is likely to be required over time.

External decorations	
Repair category	1
Notes	Paint finished external surfaces will require redecoration on a regular basis.

Conservatories/porches	
Repair category	N/A
Notes	Not applicable.

Communal areas	
Repair category	N/A
Notes	Communal areas leading to and immediately adjacent to the subject property have been visually inspected as far as practically possible. However, it should be appreciated that there may be a common repairing liability in respect of other parts of the building outwith the scope of the inspection, and this must be verified with reference to the title deeds. The common roof void was not accessed or inspected and is assumed, but not confirmed, to be free from significant defect. It is assumed that the building fabric and the communal areas are managed and maintained under a factor contact. Enquires must be made to fully ascertain the details of this arrangement and the associated costs prior to purchase. It must be confirmed, before purchase, if any major works of repair or renewal are proposed, for which the proprietor of the subject flat would be responsible for paying an apportioned share in the cost.

Garages and permanent outbuildings	
Repair category	N/A
Notes	Not applicable.

Outside areas and boundaries	
Repair category	1
Notes	Boundary walls and fences should be regularly checked and maintained as necessary.

Ceilings	
Repair category	1
Notes	Within the limitations of the inspection no significant defects were noted.

Internal walls	
Repair category	2
Notes	There is visible dampness to the internal walls and partitions. This requires investigation, before purchase, by a timber/damp specialist.

Floors including sub-floors	
Repair category	2
Notes	It was not possible to inspect the floors due to the presence of fitted coverings, including floating laminate. The sub-floor ventilation is restricted and the tarred ground level at the front is high against the external wall surface. Accordingly, the timber/damp specialist must also inspect the sub-floor area.

Internal joinery and kitchen fittings	
Repair category	2
Notes	Wear and tear were noted to kitchen fittings/internal doors/facings etc and future maintenance or upgrading should be anticipated.

Chimney breasts and fireplaces	
Repair category	2
Notes	There is dampness to the chimney breasts. It is assumed that the gas fire has been installed and maintained in accordance with the manufacturer's recommendations for fluing and ventilation, and that it has been serviced annually by a Gas Safe registered engineer. All service records must be obtained and authenticated at the point of sale. In the absence of such documentation being available, the appliance must be tested by a Gas Safe engineer prior to use. The bedroom fireplace has been removed. To prevent the ingress of rainwater and to allow the circulation of air, a ventilating cap should be fitted to the top of the chimney. A ventilator should also be installed into the chimney breast, to draw air through the redundant flue and help maintain it in a dry condition.

Internal decorations	
Repair category	2
Notes	The internal decoration requires renewal.

Cellars	
Repair category	N/A
Notes	Not applicable.

Electricity	
Repair category	1
Notes	The Institution of Engineering and Technology (IET) recommends that electrical installations are professionally inspected and tested at least every 5 years, and on a change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have electrical installations that fully comply with IET regulations. The electrical safety certificate from an inspection within the last 5 years by a certified contractor should be obtained before purchase, and any observations or recommendations must be noted as these items may require attention.

Gas	
Repair category	1
Notes	In the interests of safety and in accordance with current regulations, all gas appliances must be examined and serviced by a Gas Safe registered contractor on an annual basis. A copy of the most recent gas safety report(s) from an inspection within the last 12 months should be obtained, and any observations or recommendations must be noted as these items may require attention.

Water, plumbing and bathroom fittings	
Repair category	2
Notes	Consideration may be given to replacing the fittings in the shower room. Silicone seals and waterproof finishes in bath/shower rooms must be regularly checked and maintained in good order, to ensure that they remain watertight. Concealed plumbing and areas hidden beneath sanitaryware and kitchen units etc cannot be confirmed as being free from defect. It is not unusual for the seepage of water or hidden leaks to only become evident when floor coverings or fittings are removed in kitchens and bathrooms, revealing a need for repair works. The cold water rising main was not fully inspectable.

Heating and hot water	
Repair category	1
Notes	Gas fired heating systems must be examined and serviced annually by a Gas Safe registered engineer, to ensure safe and efficient operation. A copy of the most recent inspection certificate, dated within the past 12 months, should be obtained before purchase. Any observations or recommendations made by the engineer must be noted, as these items may require attention.

Drainage	
Repair category	1
Notes	Drainage is assumed to be connected to the public sewer. The drainage system was not tested and is assumed to be fully functional. However, the condition of underground drainage pipework can only be properly ascertained by undertaking a CCTV survey. No inspection covers have been raised.

Single Survey

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	N/A
Outside areas and boundaries	1
Ceilings	1
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	2
Cellars	N/A
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	1
Drainage	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.
Category 2
Repairs or replacement requiring future attention, but estimates are still advised.
Category 1
No immediate action or repair is needed.

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. Wherea lift is present, the count is based on the number of steps climbed when using the lift.

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

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

Matters for a solicitor or licensed conveyancer

1) The assumed tenure is absolute ownership.

2) The road and footpath fronting the property are made up and are adopted by the Local Authority.

3) It is assumed that the building fabric and the communal areas are managed and maintained under a factor contact. Enquires must be made to fully ascertain the details of this arrangement and the associated costs prior to purchase. It must be confirmed, before purchase, if any major works of repair or renewal are proposed, for which the proprietor of the subject flat would be responsible for paying an apportioned share in the cost.

4) There is off road parking in front of the flat. At the rear of the block there is an exclusive area of garden for the subjects and a communal drying green. Details of the extent of the property and the shared areas must be confirmed with the Title Deeds.

5) It is assumed that any required Permit was obtained for dropping the kerb and creating off road parking in front of the flat.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £160,000.

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £70,000 (SEVENTY THOUSAND POUNDS STERLING).

Signed	*Ian Young* Electronically signed :- 22/07/2026 12:30

Single Survey

Report author	Ian Young
Company name	J & E Shepherd Chartered Surveyors
Address	18 Castle Street Dumfries DG1 1DR
Date of report	08/07/2026

Mortgage Valuation Report

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

Property Address

Address	14 Brodie Avenue, Dumfries, DG2 7ED
Seller's Name	Mr I Callander
Date of Inspection	08/07/2026

Property Details

Property Type
- [ ] House
- [ ] Bungalow
- [ ] Purpose built maisonette
- [ ] Converted maisonette
- [X] Purpose built flat
- [ ] Converted flat
- [ ] Tenement flat
- [ ] Flat over non-residential use
- [ ] Other (specify in General Remarks)

Property Style
- [ ] Detached
- [ ] Semi detached
- [ ] Mid terrace
- [ ] End terrace
- [ ] Back to back
- [ ] High rise block
- [X] Low rise block
- [ ] Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e. g. local authority, military, police? [X] Yes [ ] No

Flats/Maisonettes only — Floor(s) on which located: Ground; No. of floors in block: 2; Lift provided? [X] Yes [ ] No; No. of units in block: 8

Approximate Year of Construction: 1950

Tenure

[X] Absolute Ownership [ ] Other

Accommodation

Number of Rooms
- [1] Living room(s)
- [1] Bedroom(s)
- [1] Kitchen(s)
- [1] Bathroom(s)
- [1] WC(s)
- [0] Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings): 52 m² (Internal) 61 m² (External)

Residential Element (greater than 40%): [X] Yes [ ] No

Garage / Parking / Outbuildings

- [ ] Single garage
- [ ] Double garage
- [X] Parking space
- [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

None.

Mortgage Valuation Report

Construction

Walls	[X] Brick	[ ] Stone	[ ] Concrete	[ ] Timber frame	[ ] Other (specify in General Remarks)
Roof	[ ] Tile	[X] Slate	[ ] Asphalt	[ ] Felt	[ ] Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement?	[ ] Yes	[X] No
If Yes, is this recent or progressive?	[ ] Yes	[ ] No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	[ ] Yes	[X] No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and locationof the supply in General Remarks

Drainage	[ ] Mains	[ ] Private	[X] None	Water	[ ] Mains	[ ] Private	[X] None
Electricity	[ ] Mains	[ ] Private	[X] None	Gas	[ ] Mains	[ ] Private	[X] None
Central Heating	[X] Yes	[ ] Partial	[ ] None				

Brief description of Central Heating and any non mains services:

Gas fired boiler to radiators.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

[ ] Rights of way	[ ] Shared drives / access	[ ] Garage or other amenities on separate site	[ ] Shared service connections
[X] Ill-defined boundaries	[ ] Agricultural land included with property		[ ] Other (specify in General Remarks)

Location

[X] Residential suburb	[ ] Residential within town / city	[ ] Mixed residential / commercial	[ ] Shared service connections
[ ] Commuter village	[ ] Remote village	[ ] Isolated rural property	[ ] Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? [ ] Yes [X] No

If Yes provide details in General Remarks.

