Thorntons

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Home report

thorntons-property.co.uk

Thorntons is a trading name of Thorntons Law LLP

property questionnaire

Property address	2 CUNMONT FARM COTTAGE NEWBIGGING DUNDEE DD5 3PX

Seller(s)	MR + MRS K GOURLAY

Completion date of property questionnaire	08/03/2020

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	**Length of ownership**	
	How long have you owned the property? 5 YEARS 6 MONTHS APPROX	
2.	**Council tax**	
	Which Council Tax band is your property in? (Please tick) A ☐ B ☐ C ☐ D ☑ E ☐ F ☐ G ☐ H ☐	
3.	**Parking** What are the arrangements for parking at your property? **(Please tick all that apply)** • Garage ☐ • **Allocated parking space** ☐ • Driveway ☑ • **Shared parking** ☐ • On street ☑ • **Resident permit** ☐ • **Metered parking** ☐ • **Other (please specify):**	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**Yes** ☐ **No** ☑ Don't know ☐
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one **(that is a building recognised and approved as being of special architectural or historical interest)?**	**Yes** ☐ **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)?**	Yes ☐ **No** ☑

	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? **If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.** **If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:**	Yes ☐ No ☐
b.	**Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **If you have answered yes, please answer the three questions *below:***	Yes ☐ No ☑
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes ☐ No ☐
	(ii) Did this work involve any changes to the window or door openings?	Yes ☐ No ☐
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): **Please give any guarantees which you received for this work to your solicitor or estate agent.**	
7.	**Central heating**	
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).** **If you have answered yes or partial – what kind of central heating is there?** **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).** **If you have answered yes, please answer the three questions below:**	Yes ☑ No ☐ Partial ☐ ELECTRIC
	i) When was your central heating system or partial central *heating system installed?*	NEW RADIATORS INSTALLED LAST YEAR OLDER RADIATORS ALSO IN USE.

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

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		
Water mains or private water supply	✓	CUNMONT FARM
Electricity	✓	N POWER
Mains drainage		
Telephone	✓	BT
Cable TV or satellite	✓	BT
Broadband	✓	BT

b.	**Is there a septic tank system at your property?** **If you have answered yes, please answer the two questions** below:	**Yes** ☑ **No** ☐
	(i) Do you have appropriate consents for the discharge from your septic tank?	**Yes** ☑ **No** ☐ **Don't know** ☐
	(ii) Do you have a maintenance contract for your septic tank? If you have answered yes, please give details of the company **with which you have a maintenance contract:**	**Yes** ☐ **No** ☑
11.	Responsibilities for shared or common areas	
a.	***Are you aware of any responsibility to contribute to the cost of*** **anything used jointly, such as the repair of a shared drive, private** road, boundary, or garden area? **If you have answered yes, please give details:**	**Yes** ☐ **No** ☑ **Don't know** ☐
b.	**Is there a responsibility to contribute to repair and maintenance of** the roof, common stairwell or other common areas? **If you have answered yes, please give details:**	**Yes** ☐ **No** ☑ **Don't know** ☐
c.	***Has there been any major repair or replacement of any part of the*** **roof during the time you have owned the property?**	**Yes** ☐ **No** ☑

d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details: ACCESS TO BACKGARDEN VIA NEIGHBOURING PROPERTY	Yes ☑ No ☐
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	Yes ☐ No ☑
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.) If you have answered yes, please give details:	Yes ☐ No ☑
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	Yes ☐ No ☑
b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	Yes ☐ No ☑ Don't know ☐
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	Yes ☑ No ☐ WOODWORM TREATMENT APPROX 1993
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? If you have answered yes, please give details:	Yes ☑ No ☐ 1993.

c.	*If you have answered yes to 13(a) or (b), do you have any* guarantees relating to this work? If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	Yes ☑ No ☐

