

# Home report



YOUR ONESURVEY  
**HOME REPORT**

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**ADDRESS**

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Slade Farm House  
Arbroath  
DD11 2RE

**PREPARED FOR**

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Richard Burnett

INSPECTION CARRIED OUT BY:



HOME REPORT GENERATED BY:



# Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
<u>Single Survey</u>	Final	Dundee - Allied Surveyors Scotland Plc	24/07/2020
<u>Mortgage Certificate</u>	Final	Dundee - Allied Surveyors Scotland Plc	24/07/2020
<u>Property Questionnaire</u>	Final	Mr. Richard Burnett	15/07/2020
<u>EPC</u>	File Uploaded	Dundee - Allied Surveyors Scotland Plc	23/07/2020

## Important Notice:

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

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

P A R T 1 .

# SINGLE SURVEY

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



# Single Survey

Survey report on:

<b>Surveyor Reference</b>	BF
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<b>Customer</b>	Mr. Richard Burnett
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<b>Selling address</b>	Slade Farm House Arbroath DD11 2RE
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<b>Date of Inspection</b>	21/07/2020
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<b>Prepared by</b>	Blair Ferguson, MRICS Dundee - Allied Surveyors Scotland Plc
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# **SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)**

## **PART 1 - GENERAL**

### **1.1 THE SURVEYORS**

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

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

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

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

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

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.

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

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

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

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

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

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

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

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

### **1.3 LIABILITY**

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

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

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

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

#### **1.4 GENERIC MORTGAGE VALUATION REPORT**

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

#### **1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES**

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

#### **1.6 INTELLECTUAL PROPERTY**

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

#### **1.7 PAYMENT**

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

#### **1.8 CANCELLATION**

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

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

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



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

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

## **1.9 PRECEDENCE**

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

## **1.10 DEFINITIONS**

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

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

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

## **PART 2 – DESCRIPTION OF THE REPORT**

### **2.1 THE SERVICE**

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

### **2.2 THE INSPECTION**

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

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

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

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

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

### **2.3 THE REPORT**

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

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

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

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

## 1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

<b>Description</b>	The property under review is a substantial two storey (extended) detached house, set within the countryside.
<b>Accommodation</b>	Ground Floor: Entrance Vestibule, Hall/Stairs, Dining Room, Lounge, Office/Study, Boiler Room, Large Kitchen/Dining/Family Room, Utility Room, Shower Room, and Double Integral Garage. First Floor Landing, Bedroom with Walk-in-Wardrobe, Two Further Bedrooms, and Bathroom.
<b>Gross internal floor area (m2)</b>	289.
<b>Neighbourhood and location</b>	The commuter village of Redford lies approximately six miles to the North-West of the fishing town of Arbroath. The subjects are contained within a rural area, surrounded by countryside and mixed buildings that vary in age and style, predominately utilised for residential and farm purposes. Finally, basic facilities can be found with the village, however, the property lies almost equi-distant between the towns of Forfar and Montrose, where further educational and shopping services, can be easily found.
<b>Age</b>	The property dates back to the late 19th century and the extension will have been introduced circa early 1900s.
<b>Weather</b>	Dry, sunny and warm.
<b>Chimney stacks</b>	<i>Visually inspected with the aid of binoculars where required.</i>  The chimney heads are of stone construction and having

	lead/cement flashings.
<b>Roofing including roof space</b>	<p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i></p> <p><i>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.</i></p> <p>The main roof is of timber framed construction; having a bitumen moisture barrier; timber sarking boards, and clad externally with slates. The side extension is similar to the main building. In addition, there is also a flat section over the bay window on the extension. In addition, there are also metal/single glazed skylights.</p> <p>There are several access points into the roof spaces. access into the extended part is a via hatch on the ceiling with the garage, where glass wool insulation has been retro-fitted. Access point two is via the main family bathroom, and again, insulation material is present. Finally, access point three, is via an eaves hatch within the walk in wardrobe. It should be appreciated, our inspection within the roof spaces, was limited.</p>
<b>Rainwater fittings</b>	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>The rainwater goods are a combination of cast-iron and plastic.</p>
<b>Main walls</b>	<p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p> <p>Both the main building and extended section are of solid sandstone construction. The dormer projections have a hung slate finish.</p>
<b>Windows, external doors and joinery</b>	<p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p>