Roads

[ ] Made up road	[ ] Unmade road	[ ] Partly completed new road	[ ] Pedestrian access only	[X] Adopted	[ ] Unadopted

Mortgage Valuation Report

General Remarks

The subjects comprise a ground floor flat, forming part of a two-storey block of eight units constructed on behalf of the Local Authority. Four flats in this part of the building share a common entrance.

The property is situated in an established suburban development of social housing, convenient to Dumfries town centre amenities.

At the time of inspection the property was found to be maintained in fair condition having regard to its age and character. Fittings internally are on semi modern/older lines, and the property would benefit from modernisation and upgrading.

A number of items were noted which have been reflected in the valuation figure. In general these are mostly typical of buildings of this age, or are capable of remedy by routine maintenance and repair.

The external walls to the front and rear have been drilled to install a chemical injection damp proof course. Original copies of the supporting documentation and the specialist for this work must be obtained.

Despite the installation of the damp proof course, there is visible dampness to the walls, partition walls and the chimney breasts. Further investigation is required by a timber/damp specialist before purchase, and after any repairs or treatments that are recommended must be undertaken to a fully documented and guaranteed standard. It was not possible to inspect the floors due to the presence of fitted coverings, including floating laminate. The sub-floor ventilation is restricted and the tarred ground level at the front is high against the external wall surface. Accordingly, the timber/damp specialist must also inspect the sub-floor area.

It is assumed that the building fabric and the communal areas are managed and maintained under a factor contact. Enquires must be made to fully ascertain the details of this arrangement and the associated costs prior to purchase. It must be confirmed, before purchase, if any major works of repair or renewal are proposed, for which the proprietor of the subject flat would be responsible for paying an apportioned share in the cost.

There is off road parking in front of the flat. At the rear of the block there is an exclusive area of garden for the subjects and a communal drying green. Details of the extent of the property and the shared areas must be confirmed with the Title Deeds.

It is assumed that any required Permit was obtained for dropping the kerb and creating off road parking in front of the flat.

Essential Repairs

None.

Estimated cost of essential repairs: N/A

Retention recommended? ☐ Yes ☒ No

Retention amount: N/A

Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

Mortgage Valuation Report

Valuation

Market value in present condition	£ 70,000
Market value on completion of essential repairs	£
Insurance reinstatement value	£ 160,000

(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? ☐ Yes ☒ No

Declaration

Signed	*Ian Young* Electronically signed :- 22/07/2026 12:30
Surveyor's name	Ian Young
Professional qualifications	MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	18 Castle Street, Dumfries, DG1 1DR
Telephone	01387 264333
Email Address	dumfries@shepherd.co.uk
Date of Inspection	08/07/2026

Energy Performance Certificate

Energy Performance Certificate (EPC)

Dwellings

Scotland

14 BRODIE AVENUE, DUMFRIES, DG2 7ED

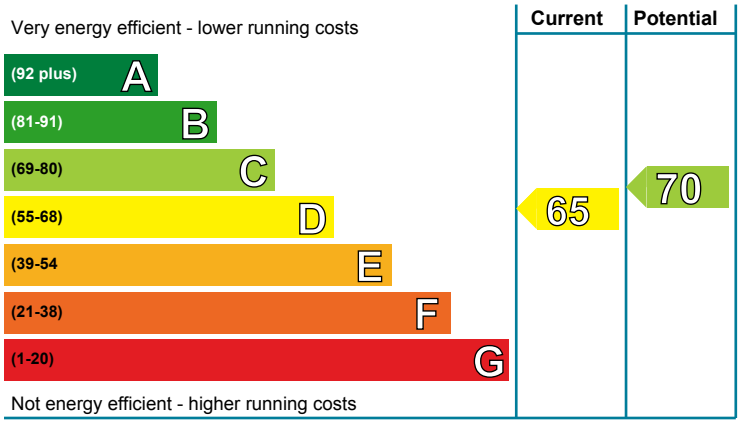
Dwelling type:	Ground-floor flat	**Reference number:**	0389-1004-3203-1256-0200
Date of assessment:	08 July 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	08 July 2026	**Approved Organisation:**	Elmhurst
Total floor area:	52 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	256 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£3,447**	See your recommendations report for more information
Over 3 years you could save*	**£624**	

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

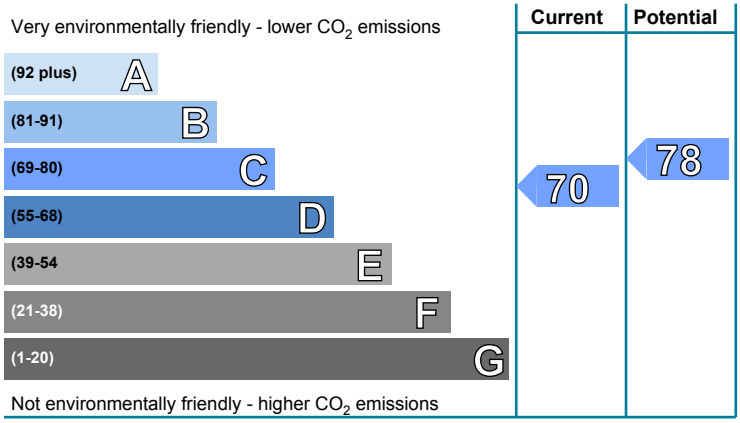


Energy Efficiency Rating

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

Your current rating is **band D (65)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (70)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£900 - £1,500	£267.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£354.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed) Cavity wall, as built, partial insulation (assumed)	★★☆☆☆ ★★★☆☆	★★☆☆☆ ★★★☆☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 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 45 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.4 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 0.6 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,532 over 3 years	£1,908 over 3 years	You could save £624 over 3 years
Hot water	£798 over 3 years	£798 over 3 years	
Lighting	£117 over 3 years	£117 over 3 years	
Totals	**£3,447**	**£2,823**	

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

Recommendations for improvement

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

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Cavity wall insulation	£900 - £1,500	£89	D 67	C 73
2	Floor insulation (suspended floor)	£5,000 - £10,000	£118	C 70	C 78

Alternative measures

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

- External insulation with cavity wall insulation

Choosing the right improvement package

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

energy saving trust

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

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

1 Cavity wall insulation

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

2 Floor insulation (suspended floor)

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

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	7,531.29	N/A	N/A	N/A
Water heating (kWh per year)	1,740.53			

Addendum

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. Ian Young
Assessor membership number:	EES/012603
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	dundee@shepherd.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

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 greenerscotland.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

Greener Scotland
Scottish Government

Property Questionnaire

property questionnaire

Property address	**14 Brodie Avenue Dumfries DG2 7ED**

Seller(s)	**Mr I Callander**

Completion date of property questionnaire	**20/07/2026**

Note for sellers

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

Information to be given to prospective buyer(s)

1.	**Length of ownership**	
	How long have you owned the property?	**2009**
2.	**Council tax**	
	Which Council Tax band is your property in?	**A**
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)** • **Garage** — **No** • **Allocated parking space** — **No** • **Driveway** — **Yes** • **Shared parking** — **No** • **On street** — **No** • **Resident permit** — **No** • **Metered Parking** — **No** • **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)?	**No**

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)?	**No**
6.	**Alterations/additions/extensions**	
a.	**(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?** **<u>If you have answered yes</u>, please describe below the changes which you have made:**	**No**
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? **<u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.** **If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:**	
b.	**Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **<u>If you have answered yes</u>, please answer the three questions below:**	**No**
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	(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**	
a.	**Is there a central heating system in your property?** **(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).** **<u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).** Gas	**Yes**

	<u>If you have answered yes</u>, please answer the three questions below:	
	i) When was your central heating system or partial central heating system installed? 2011	
	(ii) Do you have a maintenance contract for the central heating system? **<u>If you have answered yes,</u> please give details of the company with which you have a maintenance contract:**	**No**
	(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?	**Yes**
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to the property while you have owned it?** **<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?**	**No**
b.	**Are you aware of the existence of asbestos in your property?** **<u>If you have answered yes</u>, please give details:**	**No**
10.	**Services**	

a. **Please tick which services are connected to your property and give details of the supplier:**

Services	Connected	Supplier
Gas or liquid petroleum gas	Yes	Scottish gas
Water mains or private water supply	Yes	Scottish Water
Electricity	Yes	Scottish power
Mains drainage	Yes	Local Authority
Telephone	No	