14.	Guarantees					
a.	Are there any guarantees or warranties for any of the following:					
		No	Yes	Don't know	With title deeds	Lost
(i)	Electrical work	☑	☐	☐	☐	☐
(ii)	Roofing	☑	☐	☐	☐	☐
(iii)	Central heating	☑	☐	☐	☐	☐
(iv)	National House Building Council (NHBC)	☑	☐	☐	☐	☐
(v)	Damp course	☑	☐	☐	☐	☐
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	☑	☐	☐	☐	☐
b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):					
c.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:				Yes ☐ No ☑	
15.	Boundaries					
	So far as you are aware, has any boundary of your property been moved in the last 10 years? If you have answered yes, please give details:				Yes ☐ No ☑ Don't know ☐	
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?				Yes ☐ No ☑	

b.	***that affects your property in some other way?***	**Yes** ☐ **No** ☑
c.	that requires you to do any maintenance, repairs or **improvements to your property?**	**Yes** ☐ **No** ☑
	If you have answered yes to any of a–c above, please give the notices to your ***solicitor or estate agent, including any notices which arrive at any time before the*** **date of entry of the purchaser of your property.**	

Declaration by the seller(s)/or other authorised body or person(s)

I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s) :

Date: 08/03/2020.

Energy Performance Certificate (EPC)

Dwellings

Scotland

CUNMONT FARM COTTAGES, 2, NEWBIGGING, DUNDEE, DD5 3PX

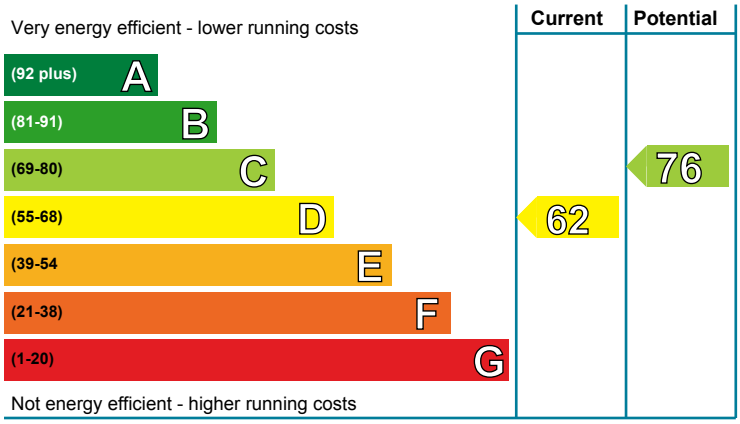
Dwelling type:	Mid-terrace bungalow	**Reference number:**	4802-2015-3422-6401-1703
Date of assessment:	09 March 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	13 March 2020	**Approved Organisation:**	Elmhurst
Total floor area:	130 m²	**Main heating and fuel:**	Room heaters, electric
Primary Energy Indicator:	394 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*	**£5,568**	See your recommendations report for more information
Over 3 years you could save*	**£915**	

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

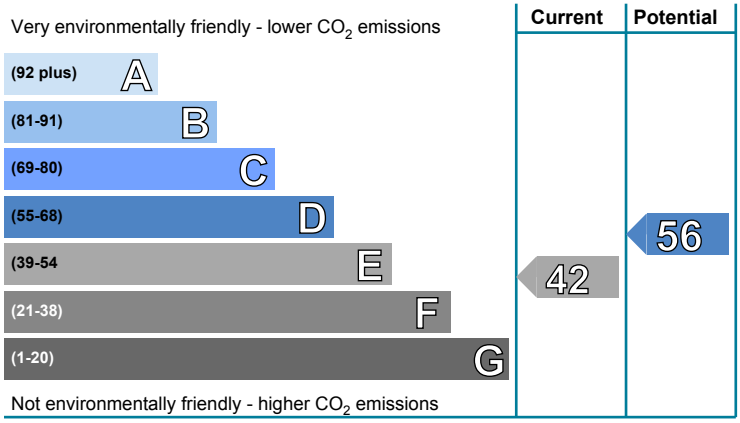


Energy Efficiency Rating

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 (62)**. 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 E (42)**. The average rating for EPCs in Scotland is **band D (59).**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£174.00
2 Internal or external wall insulation	£4,000 - £14,000	£174.00
3 Floor insulation (solid floor)	£4,000 - £6,000	£297.00

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	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 100 mm loft insulation	★★★☆☆	★★★☆☆
	Pitched, insulated (assumed)	★★★☆☆	★★★☆☆
	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	Solid, no insulation (assumed)	—	—
	Solid, limited insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Room heaters, electric	★★★☆☆	★★☆☆☆
Main heating controls	Appliance thermostats	★★★★☆	★★★★☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★★☆☆	★★☆☆☆
Lighting	Low energy lighting in 89% of fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, 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 67 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 8.7 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 2.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,602 over 3 years	£3,963 over 3 years	You could save £915 over 3 years
Hot water	£672 over 3 years	£396 over 3 years	
Lighting	£294 over 3 years	£294 over 3 years	
Totals	**£5,568**	**£4,653**	