	<p>The majority of windows throughout are replacement UPVC/double glazed units. The main entrance doors are good quality timber stout installations. There are also Velux/skylight windows serving the upper floor the property which comprise metal and UPVC materials, some of which have the benefit of secondary glazing. Finally, there are also UPVC/ double glazed patio doors.</p>
<b>External decorations</b>	None.
<b>Conservatories / porches</b>	Not applicable.
<b>Communal areas</b>	<p><i>Circulation areas visually inspected.</i></p> <p>The property can be accessed via two roads, with the unmade road from the village shared with the other surrounding residents.</p>
<b>Garages and permanent outbuildings</b>	<p><i>Visually inspected.</i></p> <p>There is a double integral garage. This has a concrete floor; single metal “up and over door” and light and power. In addition, pedestrian access is via the study, and there is also a door leading to the front garden.</p>
<b>Outside areas and boundaries</b>	<p><i>Visually inspected.</i></p> <p>There are generously proportioned garden grounds surrounding the house, and boundary walls are formed by stone walls and timber fencing. There are also wrought iron gates serving the main driveway and there is also additional parking to the rear. We have been advised there is a separate large (triangular) piece of garden ground out-with the boundary walls.</p>
<b>Ceilings</b>	<p><i>Visually inspected from floor level.</i></p> <p>The ceilings are a combination of lath/plaster and plasterboard materials. Most apartments have the original ornate corncicing and rose plates and there is a stained glass cupola feature on the upper floor.</p>
<b>Internal walls</b>	<p><i>Visually inspected from floor level.</i></p> <p><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p>

	<p>The internal walls are a combination of lath/plaster; plasterboard and hard plaster materials, with some areas having a timber/tiled finish.</p>
<b>Floors including sub floors</b>	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</i></p> <p><i>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</i></p> <p>The majority of flooring throughout is of suspended timber joist construction, overlaid with tongue/groove wooden floor board surfaces.</p>
<b>Internal joinery and kitchen fittings</b>	<p><i>Built-in cupboards were looked into but no stored items were moved.</i></p> <p><i>Kitchen units were visually inspected excluding appliances.</i></p> <p>The doors are a combination of good quality timber/glass units, with skirtings/facings/trims, as well as the staircase, being in the former material. The kitchen has a stainless steel sink; fitted floor/wall units, oil AGA and an electric hob. Furthermore, there is generous storage provision throughout.</p>
<b>Chimney breasts and fireplaces</b>	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>There are two open (working) fireplaces within the reception rooms, which comprise timber surrounds and tiled hearths.</p>
<b>Internal decorations</b>	<p><i>Visually inspected.</i></p> <p>Decorated areas include walls/ceilings/skirtings/facings etc.</p>
<b>Cellars</b>	<p>None.</p>
<b>Electricity</b>	<p><i>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.</i></p>



	<p>The trade bodies governing electrical installations currently advise that electrical installations should be tested prior to a change in occupancy and, thereafter, at least once every five years by a competent Electrician.</p> <p>The property has a mains electricity supply with a circuit breaker consumer unit located in the main bedroom walk-in-wardrobe. We have been advised that there is a recently installed smart meter, which is located in the garden grounds.</p>
<b>Gas</b>	None.
<b>Water, plumbing and bathroom fittings</b>	<p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>The property has a (nearby) private water source, and pipe work, where seen, is a combination of copper and plastic materials. Firstly, the shower room on the ground floor has a white toilet/wash hand basin, with separate shower cabinet, and incorporating an electric power shower. The upstairs' bathroom contains a white three piece suite, and again, has an electric shower.</p>
<b>Heating and hot water</b>	<p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>The property has central heating which is provided by a floor mounted Trianco Utility Eurostar 125 oil fired boiler, which can be found in the boiler room. This provides heating to radiators and also hot water, in conjunction with a foam lagged copper water tank. Finally, there is also an electric wall mounted heater with the main bedroom.</p>
<b>Drainage</b>	<p><i>Drainage covers etc were not lifted.</i></p> <p><i>Neither drains nor drainage systems were tested.</i></p> <p>Drainage is to a private septic tank.</p>
<b>Fire, smoke and burglar alarms</b>	<p><i>Visually inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p>