	Cable TV or satellite	**No**	
	Broadband	**No**	
b.	**Is there a septic tank system at your property?** **<u>If you have answered yes</u>, please answer the two questions below:**		**No**
	(i) Do you have appropriate consents for the discharge from your septic tank?		
	(ii) Do you have a maintenance contract for your septic tank? **<u>If have answered yes</u>, 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?** **<u>If you have answered yes</u>, please give details:** Shared drying green		**Yes**
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **<u>If you have answered yes</u>, please give details:** Roof repairs to be shared and stairwell kept clear and clean		**Yes**
c.	**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?**		**No**
d.	**Do you have the right to walk over any of your neighbours'property — for example to put out your rubbish bin or to maintain your boundaries?** **<u>If you have answered yes</u>, please give details:** Access for putting out bins		**Yes**
e.	**As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?** **<u>If you have answered yes</u>, please give details:** Access for bins		**Yes**

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.)** **<u>If you have answered yes</u>, please give details:**	**No**
12.	**Charges associated with the property**	
a.	**Is there a factor or property manager for your property?** **<u>If you have answered yes</u>, please provide the name and address,and give details of any deposit held and approximate charges:**	**No**
b.	**Is there a common buildings insurance policy?** **<u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?**	**No**
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 work**	
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?** **<u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.**	**No**
b.	**As far as you are aware, has any preventative work for dry rot,wet rot, or damp ever been carried out to your property?** **<u>If you have answered yes</u>, please give details:**	**No**
c.	**<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?** **<u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.** **Guarantees are held by:**	
14.	**Guarantees**	
a.	**Are there any guarantees or warranties for any of the following?**	

	(i) Electrical work	**No**
	(ii) Roofing	**No**
	(iii) Central heating	**No**
	(iv) National House Building Council (NHBC)	**No**
	(v) Damp course	**No**
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	**Don't know**
b.	**<u>If you have answered 'yes' or 'with title deeds'</u>, 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?<u>If you have answered yes,</u> please give details:**	**No**
15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in thelast 10 years? **<u>If you have answered yes</u>, please give details:**	**No**
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?**	**No**
b.	**that affects your property in some other way?**	**No**
c.	**that requires you to do any maintenance, repairs or improvements to your property?**	**No**
	<u>If you have answered yes to any of a–c above</u>, 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

Name(s): Ian Callander

Date: 20/07/2026

Appendices

ELECTRICAL INSTALLATION CONDITION REPORT

Report No.: IC 14 BA

SECTION A. DETAILS OF THE PERSON ORDERING THE REPORT

Name MR I CALLANDER

Address CAIRNPARK IRONGRAY

SECTION B. REASON FOR PRODUCING THIS REPORT

5 YEAR CHECK.

Date(s) on which inspection and testing was carried out

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

Occupier HUGH FULTON

Address 14 BRODIE AVENUE.

Description of premises

Residential ☑ Commercial ☐ Industrial ☐ Other (include brief description) ☐

Estimated age of wiring system 30 years

Evidence of additions / alterations? Yes ☑ No ☐ Not apparent ☐ If yes, estimate age 3 years

Installation records available? (Regulation 651.1) Yes ☐ No ☑ Date of last inspection (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report CONSUMER UNIT, ACCESIBLE SOCKETS LIGHT AND COOKER + SHOWER. BATHROOM HEATER NOT FOUND.

Agreed limitations including the reasons (see Regulation 653.2) NO FURNITURE OR BELONGINGS MOVED. ONLY ACCESIBLE SWITCHES AND SOCKETS CHECKED.

Agreed with:

Operational limitations including the reasons (see page no.....)

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 as amended to 2026.

It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have **not** been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY / UNSATISFACTORY* (Delete as appropriate)

An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I / we recommend that any observations classified as *'Danger present'* (code C1) or *'Potentially dangerous'* (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as *'Further investigation required'* (code 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 04-2031 (date) for the following reasons 5 YEARS.

SECTION G. DECLARATION

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

Inspected and tested by:

Name (Capitals) PAUL COWAN

Signature

For/on behalf of P R COWAN ELECTRICAL

Position OWNER

Address 28 CALSIDE ROAD

Date APRIL 2026

Report authorised for issue by:

Name (Capitals) PAUL COWAN

Signature

For/on behalf of

Position

Address

Date APRIL 2026

SECTION H. SCHEDULE(S)

..... Inspection Schedule(s) and ..... Schedule(s) of Circuit Details and Test Results are attached.

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

Report No.: IC14BA

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and Type of Live Conductors	Nature of Supply Parameters	Supply Protective Device
TN-C ☐ TN-S ☒ TN-C-S ☑ TT ☐ IT ☐	AC ☐ 1-phase, 2-wire ☑ 2-phase, 3-wire ☐ 3-phase, 3-wire ☐ 3-phase, 4-wire ☐ DC ☐ 2-wire ☐ 3-wire ☐ Other ☐ Confirmation of supply polarity ☑	Nominal voltage, U / U_0 (1) 241 V Nominal frequency, f (1) 50 Hz Prospective fault current, I_{pf} (2) 3.4 kA External earth fault loop impedance, Z_e (2) 0.06 Ω *(Note: (1) by enquiry (2) by enquiry or by measurement)*	BS (EN) 1361 Type II Rated current 100 A

Other sources of supply (as detailed on attached schedule) ☐

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Details of Installation Earth Electrode (where applicable)
Distributor's facility ☑ Installation earth electrode ☐	Type (e.g. rod(s), tape etc) ..... Location ..... Electrode resistance to Earth .....

Main Protective Conductors

Earthing conductor	Material COPPER	csa 16 mm²	Connection / continuity verified ☑
Main protective bonding conductors	Material COPPER	csa 10 mm²	Connection / continuity verified ☑

To water installation pipes ☑ To gas installation pipes ☑ To oil installation pipes ☐ To structural steel ☐ To lightning protection ☐
To other ☐ *Specify* .....

Main switch / Switch-fuse / Circuit-breaker / RCD

Location HALL ..... BS (EN) 60947 No of poles 2	Current rating 100 A Fuse / device rating or setting 100 A Voltage rating 240 V	**If RCD main switch** RCD Type ..... Rated residual operating current ($I_{\Delta n}$) ..... m Rated time delay ..... m Measured operating time ..... m

SECTION K. OBSERVATIONS

Referring to the attached inspection schedule(s) and schedule(s) of circuit details and test results, and subject to the limitations specified at the *Extent and limitations of inspection and testing* section .....

No remedial action is required ☐ The following observations are made ☑ (see below):

OBSERVATION(S) Include schedule reference, as appropriate	Classification code
RCD FAULTY CHANGED AT TIME OF TEST.	
WARNING LABELS + OTHER LABELS MISSING	C3

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

CONDITION REPORT INSPECTION SCHEDULE FOR RESIDENTIAL AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

Report No.: IC14BA

NOTE: This form is suitable for many types of smaller installation, not exclusively residential.

The persons responsible for the periodic inspection of the installation should include the relevant items in relation to the electrical installation, the inspection schedule can be reduced or expanded depending on the requirements for the installation.

Outcomes	Acceptable condition	✓	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

Item No	Description	Outcome (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)
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	– Service cable – Service head – Earthing arrangement – Meter tails – Metering equipment – Isolator (where present) **NOTE 1:** Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. **NOTE 2:** For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and a comment made in Section K.	✓
	Person ordering work/dutyholder notified (Delete as appropriate)	Y / ~~N/A~~
1.2	Consumer's isolator (where present)	N/A.
1.3	Consumer's meter tails	✓
2.0	**PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)**	
3.0	**EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)**	
3.1	Presence and condition of distributor's earthing 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 (514.13.1)	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	✓
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	✓
4.0	**CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)**	
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	✓
4.2	Security of fixing (134.1.1)	✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	✓
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓
4.6	Presence of main linked 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)	C3.
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A.
4.12	Presence of other required labelling (please specify) (Section 514)	C3.

CONDITION REPORT INSPECTION SCHEDULE FOR RESIDENTIAL AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

Report No.: 1C14BA

NOTE: This form is suitable for many types of smaller installation, not exclusively residential.

The persons responsible for the periodic inspection of the installation should include the relevant items in relation to the electrical installation, the inspection schedule can be reduced or expanded depending on the requirements for the installation.

Outcomes	Acceptable condition	✓	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N

Item No	Description	Outcome (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)
4.13	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432. 433)	✓
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (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)	N/A.
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A.

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 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 types and nature of the installation and external influences (Section 522)	✓
5.10	Concealed cables installed in prescribed zones (see Section D. Extent of limitations) (522.6.202)	Lim
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.2.4)	Lim
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/separated from Band I cables (528.1)	N/V
5.15	Cables segregated/separated from communications cabling (528.2)	N/V

CONDITION REPORT INSPECTION SCHEDULE FOR RESIDENTIAL AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

Report No.: 1C4 BA

NOTE: This form is suitable for many types of smaller installation, not exclusively residential.