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	Increase loft insulation to 270 mm	£100 - £350	£58	D 63	E 43
2	Internal or external wall insulation	£4,000 - £14,000	£58	D 64	E 45
3	Floor insulation (solid floor)	£4,000 - £6,000	£99	D 66	E 47
4	Solar water heating	£4,000 - £6,000	£90	D 68	E 50
5	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£312	C 76	D 56

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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

3 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect 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 and may also require a building warrant so it is best to check with your local authority building standards department.

4 Solar water heating

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

5 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

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

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

Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	14,110	(538)	N/A	(539)
Water heating (kWh per year)	2,082			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

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. Barry Reid
Assessor membership number: EES/016131
Company name/trading name: J & E Shepherd
Address: 12 Atholl Crescent
Edinburgh
EH3 8HA
Phone number: 0131 225 1234
Email address: edinburgh@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

Single Survey

survey report on:

Property address	Cunmont Farm Cottages 2 Newbigging Dundee DD5 3PX

Customer	Mr & Mrs Gourlay

Customer address	C/o Thorntons Property Services Whitehall House 33 Yeaman Shore Dundee DD1 4BJ

Prepared by	J & E Shepherd

Date of inspection	9th March 2020

SHEPHERD
CHARTERED SURVEYORS

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in the 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.

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

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions. The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- 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" 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. 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	The subjects comprise an extended, mid-terraced single storey cottage.
Accommodation	GROUND FLOOR: Open Plan Kitchen/Dining Area, Lounge, Sitting Room, Conservatory, Master Bedroom with En- Suite Shower Room, Two Bedrooms, Single Bedroom/Study and Bathroom with WC.
Gross internal floor area (m²)	130 sq metres excluding the conservatory at 9 sq metres.
Neighbourhood and location	The property is situated within a semi-rural locality to the north side of Newbigging village where surrounding properties are predominantly of a residential type and nature, while the property enjoys views over the neighbouring fields. Local amenities are limited, however a more comprehensive range can be found within Monifieth, Broughty Ferry and Dundee respectively.
Age	The original cottage is in excess of one hundred years of age having been subsequently altered and extended at a later date.
Weather	Dry and bright.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** Masonry built chimney stack being roughcast and painted externally with cement flashings adjacent.
Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **Roof spaces were visually inspected and were entered where**

	there was safe and reasonable access, normally defined as being from a 3m ladder within the property. **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The roof over the main cottage retains the original timber truss sections and would appear to have been re-roofed in the past. Newer timber sarking with a felt underlay having been externally clad in slater-work with tiled detailing at the ridge line and metal valley gutters inset within the roof design. Over the front extension which incorporates the Dining/Kitchen area and bathroom the roof is of pitched and slate construction to match the original house. There is a flat felt central valley gutter between the main cottage of which no inspection was at all possible. The roof over the rear extension is of pitched construction overlaid in timber sarking and externally clad in slater-work which incorporates tiled detailing at the ridge line with metal valley gutters inset within the roof design. Access to the roof space over the main cottage and rear extension only via the hatch and fixed loft ladder contained within the main hallway. Limited inspection where accessible and deemed safe to do so from the floored sections. Our inspection was restricted due to insulation materials in the remaining spaces between the joists and into the wall head cavities with various contents and items housed within.

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

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls of the cottage are of traditional masonry stone built construction, while the front and rear extension would appear to be of 350mm cavity concrete block design with the property being roughcast externally with rendered detailing at the window margins and door openings.

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 of timber casement double glazed variety with Velux roof lights. Access at the front and side elevation is via timber and glazed entrance doors. Painted timber fascia boarding to the external fabric.

External decorations	**Visually inspected.** Painted and treated timber finishes.

Conservatories / porches	**Visually inspected.** The property has been further extended with the addition of a conservatory which would appear to have been built around 2005/2006. Masonry brick construction with solid flooring, while the windows are of UPVC double glazed design with a polycarbonate roof over.

Communal areas	**Circulation areas visually inspected.** None apparent.