	There are smoke alarms present, as well as an intruder alarm, with controls on each floor.
<b>Any additional limits to inspection</b>	<p>The floor surfaces could not be seen as they were covered up by fitted floor coverings/heavy furniture. No sub-floor inspection could be carried out as there was no known access.</p> <p>Due to the presence of insulation material, this restricted our inspection of structural roof timbers. Sections externally were also hidden from ground level.</p> <p>The storage areas/garage contained household goods.</p> <p><i>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</i></p>

## Sectional Diagram showing elements of a typical house



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

## 2. CONDITION

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

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

### Structural movement

Repair category:	1
Notes:	There is evidence to suggest that the building has "moved" in the past, this being manifested by plaster cracking; minor lintel deflection and floor slopeage internally. There were , however, no signs to suggest that this is of a recent, on-going or progressive nature.

### Dampness, rot and infestation

Repair category:	2
Notes:	Reading taken with an electronic moisture meter displayed positive registers on both levels of the property. There is also evidence of woodworm on roof timbers, and both these matters should be quantified by a Timber Specialist.

### Chimney stacks

Repair category:	1
Notes:	The chimney heads have received previous repairs; there is weathering to same, and mortar joins are missing in places. Finally, there is also vegetation growth noted and normal maintenance should be undertaken.

### Roofing including roof space

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.

Repair category:	2
Notes:	<p>Flashings along the ridge are uneven; ridge straps are corroded to same, and there is cracked slater work. Sections of cement flashings are also missing/weathered, and both roofs are of an older age. Within the main/extended roof voids, there is evidence of woodworm , as well as staining/discolouration, within the former. It should also be reminded that our inspection was severely restricted due to the presence of insulation material.</p> <p>Given the age and type of roof coverings employed, on-going works or repair/maintenance will be anticipated.</p> <p>No sight of the small flat section could be obtained.</p>

Rainwater fittings	
Repair category:	1
Notes:	Sections of gutters are slightly askew in places.

Main walls	
Repair category:	2
Notes:	<p>Sections of stonework, particularly serving the lintels on the main building, are weathered/missing . The stonework on the side outshot is also weathered, and pointing will be required at wall head level on the front elevation. Furthermore, sections of walls were concealed by clinging flowers/plants and there is an old vertical crack on the gable elevation.</p>

Windows, external doors and joinery	
Repair category:	

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.

	1
Notes:	<p>No major defects were noted. The paintwork on the rear entrance door is slightly chipped/weathered.</p> <p>Double glazed windows and doors can become problematic and over time, the operation of same, can be affected by opening mechanisms becoming damaged. It is, therefore, likely that maintenance repairs will be required as part and parcel of an on-going maintenance programme.</p>

External decorations	
Repair category:	
Notes:	Not Applicable.

Conservatories / porches	
Repair category:	
Notes:	Not Applicable.

Communal areas	
Repair category:	1
Notes:	No major defects were noted.

Garages and permanent outbuildings
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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.

Repair category:	1
Notes:	No defects of a reportable nature (see comments under "roofing including roof space").

Outside areas and boundaries	
Repair category:	1
Notes:	There is age related deterioration to boundary walls and, again, areas were hidden, primarily by Ivy. Sections of stonework on the wall along the Eastern parameter are "loose"

Ceilings	
Repair category:	2
Notes:	A number of ceilings are uneven/cracked, which may be a sign of the plaster "losing key" with the lath. There is also damp staining at various points, and sections of cornicing may require attention.

Internal walls	
Repair category:	1
Notes:	No defects of a reportable nature.

Floors including sub-floors	
Repair category:	1



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.

Notes:	Sections of flooring are uneven/off-level.
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Internal joinery and kitchen fittings	
Repair category:	1
Notes:	General wear and tear noted and a section of skirting board within the shower room, is discoloured, possibly rotten.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	The fires were not in operation during the inspection.

Internal decorations	
Repair category:	1
Notes:	No major defects were noted.

Cellars	
Repair category:	
Notes:	Not Applicable.

Electricity
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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.