The persons responsible for the periodic inspection of the installation should include the relevant items in relation to the electrical installation, the inspection schedule can be reduced or expanded depending on the requirements for the installation.

Outcomes	Acceptable condition	✓	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

Item No	Description	Outcome (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)
5.16	Cables segregated/separated from non-electrical services (528.3)	LIM
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 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; 530.3.3)	✓
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)	N/A.
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 accessories and controlgear etc. for a particular zone (701.512.3)	✓
6.8	*Suitability of current-using equipment for particular position within the location (701.55)*	✓
7.0	**OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS**	
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.	N/A.

Inspected by:

Name (Capitals) PAUL GOWAN Signature [signature] Date 04-2026.

GENERIC SCHEDULE OF CIRCUIT DETAILS

Certificate/Report No.: IC 14 BA -

Distribution board details

DB reference: 1 Location: HALL Supplied from:

Distribution circuit OCPD: BS (EN): 1361 Type: II Rating/Setting: 100 A

SPD Details: Type(s)*: T1 ☐ T2 ☑ T3† ☐ N/A ☑

CIRCUIT DETAILS

1 Circuit number	2 Circuit description	Conductor details: 3 Type of wiring	4 Reference method†	5 Number of points served	Number & size: 6 Live (mm²)	7 cpc (mm²)	Overcurrent protective device: 8 BS (EN)	9 Type	10 Rating (A)	11 Breaking capacity (kA)	12 Maximum permitted Z_s (Ω)§	RCD: 13 BS (EN)	14 Type	15 $I_{\Delta n}$ (mA)	16 Rating (A)
1	COOKER	A	C	1	6	2.5	60898	2	32	6	0.77				
2	LIGHTS + SMOKE.	A	C	8	1.5	1.0	60898	2	6	6	4.16				
3	13A RING CIRCUIT.	A	C	8	2.5	1.5	60898	B	32	6	1.08	61008		30	80
4	WATER HEATER.	A	C	1	2.5	1.5	60898	B	16	6	2.18	61008		30	80
5	BATHROOM HEATER	A	C	1	2.5	1.5	60898	B	16	6	2.18	61008		30	80
6	BOILER.	A	C	1	1.0	1.0	60898	B	6	6	5.82	61008		30	80
7	SHOWER.	A	C	1	10.0	4.0	60898	B	40	6	0.87	61008		30	80

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	Thermosetting SWA cables	Mineral insulated cables	Other - please state

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both Type boxes.

† Where a T3 SPD is installed to protect sensitive equipment, enter details in 'Remarks', column 31, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022)

GENERIC SCHEDULE OF TEST RESULTS

Certificate/Report No.: IC 14 B4

Distribution board details

DB reference: 1 Z_{db} 0.66 Ω I_{pf} 3.4 kA

Confirmed: Correct polarity ☑ Phase sequence ☐

SPD: Operational status confirmed¶ ☐ N/A ☑

Details of test instruments used (serial and/or asset numbers)

Multifunction: MFT 1502.

Continuity:

Insulation resistance:

Earth fault loop impedance:

RCD:

Earth electrode resistance:

TEST RESULT DETAILS

17 Circuit number	Continuity (Ω)					Insulation resistance			26 Polarity#	Z_s (Ω)	RCD		AFDD	31 Remarks
	Ring final circuit			$(R_1 + R_2)$ or R_2										
	18 r_1 (line) (Ω)	19 r_n (neutral)	20 r_2 (cpc)	21 $(R_1 + R_2)$	22 R_2	23 Test voltage (V)	24 Live - Live (MΩ)	25 Live - Earth (MΩ)		27 Maximum measured	28 Disconnection time (ms)**	29 Test button operation	30 Manual test button operation	
1				✓		500		>200	✓	0.19				
2				✓		500		>200	✓	1.21				
3	0.59	0.61	0.96	✓		500		>200	✓	0.44	35.1	✓	✓	
4				✓		500		>200	✓	0.27	35.1	✓	✓	
5				✓		500		>200	✓	—	—	✓	✓	
6				✓		500		>200	✓	1.03	35.1	✓	✓	
7				✓		500		>200	✓	0.21	35.1	✓	✓	

Tested by name (Capitals): PAUL GRAHAM

Signature: [signature] Date: 04-2026

¶ Not all SPDs have visible functionality indication.

An 'X', denoting incorrect polarity, cannot be entered on to this schedule when issued with an Electrical Installation Certificate.

** RCD effectiveness is verified using an alternating current test at rated residual operating current ($I_{\Delta n}$).

Landlord Gas Safety Record

Cert. No. 16

S&D Plumbing and Heating Services

Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations 1998 section 26(9) and the Gas Industry Unsafe Situations Procedure.

Company / Installer

Engineer	john Power
Company	S&D Plumbing and Heating Services
Address	Carmont house
	Carmont courtyard bankend road
	Dumfries
Post Code	Dg14tg
Tel No.	07739478290
Gas Safe Reg	522867
ID Card No.	

Job Address

Name	
Address	14
	Brodie Avenue
	Dumfries
Post Code	
Tel. No	

Customer / Landlord

Name	Mr Ian Callander
Company	
Address	
Post Code	
Tel. No	

Appliance Details / Inspection Details

	Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance	Appliance Inspected	Operating Pressure (mbar)	Heat Input (kW/h)	High Combustion Reading			Low Combustion Reading			Safety device(s) correct operation	Ventilation Provision satisfactory	Visual condition of flue and termination satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
										Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1	Kitchen	Cooker	Currys Essesntials	Cfs Gwh16	FL	Yes	Yes	20	10	NA	NA	NA	NA	NA	NA	Yes	Yes	NA	NA	NA	NA
2	Bedroom	Combination Boiler	Worcester	Greenstar 28i Junior	RS	Yes	Yes	18.5	28.5	0.0009	70	9.06	0.0001	9	8.56	Yes	Yes	Yes	Pass	Yes	Yes
3																					
4																					
5																					
6																					

Defects / Identified

		Labels and Warning Notice Issued
1		NA
2		NA
3		
4		
5		
6		

CO Alarm(s)

CO Alarm(s) fitted	Yes
CO Alarm(s) tested and Satisfactory	Pass

Emergency Control Accessible Yes Gas Tightness Satisfactory Yes

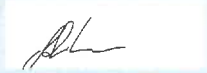
Gas Installation Pipework Visual Inspection Satisfactory Yes

Equipotential Bonding Yes

NEXT INSPECTION DUE BEFORE 06-Nov-2026

Comments

Signatures

Issued by: Signed 

Print Name john Power

Received by: Signed

Print Name Mr Ian Callander

Date 06-Nov-2025

Legionella Risk Assessment

14 Brodie Avenue, Dumfries, DG2 7ED.

Date – **29th April 2026**
Next Review Date – **29th April 2028**

Handover Date: **May 2026**

Surveyed By: *Sam Hughes*
Position: *Legionella Risk Assessor*

Checked By: *Rose Harvey*
Position: *Company Administrator*

LCA Registration Number: **2019/3539**

Objectives of the Survey & Risk Assessment

It is the objective of this survey and risk assessment to:

- Identify and assess the risk of exposure to Legionella from water systems on site.
- Recommend remedial actions to control and manage the proliferation of Legionella within water systems on site and/or reduce the amount of aerosol produced.
- Identify and assess if Management Procedures, Management Arrangements, and the Scheme for Control are adequate to effectively control the risk of exposure.

This risk assessment has been carried out in accordance with the L8 (ACoP) Approved Code of Practice & guidance from HSG274 – Part 2 *"The control of Legionella bacteria in hot & cold-water systems"*. L8 ACoP gives practical advice regarding an employer's duties concerning the control of Legionella bacteria in the workplace with respect to:

- The Health and Safety at Work Act 1974 – Sections 2, 3 and 4.
- The Management of the Health and Safety at Work Regulations 1999.
- The Control of Substances Hazardous to Health (COSHH) Regulations 2002 and Amendment 2003. The COSHH hierarchy provides a framework of actions designed to control the risk from a range of hazardous substances, including biological agents:
  1. Elimination.
  2. Substitution.
  3. Engineering Controls.
  4. Administrative Controls.
  5. PPE.

In accordance with the requirements of L8 ACoP, this Risk Assessment has been undertaken to include:

1. Potential for water droplet formation.
2. Potential for Legionella bacteria to proliferate.
3. A detailed plan of the water system(s).
4. Details of how the water system(s) operate.
5. The nature and the degree of risk posed by the building's water system(s).
6. Details of the remedial actions required to minimise the risk.