Garages and permanent outbuildings	**Visually inspected.** No garage or space for the construction of one. Outbuildings comprise a large masonry concrete block built store with a pitched and slate roof over to the rear elevation. Access is via a timber panel pedestrian door and a metal shutter door to the side. Electrical supply with light and power available.

Outside areas and boundaries	**Visually inspected.** Private garden grounds located at the front and rear elevation. The front area has been paved and also provides off street parking, while being bound by masonry stone walling. To the rear the garden is laid in grass with a chipped and paved patio area. Boundaries are made up of timber fencing and there is a mature tree within the rear garden adjacent to the boundary.

Ceilings	**Visually inspected from floor level.** Ceilings would appear to be strapped and lined in plasterboard with painted and decorated finishes throughout.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Internal partitions are of solid masonry construction and strapped and lined in plasterboard with painted, decorated and pointed stone finishes.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** Solid flooring throughout the property. Due to fitted carpets and floor coverings no detailed inspection was possible of the floors and accordingly no comment can be made on their condition. No sub-floor space.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Kitchen units comprise wall and base mounted fixtures and fittings. Internal doors are of timber panel construction with skirtings and facings throughout.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** Masonry stone built feature fireplace in the lounge which is open to the chimney, while the master bedroom fireplace has been bricked over and blocked.

Internal decorations	**Visually inspected.** Well maintained painted and decorated finishes throughout.

Cellars	**Visually inspected where there was a safe and purpose-built access.** None.

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

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.** None.

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.** The water supply is understood to be from the mains, however, is on a metered supply from the neighbouring farm. All details should be confirmed. Sanitary fittings comprise a four piece white bathroom suite, while the master bedroom benefits from a three piece en-suite shower room.

Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** Space heating is by way of a wet electric system with wall mounted plug in radiators and electric panel heaters. Domestic hot water is presumed to be via an immersion heater system with the hot water storage tank located in the attic roof space.

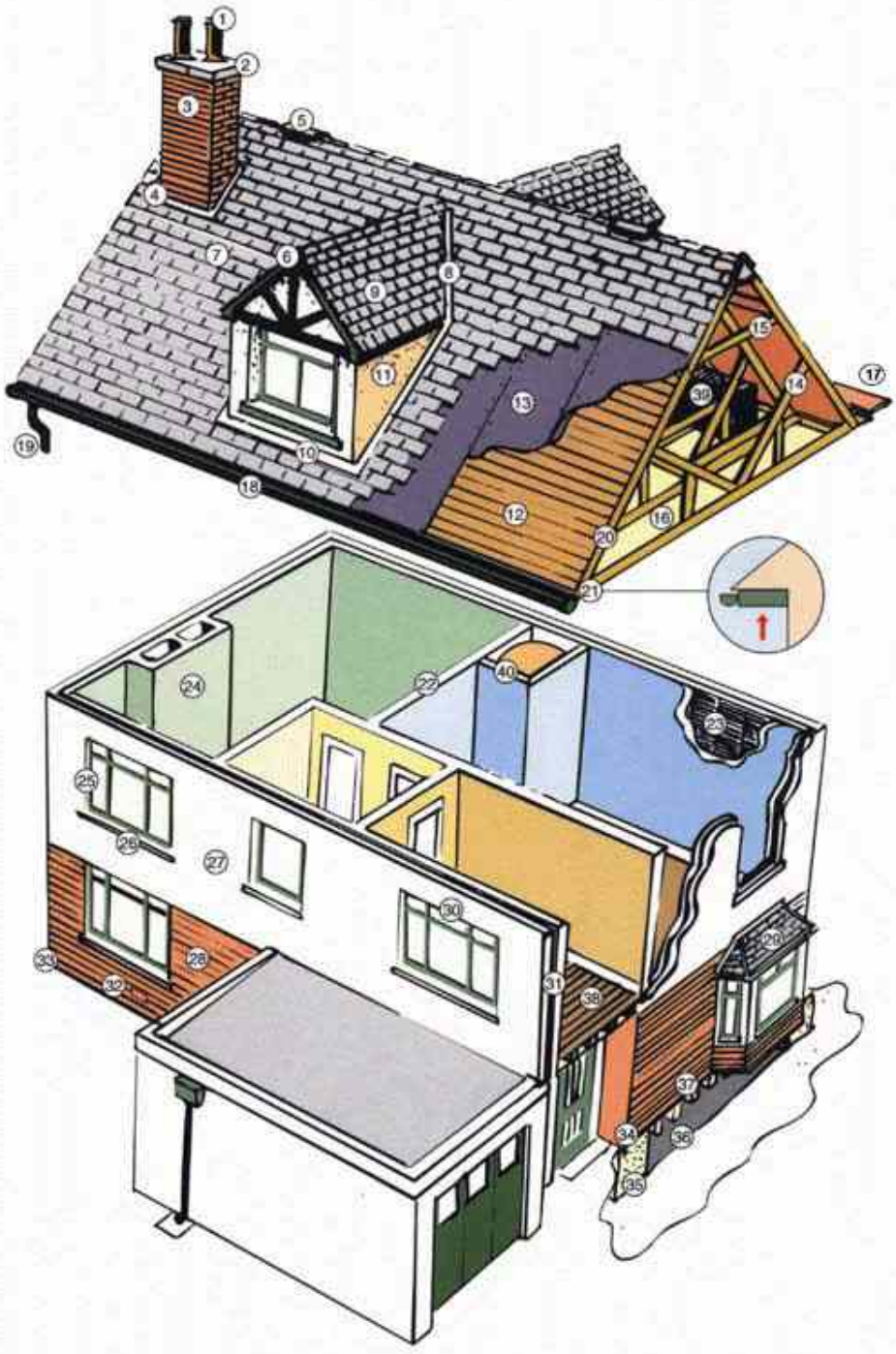
Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is to a shared septic tank which we believe is located within the site of the neighbouring property. All details should be confirmed.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Smoke detectors fitted.