Repair category:	1
Notes:	No sight of the meter was possible and no major defects were noted. It should also be highlighted that the NIC/EIC recommend re-testing/servicing of the electrical supply every five years or on change of occupancy. Test certification, therefore, should be obtained.

Gas	
Repair category:	
Notes:	Not Applicable.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	Whilst no major defects were evident, given the age of the property under review, there may well be lead piping behind the scenes.

Heating and hot water	
Repair category:	1
Notes:	The current Vendor has advised that the boiler is serviced annually, therefore, any documentation to this effect, should be displayed.

Drainage	
Repair category:	

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.

	1
Notes:	The drainage is private, any paperwork regarding this, should be transferred to the incoming purchaser.

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.

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

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

## Remember

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

## Warning

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

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

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

#### 4. VALUATION AND CONVEYANCER ISSUES

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

<b>Matters for a solicitor or licensed conveyancer</b>	
<p>All rights of way, boundaries and maintenance liability, as well as ownership of the unmade farm road, should be verified for the property.</p> <p>We have been advised that water is from a private source, therefore, any documentation, along with maintenance costs etc, should be investigated.</p> <p>Drainage is also to a non-mains outlet, and again, the relevant paperwork should be displayed for perusal by the appointed solicitor.</p> <p>The property has obviously been altered/extended in the past to form the current layout. With that said, these works are well in excess of 20 years, and will be regarded as "historic".</p>	
<b>Estimated re-instatement cost (£) for insurance purposes</b>	
<p>820,000 Eight Hundred and Twenty Thousand Pounds.</p>	
<b>Valuation (£) and market comments</b>	
<p>365,000 Three Hundred and Sixty Five Thousand Pounds.</p> <p>Property market activity has been impacted due to the current response to COVID-19. We are faced with an unprecedented set of circumstances on which to make a valuation judgement. Our advice is therefore reported on the basis of material valuation uncertainty as per the RICS Redbook Global definition. Consequently, less certainty can be attached to our valuation that would otherwise be the case. It is recommended that the valuation of the property is kept under the frequent review as more market evidence becomes available.</p>	
<b>Report author:</b>	Blair Ferguson, MRICS
<b>Company name:</b>	Dundee - Allied Surveyors Scotland Plc
<b>Address:</b>	8 Whitehall Crescent Dundee DD1 4AU

<b>Signed:</b>	Electronically Signed: 160176-caea763d-f70b
<b>Date of report:</b>	24/07/2020

P A R T 2 .

# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.





## Mortgage Valuation Report

Property:	Slade Farm House Arbroath DD11 2RE	Client: Mr. Richard Burnett  Tenure: Absolute Ownership
Date of Inspection:	21/07/2020	Reference: A-100278/BF

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

### 1.0 LOCATION

The commuter village of Redford lies approximately six miles to the North-West of the fishing town of Arbroath. The subjects are contained within a rural area, surrounded by countryside and mixed buildings that vary in age and style, predominately utilised for residential and farm purposes. Finally, basic facilities can be found with the village, however, the property lies almost equi-distant between the towns of Forfar and Montrose, where further educational and shopping services, can be easily found.

2.0	DESCRIPTION	2.1 Age:	The property dates back to the late 19th century and the extension will have been introduced circa early 1900s.
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The property under review is a substantial two storey (extended) detached house, set within the countryside.

### 3.0 CONSTRUCTION

Stone walls with slate roofs.

### 4.0 ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall/Stairs, Dining Room, Lounge, Office/Study, Boiler Room, Large Kitchen/Dining/Family Room, Utility Room, Shower Room, and Double Integral Garage.  
First Floor Landing, Bedroom with Walk-in-Wardrobe, Two Further Bedrooms, and Bathroom.