Contact Details

Address	Barlayknowe, High Barlay Farm Gatehouse of Fleet. DG7 2BG
Name	Iain Jardine
Company	Solway Water Management
Position	Water Hygiene Consultant
Telephone	07802433947
Email	**iain@solwaywatermanagement.co.uk**
Web	**www.solwaywatermanagement.co.uk**

Should you require any further assistance or information regarding this report, please contact Iain Jardine.

A colour coding system has been used in this document.

Priority and/or Risk Rating	Solway Water Management Suggested Time-Bound Restrictions
High	Indicates urgent attention is required and should be addressed Within 1 Month.
Medium	Indicates improvements are required and should be addressed Within 3 Months.
Low	Indicates refinements are required and should be addressed Within 6 Months.
No Further Action	Indicates good practices and protocols are being carried out.

Note – Ultimately, it is the "Responsible Person" who should set time-bound restrictions for the completion of the recommended remedial actions in respect of what is reasonably practicable.

Contents Page

1.0 Executive Summary & Site Risk Rating

The inherent risk is the risk associated with the system before any action has been taken to control it. This site's inherent risk rating has been classified as **LOW risk.**

The residual risk is the risk remaining after the application of control measures. Therefore, if you adhere to the recommendations on page 7, including the supporting photographs and information, this will demonstrate that the site has reduced the risk of contracting Legionnaires' Disease to "As Low As is Reasonably Practicable (ALARP)".

For a more detailed explanation of the inherent risk rating mechanism, refer to Section 5.0 of this document.

Significant Findings from The Risk Assessment.

Refer to Section 3. Remedial Action Plan.

Risk Assessment Reviews

The risk assessment is a living document that must be reviewed and maintained to ensure it remains up to date. It should be reviewed regularly and specifically whenever there is reason to suspect it is no longer valid. This may result from, e.g.

- Changes to the water system or its use.
- Changes to the use of the building in which the water system is installed.
- The availability of new information about risks or control measures.
- The results of checks indicating that control measures are no longer effective.
- Changes to key personnel.
- A case of Legionnaires' Disease associated with the system.

2.0 Legionnaires' Disease

Legionnaires' Disease is a potentially fatal form of pneumonia which can affect anybody, but which principally affects those who are susceptible because of age, illness, and immunosuppression. It is caused by the bacterium *Legionella pneumothorax* and related bacteria. Legionella bacteria can also cause less serious illnesses which are not fatal or permanently debilitating (e.g., Pontiac Fever, Loch Goilhead Fever). The collective term used to cover the group of diseases caused by Legionella bacteria is Legionellosis.

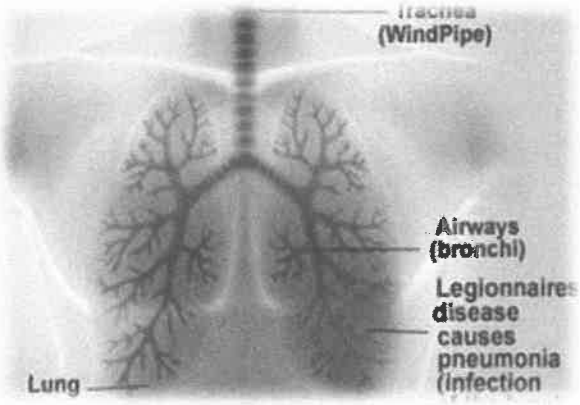
It is an airborne disease that is normally contracted by inhaling tiny droplets of water (aerosols) or in droplet nuclei (the particles left after the water has evaporated), contaminated with Legionella, deep into the lungs. There is evidence that the disease may also be contracted by inhaling Legionella bacteria following ingestion (aspiration) of contaminated water by susceptible individuals.

Up to 300 cases of Legionnaires' Disease are reported each year in the UK, with approximately 12% of infections resulting in fatalities.

Habitat and Infection

Legionella species occur naturally in soil, rivers, and lakes and have the ability to successfully colonise man-made water systems, which often provide ideal conditions of nutrition and temperature for their proliferation. The following factors must be present to result in the occurrence of infection. This is commonly referred to as the *Legionellosis Causation Chain*.

- Presence of Legionella bacteria.
- Presence of conditions that favour growth.
- Generation of a respirable aerosol.
- Inhalation of a contaminated aerosol by a Susceptible Population.



3.0 Remedial Action Plan

Recommended Remedial Action	Priority/Risk	Always Sign & Date When Completed
Note: *Ensure the landlord explains to all* ***new*** *tenants the points listed below. A Legionella Information letter should be left with the tenant for them to refer to, and a signed copy kept with the landlord. Refer to* ***page 22*** *for an example letter.* 1. Advise any new tenant that hot and cold water temperatures from the kitchen sink should be tested monthly. **The cold taps must be below ≤20 °C and the hot taps must be ≥50°C.** If they are out of these parameters, then ensure they contact the landlord immediately. Refer to **page 8** for additional information. 2. Advise the tenant that any hot or cold outlets that are not used at least weekly should be flushed for 5 minutes to prevent stagnation from occurring, including hot water taps in the kitchen and upstairs bathroom, especially if they have been away on holiday for longer than 7 days. Refer to **page 9** for additional information. 3. Advise tenants to clean and descale their showerheads a minimum of once every 3 months. Refer to **page 10** for additional information. 4. If the property becomes vacant for longer than 12 months, ensure that all pipework is chlorinated before handing it over. If it has been less than 12 months, then ensure that ALL outlets are flushed vigorously for 15 minutes before renting the property.	High	

3.1 Supporting Photographs & Information

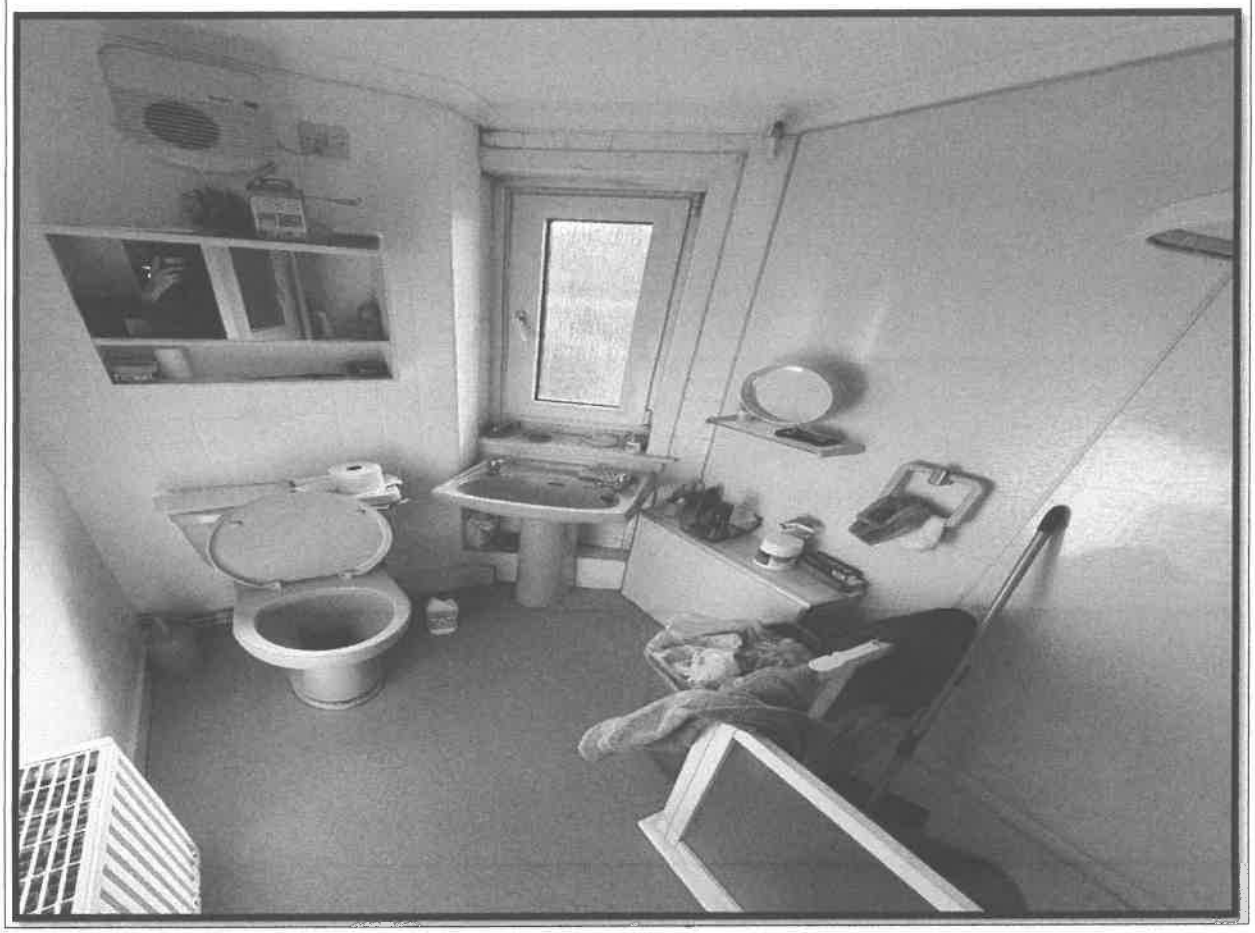
Note – Temperature control is the traditional strategy for reducing the risk of Legionella in water systems. Cold water systems should be maintained, where possible, at a temperature below 20°C. Hot water systems should store water at a minimum of 60°C and distribute it so that it reaches a temperature of 50°C within one minute at the outlets.