Any additional limits to inspection	The property was occupied and furnished with general contents and household items in each apartment and against internal wall linings. Internal cupboards were generally filled with stored items. Access to the roof space over the main cottage and rear extension only via the hatch and fixed loft ladder contained within the main hallway. Limited inspection where accessible and deemed safe to do so from the floored sections. Our inspection was restricted due to insulation materials in the remaining spaces between the joists and into the wall head cavities with various contents and items housed within. Due to fitted carpets and floor coverings no detailed inspection was possible of the floors and accordingly no comment can be made on their condition. No sub-floor space. No inspection was at all possible of the flooring beneath sanitary fittings or kitchen appliances.

	Windows and external doors were not all fully opened or tested. Some areas of the external building fabric including some roof pitches and valley gutter sections chimneys could not be fully or closely inspected from the surrounding ground level. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.

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 our inspection.

Dampness, rot and infestation	
Repair category	1
Notes	Traces of wood bore infestation was noted to the roof timbers. A report is available dated 12 March 2020 by Hampton Timber Specialists (Dundee) Ltd. Treatment of the woodworm is to be carried out, all relevant documentation and guarantees should be obtained upon the completion of the repairs. Copies should be held for future reference. Past works for rising damp and woodworm were undertaken by Anglia Timber Preservation Ltd who are no longer trading.

Chimney stacks	
Repair category	1
Notes	Our inspection of chimneys was limited but they are of an age and style where a degree of regular ongoing maintenance should be anticipated.

Roofing including roof space	
Repair category	2
Notes	Some loose and broken roof slates and components were visible. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight.

Rainwater fittings	
Repair category	1
Notes	Within the limitations of our inspection rainwater goods were seen to be free from significant defect. We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.

Main walls	
Repair category	1
Notes	Within the limitations of our inspection, no significant defects were noted, however normal levels of maintenance are recommended.

Windows, external doors and joinery	
Repair category	1
Notes	Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.

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

Conservatories/porches	
Repair category	1
Notes	The conservatory is of a lightweight construction type. Accordingly, insulation qualities may be limited, and the structure will require a degree of regular ongoing maintenance. We would highlight that it was not raining at the time of our inspection and the conservatory should be checked during heavy rainfall.

Communal areas	
Repair category	-
Notes	Not applicable.

Garages and permanent outbuildings	
Repair category	1
Notes	Normal maintenance will be required to the outbuilding. Some patch repair and regular ongoing maintenance should be anticipated.

Outside areas and boundaries	
Repair category	2
Notes	Boundary fencing is damaged and leaning and repairs are required. Mature tree to the rear of the site which will require future ongoing professional maintenance by an experienced contractor.

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

Internal walls	
Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.

Floors including sub-floors	
Repair category	1
Notes	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

Internal joinery and kitchen fittings	
Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.