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

Water:	Private	Electricity:	Mains	Gas:	None	Drainage:	Private
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<b>Central Heating:</b>		Full: Oil Fired			
<b>6.0</b>	<b>OUTBUILDINGS</b>				
<b>Garage:</b>		Double Integral.			
<b>Others:</b>		None.			
<b>7.0</b>	<b>GENERAL CONDITION</b> - A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.				
This is a flexible and commodious property which has been kept in a structural condition which is consistent with its age and type of construction.					
<b>8.0</b>	<b>ESSENTIAL REPAIR WORK</b> (as a condition of any mortgage or, to preserve the condition of the property)				
None.					
<b>8.1 Retention recommended:</b>		Nil.			
<b>9.0</b>	<b>ROADS &amp; FOOTPATHS</b>				
Made/unmade.					
<b>10.0</b>	<b>BUILDINGS INSURANCE (£):</b>	820,000	<b>GROSS EXTERNAL FLOOR AREA</b>	320	<b>Square metres</b>
<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>					
<b>11.0</b>	<b>GENERAL REMARKS</b>				
<p>All rights of way, boundaries and maintenance liability, as well as ownership of the unmade farm road, should be verified for the property.</p> <p>We have been advised that water is from a private source, therefore, any documentation, along with maintenance costs etc, should be investigated.</p> <p>Drainage is also to a non-mains outlet, and again, the relevant paperwork should be displayed for perusal by the appointed solicitor.</p> <p>The property has obviously been altered/extended in the past to form the current layout. With that said, these works are well in excess of 20 years, and will be regarded as "historic".</p>					
<b>12.0</b>	<b>VALUATION</b> On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.				
<b>12.1</b>	<b>Market Value in present condition (£):</b>	<b>365,000</b>	Property market activity has been impacted due to the current response to Covid-19. We are faced with an		

			unprecedented set of circumstances on which to make a valuation judgement. Our advice is therefore reported on the basis of material valuation uncertainty as per the RICS Red Book Global definition. Consequently, less certainty can be attached to our valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.	
12.2	Market Value on completion of essential works (£):	N/A	N/A	
12.3	Suitable security for normal mortgage purposes?	Yes		
12.4	Date of Valuation:	24/07/2020		
Surveyor:	Blair Ferguson	MRICS	Date:	24/07/2020
Dundee - Allied Surveyors Scotland Plc				
Office:	8 Whitehall Crescent Dundee DD1 4AU		Tel: 01382 349 930 Fax: email: <a href="mailto:dundee@alliedsurveyorsscotland.com">dundee@alliedsurveyorsscotland.com</a>	

P A R T 3 .

# ENERGY REPORT

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A report on the energy efficiency of the property.



# energy report

energy report on:

<b>Property address</b>	Slade Farm House Arbroath DD11 2RE
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<b>Customer</b>	Mr. Richard Burnett
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<b>Customer address</b>	Slade Farm House Arbroath DD11 2RE
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<b>Prepared by</b>	Blair Ferguson, MRICS Dundee - Allied Surveyors Scotland Plc
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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

**THE FARMHOUSE, SLADE, ARBROATH, DD11 2RE**

**Dwelling type:** Detached house  
**Date of assessment:** 23 July 2020  
**Date of certificate:** 23 July 2020  
**Total floor area:** 288 m<sup>2</sup>  
**Primary Energy Indicator:** 282 kWh/m<sup>2</sup>/year

**Reference number:** 0510-6523-9430-2437-7222  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** ECMK  
**Main heating and fuel:** Boiler and radiators, oil

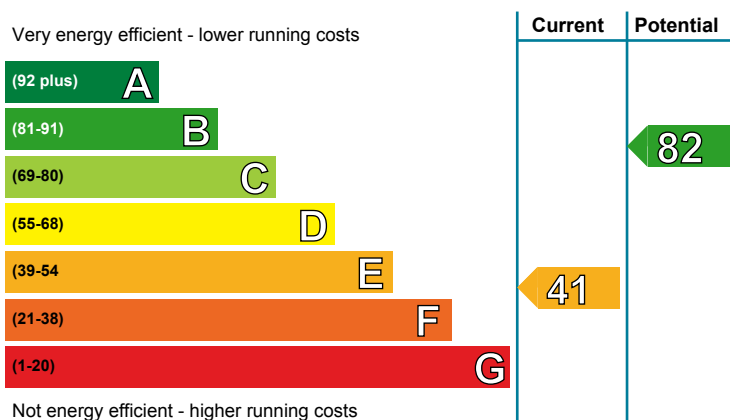
## You can use this document to:

- 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<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£10,473</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£4,803</b>	