Hot and cold temperatures from the kitchen sink should be monitored and recorded monthly to ensure they are within parameters as per the guidelines set out in HSG274 – Part 2 – Table 2.1- Page 31 – see extract below.

Hot water services	For non-circulating systems: take temperatures at sentinel points (nearest outlet, furthest outlet and long branches to outlets) to confirm they are at a minimum of 50 °C within one minute (55 °C in healthcare premises)	Monthly
	For circulating systems, take temperatures at return legs of principal loops (sentinel points) to confirm they are at a minimum of 50 °C (55 °C in healthcare premises). Temperature measurements may be taken on the surface of metallic pipework	Monthly
	For circulating systems: take temperatures at return legs of subordinate loops. temperature measurements can be taken on the surface of pipes, but where this is not practicable, the temperature of water from the last outlet on each loop may be measured and this should be greater than 50 °C within one minute of running (55 °C in healthcare premises). If the temperature rise is slow, it should be confirmed that the outlet is on a long leg and not that the flow and return has failed in that local area	Quarterly (ideally on a rolling monthly rota)
	All HWS systems: take temperatures at a representative selection of other points (intermediate outlets of single pipe systems and tertiary loops in circulating systems) to confirm they are at a minimum of 50 °C (55 °C in healthcare premises) to create a temperature profile of the whole system over a defined time period	Representative selection of other sentinel outlets considered on a rotational basis to ensure the whole system is reaching satisfactory temperatures for legionella control
Cold water services	Check temperatures at sentinel taps (typically those nearest to and furthest from the cold tank, but may also include other key locations on long branches to zones or floor levels). These outlets should be below 20 °C within two minutes of running the cold tap. To identify any local heat gain, which might not be apparent after one minute, observe the thermometer reading during flushing	Monthly
	Take temperatures at a representative selection of other points to confirm they are below 20 °C to create a temperature profile of the whole system over a defined time period. Peak temperatures or any temperatures that are slow to fall should be an indicator of a localised problem	Representative selection of other sentinel outlets considered on a rotational basis to ensure the whole system is reaching satisfactory temperatures for legionella control
	Check thermal insulation to ensure it is intact and consider weatherproofing where components are exposed to the outdoor environment	Annually

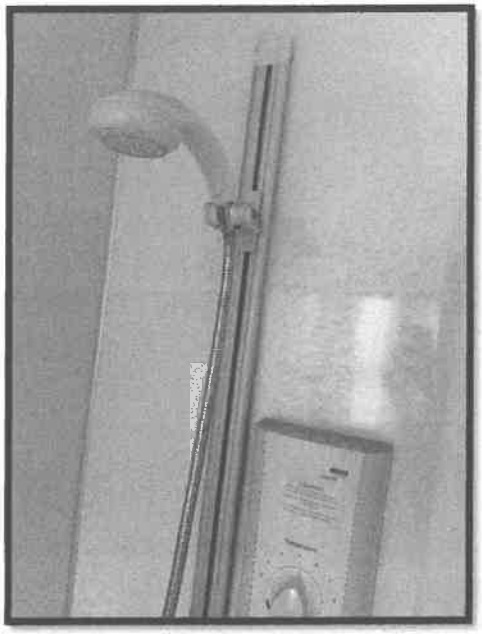
Note – An infrequently used outlet (IUO) is a hot or cold outlet that has not been used within 7 days. Infrequently used outlets that are not flushed weekly can cause stagnation, thus increasing the risk of Legionella proliferation.

Ensure they are flushed weekly for 1 - 5 minutes, depending on the length of the pipework, especially showers.



Note – Showerheads act as a filter, trapping dirt and debris; this provides a source of nutrients for Legionella and increases the risk of proliferation. In addition to this, the shower also creates tiny droplets/aerosols that can be inhaled deep into the lungs.

Legionella bacteria will manifest themselves within the lungs. Incubation periods are between 2 – 10 days. The initial symptoms are flu-like, and the mortality rate is 12% (1 in 8 people will die). The more susceptible you are, the higher the chance you may be infected.



Individuals who are more susceptible are:

- Over 50s
- Smokers
- Males
- Diabetics
- Cancer Patients
- Underlying Health Problems (Immune system compromised)

A disinfectant/de-scaler should be used to remove the scale trapped within the showerhead (not bleach). *Showerhead plus* is a commonly used de-scaler/disinfectant. It is imperative that showerheads are cleaned and descaled every 3 months.

3.2 Limitations of the Survey & Risk Assessment

Any water systems identified as not being included in the scope of the survey are listed below. This will be due to no, or restricted access, the availability of assistance from site personnel, or the availability of information relating to the management arrangements and records associated with the written scheme.

Comments
N/A

Whilst every effort has been made to ensure that the assessment has been as comprehensive as possible, it should be recognised that it is impossible to guarantee that every system has been identified, and so no liability can be accepted for omissions from this report, particularly if no competent site contact was made available. Diligence should be maintained regarding the potential risk to all water systems. If a system is subsequently identified which has a potential for proliferating Legionella bacteria, for which no precautions are currently detailed, then Solway Water Management Ltd should be contacted to advise on the implementation of suitable procedures and review this risk assessment.

4.0 Site Survey Information

4.1 Site Overview

Site Name

14 Brodie Avenue

Site Address

Troqueer, Dumfries, DG2 7ED

Contact number

07740 240 012

Person who assisted during the site survey and position.

Ian Callander – Owner

Site Description

A 1-bedroom flat with a bathroom and kitchen.

Demographics

The property was occupied by a man in his 70s at the time of assessment.

Water Supply Description

Domestic cold water is fed directly from the town mains. Domestic hot water is fed from a Combi Boiler located in the bedroom cupboard.

Please refer to the schematic drawing for a more detailed description of the water supply.

4.2 Site Management Structure

Duty Holder: The person on whom the statutory duty falls - the company owner.	
Name:	Ian Callander
Title:	Owner
Telephone:	07740240012
Email:	Icallander021@gmail.com
Responsible Person: The duty holder should appoint a person to take day-to-day responsibility for controlling any identified risk from Legionella bacteria. The appointed responsible person should be a manager, or director or have a similar status and sufficient authority, competence and knowledge of the installation to ensure that all operational procedures are carried out in a timely and effective manner. If a duty-holder is self-employed or a member of a partnership and is competent, they may appoint themselves. Those appointed to carry out control measures and strategies should be suitably informed, instructed, trained, and their suitability assessed.	
Name:	Ian Callander
Title:	Owner
Telephone:	07740240012
Email:	Icallander021@gmail.com
Deputy Responsible Person: The appointed deputy responsible person should, in the absence of, or at the request of, the responsible person, take day-to-day responsibility for controlling any identified risk from Legionella bacteria. Those appointed to carry out control measures and strategies should be suitably informed, instructed, trained, and their suitability assessed. Staff responsibilities and lines of communication should be properly defined and clearly documented.	
Name:	Ian Callander
Title:	Owner
Mobile:	07740240012
Email:	Icallander021@gmail.com

4.3 Overview of Water Systems on Site

Asset ID	Asset & Frequency of Checks	Location
CB01	Combi Boiler **(Monthly check)**	Bedroom Cupboard
SH01	Shower Head **(Quarterly Clean)**	Bathroom
H&C01	Hot & Cold Temperatures **(Monthly check)**	Kitchen Sink

Hot Water Survey Section		
Asset ID	Combi Boiler **(CB01)**	
Location	Bedroom Cupboard	
Make/Model	Worcester	
Orientation	Vertical	
Volume Litres	Nil	
Primary heat source	Gas Fire Burner	
Secondary heat source	N/A	
Expansion vessel	No	
Supplied By	Mains	
Flow Temperature	64 C	
Return Temperature	N/A	

Asset Compliance Checklist	
Drain valve at lowest point?	N/A
Inspection hatch?	N/A
Suitable Insulation?	Yes
Hot Water Re-circulated?	N/A
De-Stratification Pump Fitted?	N/A

4.4 Dead End Survey Section

System:	-	**No Dead Ends were located on site.**
Location:	-	
Material:	-	
Diameter (mm):	-	
Length (m):	-	

5.0 Assessment of the Risk

To enable the clear categorisation of the degree of risk associated with specific water systems within a building, a scorecard mechanism has been used for those systems that are deemed to present a reasonably foreseeable risk of exposure to Legionella bacteria.