Chimney breasts and fireplaces	
Repair category	1
Notes	All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused.

Internal decorations	
Repair category	1
Notes	The property is in good decorative order.

Cellars	
Repair category	-
Notes	Not applicable.

Electricity	
Repair category	2
Notes	Aspects of the electrical installation are dated and the system should be checked as a precaution by a registered electrician and upgraded if necessary. The Institute of Engineering and Technology recommends that inspections and testings are undertaken at least every ten years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with present IET regulations.

Gas	
Repair category	-
Notes	Not applicable.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	The property is understood to have a metered mains water supply from the neighbouring farm. Neither the reliability nor purity of the supply have been tested and any purchaser should fully satisfy themselves in these respects prior to conclusion of missives.

Heating and hot water	
Repair category	1
Notes	No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. It is understood the hot water storage tank within the attic roof space was replaced in 2019. Documentation including valid warranties should be obtained.

Drainage	
Repair category	1
Notes	We were unable to determine the position of the septic tank/private drainage system. The location of the septic tank and legal access should be confirmed with the Title Deeds. It should also be confirmed that the drainage arrangements have SEPA consents. It is recommended that prior to purchase documentation be obtained confirming that the system has been recently inspected and serviced by a recognised Engineer and that it is operating satisfactorily.

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	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	1
Communal areas	-
Garages and permanent outbuildings	1
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	2
Gas	-
Water, plumbing and bathroom fittings	1
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. Where a lift is present, the count is based on the number of steps climbed when using the lift.

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

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

Access is via a privately owned access road. All access rights and maintenance obligations should be confirmed.

The water supply is understood to be from the mains, however, is on a metered supply from the neighbouring farm. All details should be confirmed.

We were unable to determine the position of the septic tank/private drainage system. The location of the septic tank and legal access should be confirmed with the Title Deeds. It should also be confirmed that the drainage arrangements have SEPA consents.

The property has been substantially altered and extended to provide the current accommodation and layout with the addition of the front and rear extension, conservatory and outbuilding. It is assumed that all alterations, additions and/or extensions to the property have received all necessary Town Planning (Planning Permission) and Building Authority (Building Warrants and Completion Certificate) approvals and that documentation for such is available.

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 £365,000 (THREE HUNDRED AND SIXTY-FIVE THOUSAND POUNDS). 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 £240,000 (TWO HUNDRED AND FORTY THOUSAND POUNDS).

Signed	Security Print Code [404478 = 7937] Electronically signed
Report author	BARRY J REID
Company name	J & E Shepherd

Single Survey

Address	13 Albert Square, Dundee, DD1 1XA

Date of report	13th March 2020

Mortgage Valuation Report

Property Address

Address	Cunmont Farm Cottages, 2 Newbigging, Dundee, DD5 3PX
Seller's Name	Mr & Mrs Gourlay
Date of Inspection	9th March 2020

Property Details

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

Property Style
- [ ] Detached
- [ ] Semi detached
- [X] Mid terrace
- [ ] End terrace
- [ ] Back to back
- [ ] High rise block
- [ ] 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? [ ] Yes [X] No

Flats/Maisonettes only Floor(s) on which located [ ] No. of floors in block [ ] Lift provided? [ ] Yes [ ] No
No. of units in block [ ]

Approximate Year of Construction [1900]

Tenure

[X] Absolute Ownership [ ] Leasehold Ground rent £ [ ] Unexpired years [ ]

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) [130] m² (Internal) [ ] 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:

Masonry concrete block and slate built store to the rear of the site.

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Mortgage Valuation Report

Construction

Walls	☐ Brick	☒ Stone	☐ Concrete	☐ Timber frame	☐ Other (specify in General Remarks)
Roof	☐ Tile	☒ Slate	☐ Asphalt	☐ Felt	☐ Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement?	☐ Yes	☒ 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	☒ 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 location of the supply in General Remarks.

Drainage	☐ Mains	☒ Private	☐ None	Water	☐ Mains	☒ Private	☐ None
Electricity	☒ Mains	☐ Private	☐ None	Gas	☐ Mains	☐ Private	☒ None
Central Heating	☒ Yes	☐ Partial	☐ None				

Brief description of Central Heating:

Electric panel and radiator system with domestic hot water via an immersion system.