This risk scorecard is based on several specific weighted contributing factors in respect of the characteristics and operating conditions of the water systems, which combined form the Legionella Causation Chain.

This risk scorecard does not take into account the assessment of the Written Scheme, including any Management Procedures, Management Arrangements or the performance of the Control Scheme.

The inherent risk rating of the building (as opposed to the residual risk rating) is determined by the highest scoring risk system identified.

Inherent Risk Score Ratings

Systems assessed during the survey using this scorecard mechanism may be categorised as High, Medium, Low, or Very Low Risk.

Some water systems may be deemed to represent a negligible level of risk of exposure to Legionella bacteria. Such systems will be common in their design, makeup and operational use and therefore may be attributed to a pre-assessed risk rating of Very Low. Therefore, these systems may not require the completion of a site-specific risk scorecard.

The highest risk scoring system identified determines the overall inherent risk rating for the site.

Risk Category	Risk Score
Low	≤95
Medium	96 to 120
High	>120

5.1 Inherent Risk Score Cards

COLD WATER				
Risk Parameter	Risk Rating	Numerical Value	Numerical Score	
1. Formation of Water Droplets				
Droplets	Medium	20		
Aerosol	High	30	30	
2. Water Condition				
Auto Chemical Controller	Low	05		
Average	Low/Medium	10	10	
Contaminated	Medium/High	20		
Heavily Contaminated	High	30		
3. Water Temperature				
Below 20° C	Low	10	10	
21° C - 25° C	Medium	20		
26° C - 45° C	High	30		
46° C – 50° C	Medium	20		
Above 50° C	Low	10		
4. Water Turnover				
Stagnation Issues	High	30		
Low Turnover	Medium	20		
Moderate Turnover	Medium/Low	10		
High Turnover	Low	05	05	
5. Demographics				
Low Populations	Low	10		
Average Populations	Medium	20		
Susceptible Populations	High	30	30	
6. Density of Exposed Population				
Low Density	Low	10	10	
Medium Density	Medium	20		
High Density	High	30		
		Total Numerical Value	**95**	**LOW**

HOT WATER				
Risk Parameter	Risk Rating	Numerical Value	Numerical Score	
1. Formation of Water Droplets				
Droplets	Medium	20	20	
Aerosol	High	30		
2. Water Condition				
Auto Chemical Controller	Low	05		
Average	Low/Medium	10	10	
Contaminated	Medium/High	20		
Heavily Contaminated	High	30		
3. Water Temperature				
Below 20 °C	Low	10		
21° C - 25° C	Medium	20		
26° C - 45° C	High	30		
46° C - 50° C	Medium	20		
Above 50° C	Low	10	10	
4. Water Turnover				
Stagnation Issues	High	30		
Low Turnover	Medium	20		
Moderate Turnover	Medium/Low	10		
High Turnover	Low	05	05	
5. Demographics				
Low Populations	Low	10		
Average Populations	Medium	20		
Susceptible Populations	High	30	30	
6. Density of Exposed Population				
Low Density	Low	10	10	
Medium Density	Medium	20		
High Density	High	30		
		Total Numerical Value	85	LOW

6.0 Appendices

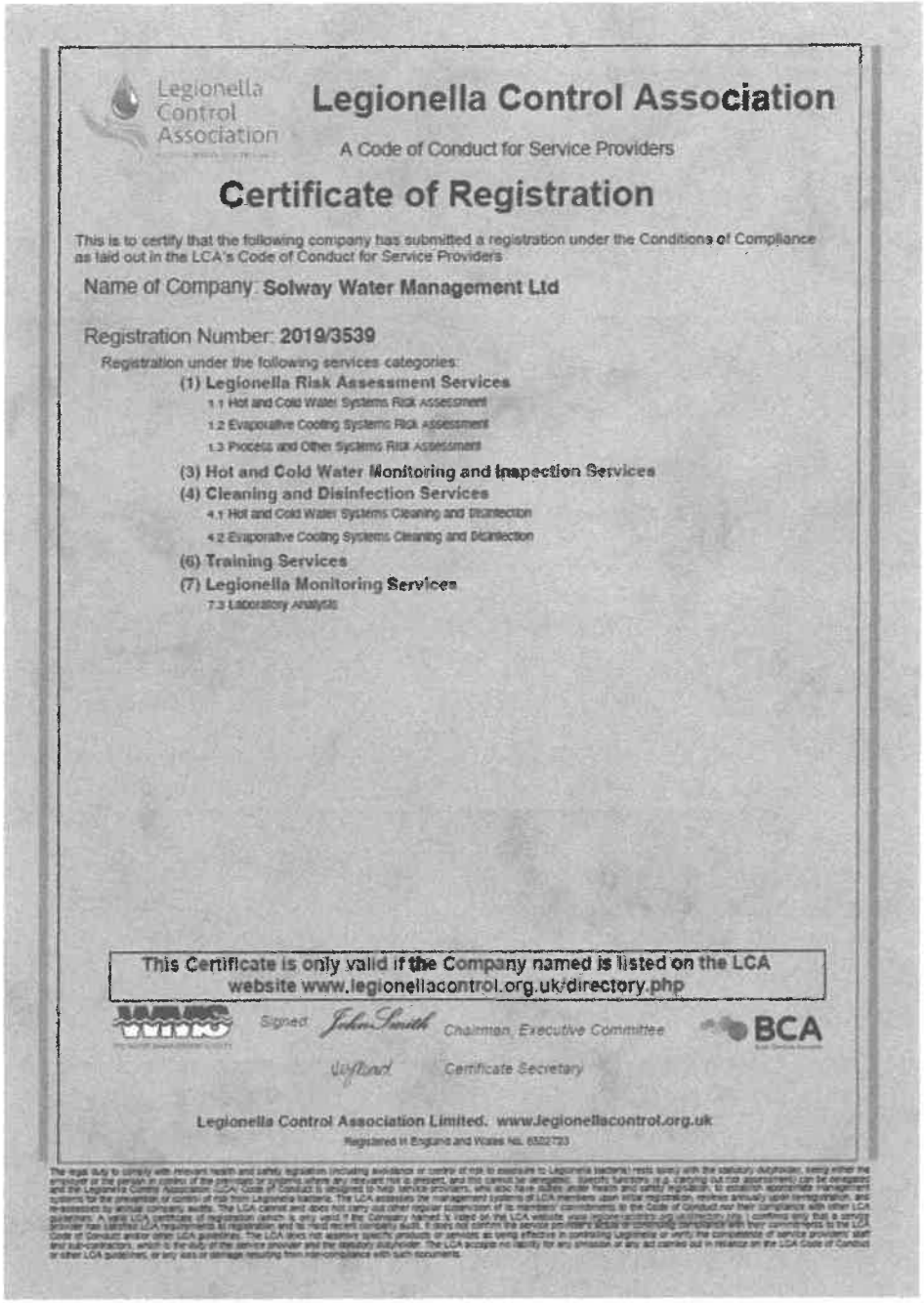
6.1 Assessors Competency

Sam Hughes is competent, suitably trained and holds the relevant experience to carry out water safety risk assessments to the required standard. Having worked within the Legionella control industry for 5 years and completed a substantial number of Legionella Risk Assessments at a variety of sites, Sam has both the knowledge and experience to recognise a risk and advise on how best to control and manage that risk. To reflect the continuing expansion of knowledge within this industry, Sam's training is reviewed regularly and updated as necessary. He holds the following qualifications:

- **City & Guilds - Risk Assessment of Commercial Water Systems (WS8);**
- **City & Guilds – Disinfection of Hot & Cold-Water Systems (WS3);**
- **City & Guilds – Control of Legionella in Hot and Cold Supplies (WS2);**
- **City & Guilds – Role of the Responsible Persons/Duty Holder (WS1);**
- **City & Guilds – Thermostatic Mixing Valves (WS13);**
- **WMSoc – HTM04 - 01 Managing & Controlling the Risk of Waterborne Pathogens in Healthcare Water Systems;**
- **STA - Swimming Pool Plant Operators Course;**
- **BISHTA - Hot Tub & Spa Water Hygiene Management Training;**
- **City & Guilds – Confined Space Training;**
- **MRSL – Working Safely in Confined Spaces.**

7.0 Legionella Control Association Certification of Membership

As a condition of membership to the Legionella Control Association, Solway Water Management Ltd is committed to distributing the code of conduct and registration certificate. Please find below a copy of our current certificate of registration. https://www.legionellacontrol.org.uk/directory/ to check certification.