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
☐ Ill-defined boundaries	☐ Agricultural land included with property		☐ Other (specify in General Remarks)

Location

☐ Residential suburb	☐ Residential within town / city	☐ Mixed residential / commercial	☐ Mainly commercial
☒ Commuter village	☐ Remote village	☐ Isolated rural property	☐ Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? ☒ Yes ☐ No

If Yes provide details in General Remarks.

Roads

☒ Made up road	☐ Unmade road	☐ Partly completed new road	☐ Pedestrian access only	☐ Adopted	☐ Unadopted

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Mortgage Valuation Report

General Remarks

The subjects comprise an extended, mid-terraced single storey cottage situated within a semi-rural locality to the north side of Newbigging village where surrounding properties are predominantly of a residential type and nature, while the property enjoys views over the neighbouring fields. Local amenities are limited, however a more comprehensive range can be found within Monifieth, Broughty Ferry and Dundee respectively.

The general condition of the property appears consistent with its type and age of construction. During the course of our inspection defects were noted which are commonly found in a property of this type and age and should be capable of remedy by routine maintenance and repair.

The property has been substantially altered and extended to provide the current accommodation and layout with the addition of the front and rear extension, conservatory and outbuilding. It is assumed that all alterations, additions and/or extensions to the property have received all necessary Town Planning (Planning Permission) and Building Authority (Building Warrants and Completion Certificate) approvals and that documentation for such is available.

OTHER ACCOMMODATION: Conservatory.

Essential Repairs

None.

Estimated cost of essential repairs £ ☐ Retention recommended? ☐ Yes ☐ No Amount £ ☐

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Mortgage Valuation Report

Comment on Mortgageability

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

Valuations

Market value in present condition	£ 240,000
Market value on completion of essential repairs	£ N/A
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£ 365,000
Is a reinspection necessary?	☐ Yes ☒ No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£ N/A
Is the property in an area where there is a steady demand for rented accommodation of this type?	☐ Yes ☐ No

Declaration

Signed	Security Print Code [404478 = 7937] Electronically signed by:-
Surveyor's name	BARRY J REID
Professional qualifications	MRICS
Company name	J & E Shepherd
Address	13 Albert Square, Dundee, DD1 1XA
Telephone	01382 200454
Fax	01382 878008
Report date	13th March 2020

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HAMPTON
Timber Specialists (Dundee) Ltd

MS/LH

Mrs Katie Gourlay
2 Cunmont Farm
Newbigging
DD5 3PX

12th March 2020

Dear Mrs Gourlay

2 Cunmont Farm, Newbigging

Thank you for inviting us to report on this property, the inspection of which was carried out by our Surveyor, Mr Mykle Spalding on 12th March 2020. In accordance with your verbal instructions we have confined our inspection to the under mentioned accessible areas. If there are any omissions or, if you believe that we have misunderstood your instructions please let us know without delay.

All infestations referred to in this report are of Common Furniture Beetle **Anobium punctatum** unless otherwise stated.

PROPERTY DESCRIPTION: **STONE BUILT SEMI DETACHED COTTAGE**

Roof Voids

Restricted inspection due to insulation materials and floored attic. Where seen, a slight scattered infestation was evident in roof timbers.

TREATMENT RECOMMENDED: FULL ROOF VOID TREATMENT

Our Technicians will carry out the necessary precautions prior to and during treatments i.e. protect all water tanks and electrical junction boxes with polythene. They will also remove all fuses appertaining to wiring within roof void prior to spraying (all as applicable).

Our Technicians will lift and store insulation material in roof void and relay same after our treatments.

During our inspection we gained access to roof voids through 2 No access hatches and it transpires that the roof void through hatch in your en-suite bathroom extends over your neighbours' bedroom. It was further agreed that the roof timbers over your neighbour's property will be treated during our FULL ROOF VOID TREATMENT for yourself.

Thank you for your verbal acceptance of our quotation. We will arrange to commence the work on **Saturday 14th March 2020**. We would be grateful if you could sign and return the acceptance form by email prior to our start date.

Please note that we feel it is important that there are various concealed timbers that that cannot be inspected during a normal survey of a property such as timber safe lintels, bonding timbers, wall framing and lath, wall plugs, "built in" joist ends and wall plate etc which are hidden by wall linings. We therefore cannot comment on any of these or any other concealed timbers at this time.