Legionella Control Association

Legionella Control Association

A Code of Conduct for Service Providers

Certificate of Registration

This is to certify that the following company has submitted a registration under the Conditions of Compliance as laid out in the LCA's Code of Conduct for Service Providers

Name of Company: **Solway Water Management Ltd**

Registration Number: **2019/3539**

Registration under the following services categories:

(1) Legionella Risk Assessment Services
- 1.1 Hot and Cold Water Systems Risk Assessment
- 1.2 Evaporative Cooling Systems Risk Assessment
- 1.3 Process and Other Systems Risk Assessment

(3) Hot and Cold Water Monitoring and Inspection Services

(4) Cleaning and Disinfection Services
- 4.1 Hot and Cold Water Systems Cleaning and Disinfection
- 4.2 Evaporative Cooling Systems Cleaning and Disinfection

(6) Training Services

(7) Legionella Monitoring Services
- 7.3 Laboratory Analysis

This Certificate is only valid if the Company named is listed on the LCA website www.legionellacontrol.org.uk/directory.php

Signed John Smith Chairman, Executive Committee

Certificate Secretary

Legionella Control Association Limited. www.legionellacontrol.org.uk

Registered in England and Wales No. 6522723

BCA

8.0 Example Tenant Information Letter

Tenant Legionella Information Letter

Dear Tenant in order to protect you from the potential risks of Legionella bacteria it is strongly advised that you clean your shower head every 3 months; (preferably with a combined biocide/de-scaler) this will prevent scale/debris accumulation that acts as a nutrients source for Legionella bacteria to proliferate on. Also ensure that all hot & cold outlets are flushed for 2 minutes weekly, this will prevent any stagnation within the pipe work, thus minimising Legionella bacteria.

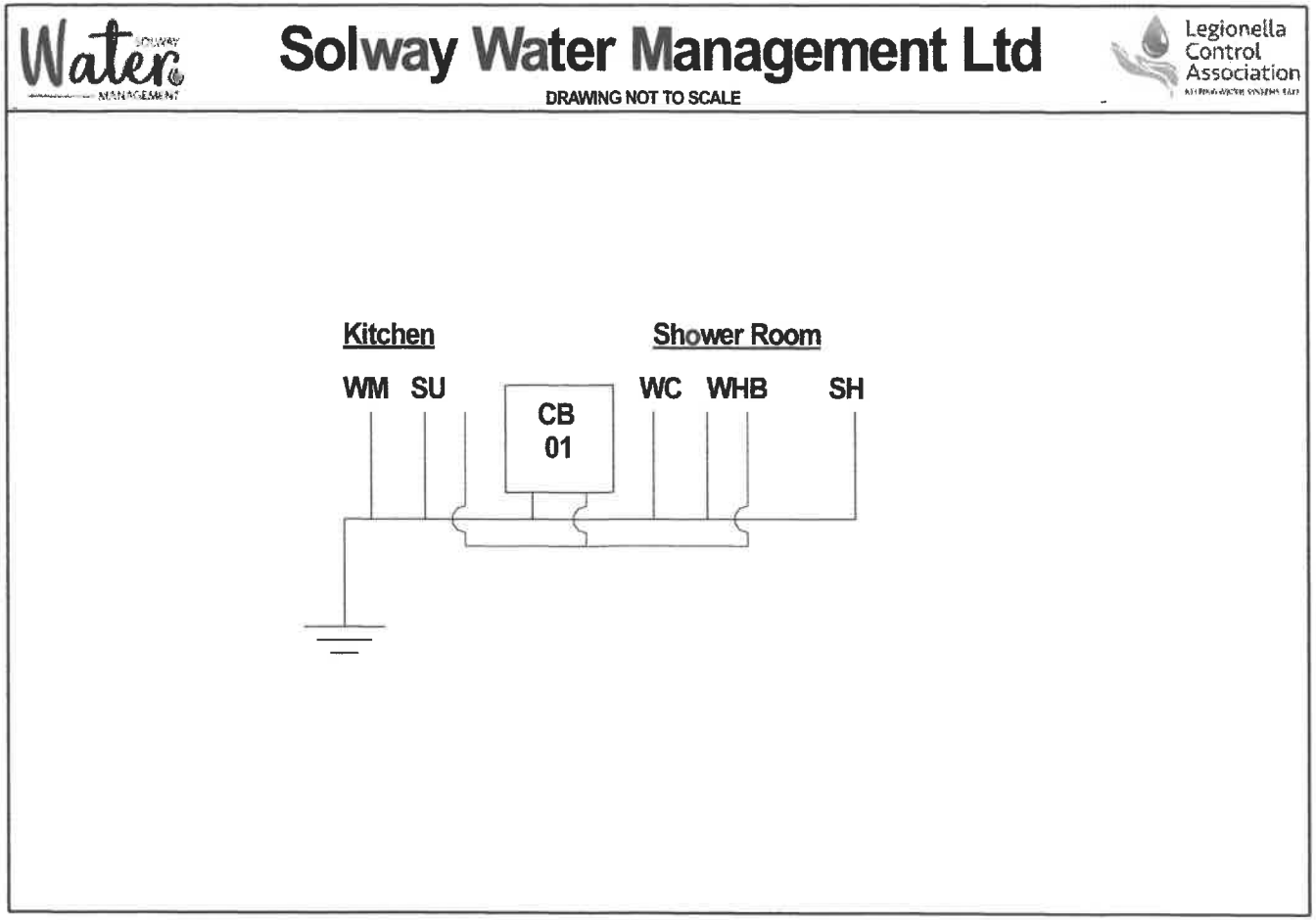
Good practise would be to take the temperatures of the hot & cold outlets every month, **<20°C** for the cold will reduce Legionella to a dormant state and **>50°C** (please note you will not be able to keep your hand under the hot tap if it's above 50°C) for the hot to kill Legionella. If temperatures ever fall between the 20°C – 48°C range then this will quickly allow Legionella to multiply, if temperatures testing indicates that the hot or cold is out of safe parameters please contact us ASAP.

Please sign and date to confirm that you have read this and understood the potential risks, for any more advise on Legionella and how to minimise the risks please contact .....

Name.....**Date**.....

Signature.....

9.0 Schematic Drawing



www.shepherd.co.uk

www.hardies.co.uk

SHEPHERD
CHARTERED SURVEYORS

SHEPHERD + HARDIES
CHARTERED SURVEYORS

HARDIES
CHARTERED SURVEYORS

Acquisitions
Building Surveying
Commercial Agency
Compulsory Purchase
Contract Administration
Development Appraisals and Consultancy
Development/Bank Monitoring
Dispute Resolution Services
Drive By & Desktop Valuations
Employers Agent
Energy Services
Energy Performance Certificates (EPCs)
Executory Valuation
Expert Witness Reports
Home Reports
Housing Development Services
Insurance Reinstatement Valuations (RCAs)
Land & Property Auctions
Lease Advisory
Level Two Survey & Valuation Report
Licensed Trade & Leisure
Mediation Services
Mortgage / Lending Valuations
New Build & Plot Valuation
Portfolio Valuations
Principal Design Services (Health & Safety Management)
Private Sale Valuation
Project Management
Property & Asset Management
Property Investment
Public Sector
Quantity Surveying
Rating
Rent Reviews
Residential & Commercial Valuations
Separation Valuation
Space Planning
Statutory Consents
Tax Valuations

Aberdeen
01224 202800

Ayr
01292 267987

Birmingham
0121 270 2266

Coatbridge
01236 436561

Cumbernauld
01236 780000

Dalkeith
0131 663 2780

Dumbarton
01389 731682

Dumfries
01387 264333

Dundee
01382 200454
01382 220699

Dunfermline
01383 722337
01383 731841

East Kilbride
01355 229317

Edinburgh
0131 225 1234
0131 557 9300

Elgin
01343 614 949

Falkirk
01324 635999

Fraserburgh
01346 517456

Galashiels
01896 750150

Glasgow
0141 331 2807

Glasgow Bearsden
0141 611 1500

Glasgow South
0141 649 8020

Glasgow West End
0141 353 2080

Greenock
01475 730717

Hamilton
01698 891400

Inverness
01463 712239

Kilmarnock
01563 520318

Kirkcaldy
01592 205442

Lanark
01555 663058

Livingston
01506 416777

London
020 8893 3944

Montrose
01674 676768

Musselburgh
0131 653 3456

Oban
01631 707 800

Paisley
0141 889 8334

Perth
01738 638188

Peterhead
01779 470766

St Andrews
01334 477773
01334 476469

Saltcoats
01294 464228

Stirling
01786 450438
01786 474476