CONTROL OF SUBSTANCES HAZARDOUS TO HEALTH

During our inspection we carried out an assessment of potential hazards and health risks which might arise during the course of our works. These were done under the **COSHH (Control of Substances Hazardous to Health) Regulations 1989**. We noted that the property was occupied at the time of our inspection. We have assumed that it will be occupied when we carry out our works.

When you ask us to carry out these works please let us know if there are any changes in this assumption or, if there are any other material changes when we start work. We can forward a copy of our assessment to you.

Timbers will be treated using **WYKAMOL Micro Insecticide/Dual Purpose** which has been given a one-hour re-entry classification by **The Health & Safety Executive**.

Our quotation for carrying out the work as recommended is attached. On receipt of your signed acceptance arrangements will be made to commence the work as soon as possible. Our certificate of guarantee will be issued on settlement of our invoice in full.

In the unlikely event that you require to make a claim under *The Terms of the Guarantee* we will firstly send out a re-inspection form. This will state that a re-inspection fee will be charged. This fee must be paid in full prior to any re-inspection and is non-refundable.

We respectfully draw your attention to the fact that you will be required to provide an electric power supply during our works otherwise an extra charge will be made for the hire of a portable generator. A supply of water is also required.

Please do not hesitate to contact this office for any further information you may require.

Yours sincerely

Mr Mykle Spalding
Surveyor

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Mr Mykle Spalding
Surveyor

HAMPTON
Timber Specialists (Dundee) Ltd

SW/LH

Unit 11, Barlow Park, West Pitkerro Industrial Estate, Broughty Ferry, Dundee, DD5 3UB

Tel: 01382 450555

Email: enquiries@hamptons.scot

Mrs Katie Gourlay
2 Cunmont Farm
Newbigging
DD5 3PX

Date: 12th March 2020

QUOTATION:
(To be retained by client)

2 Cunmont Farm, Newbigging

For carrying out works at the above-mentioned property as specified in our report dated 12th March 2020

Woodworm Treatments £840.00

SUBJECT TO V.A.T. AT APPROPRIATE STANDARD RATE

Payment due upon receipt of account. A charge of 8% above current bank base rate per month or part month may be added to overdue account.

For HAMPTON TIMBER SPECIALISTS (DUNDEE) LTD

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CONDITIONS OF CONTRACT ARE STATED OVERLEAF

CONDITIONS OF CONTRACT

1. **Quotations** shall be open for acceptance in writing for a period of 28 days from the date thereof (3 months in the case of Rising Damp) after which Hampton Timber Specialists (Dundee)Ltd. reserve the right of modification or withdrawal.

2. Payment is due immediately upon completion of the work specified, or at each stage of the work and/or on completion will include any VAT chargeable. All Payments are made to **HAMPTON TIMBER SPECIALISTS (DUNDEE) LTD., UNIT 11, BARLOW PARK, WEST PITKERRO INDUSTRIAL ESTATE, BROUGHTY FERRY, DUNDEE, DD5 3UB** where this contract shall been deemed to have this made. Payment should be received upon receipt of invoice, failure to settle in full by date due will result interest being charged at Bank of England base rate on full amount of account outstanding from time to time on a daily basis.

3. **Written Acceptance** of a Quotation in due time shall constitute a Contract in which Hampton Timber Specialists (Dundee)Ltd, printed description of this object and scope of the survey report, the printed specification, shall be recognised as incorporated with the quotation and the acceptance as contract documents. A deposit of 30% of overall contract price + VAT is due prior to start date.

4. **Hampton Timber Specialists (Dundee) Ltd. Certificate of Guarantee** shall be issued upon receipt of full payment.

5. **A.** The owner of the property shall retain any pre-existing rights at Common Law or by Statute notwithstanding the terms of this guarantee which shall be regarded as in addition to and not in diminution of such rights.

   B. In the event of any transfer of ownership of the property covered by this guarantee, Hampton Timber Specialists (Dundee)Ltd, will recognise the successor in title as the person entitled to the benefit of this guarantee for its remaining term.

N.B. If this work is to be Grant Aided we are willing to wait 1 month after completion of our works for the Grant to be processes, but must ask that clients percentage be paid upon receipt of invoice.

CLAIM ON GUARANTEES

6. Hampton's will charge in advance for time and travel involved in visiting the clients property.

7. In addition to the charge for initial inspection visit specified above, Hampton's reserve the right to charge for surveying expenses and exposure works prior to settlement of any claim.