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

Very energy efficient - lower running costs



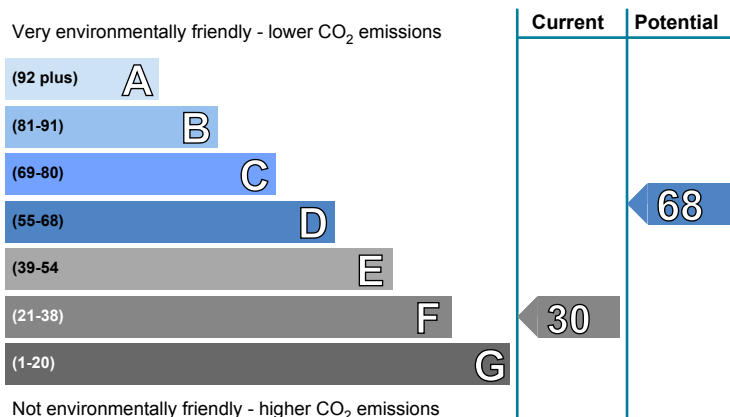
## Energy Efficiency Rating

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 E (41)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO<sub>2</sub> emissions



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (30)**. 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 Internal or external wall insulation	£4,000 - £14,000	£2520.00
2 Floor insulation (suspended floor)	£800 - £1,200	£993.00
3 Draughtproofing	£80 - £120	£534.00

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](http://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)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 300 mm loft insulation	★★★★★	★★★★★
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, oil	★★★★☆☆	★★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, coal	—	—
Hot water	From main system, no cylinder thermostat	★★☆☆☆☆	★★☆☆☆☆
Lighting	Low energy lighting in 56% 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<sub>2</sub> 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 82 kg CO<sub>2</sub>/m<sup>2</sup>/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 24 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 14.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


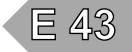



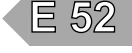



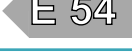








## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£9,246 over 3 years	£4,950 over 3 years	
Hot water	£618 over 3 years	£297 over 3 years	
Lighting	£609 over 3 years	£423 over 3 years	
<b>Totals</b>	<b>£10,473</b>	<b>£5,670</b>	

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 Internal or external wall insulation	£4,000 - £14,000	£840		
2 Floor insulation (suspended floor)	£800 - £1,200	£331		
3 Draughtproofing	£80 - £120	£178		
4 Low energy lighting for all fixed outlets	£60	£52		
5 Hot water cylinder thermostat	£200 - £400	£97		
6 Solar water heating	£4,000 - £6,000	£53		
7 High performance external doors	£3,000	£52		
8 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£329		
9 Wind turbine	£15,000 - £25,000	£669		

## 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](http://www.greenerscotland.org).

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

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

### 1 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](http://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.

### 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](http://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.

### 3 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

### 4 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

### 5 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. Building regulations apply to this work, so it is best to check with your local authority building standards department whether a building warrant will be required.

### 6 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](http://www.microgenerationcertification.org).

### 7 High performance external doors

High performance external doors contain insulation and lose heat at about half the rate of conventional external doors. Building regulations generally apply to this work, so it is best to check this your local authority building standards department.



## 8 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](http://www.microgenerationcertification.org).

## 9 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://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](http://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)	49,807	N/A	N/A	(13,759)
Water heating (kWh per year)	3,718			

## 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 ECMK ([www.ecmk.co.uk](http://www.ecmk.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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Blair Ferguson
Assessor membership number:	ECMK303215
Company name/trading name:	Allied Surveyors Scotland PLC (Glasgow)
Address:	6 BOWLING GREEN STREET LEVEN KY8 3DH
Phone number:	07877775940
Email address:	Blair.Ferguson@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

## Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at [www.scottishepcregister.org.uk](http://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](http://www.gov.scot/epc).

### **Advice and support to improve this property**

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

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT



P A R T 4 .

# PROPERTY QUESTIONNAIRE

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



# Property Questionnaire

Property Address

Slade Farm House  
Arbroath  
DD11 2RE

Seller(s)

Richard Burnett

Completion date of property questionnaire

15/07/2020

Note for sellers

1.	<b>Length of ownership</b>																
	<b>How long have you owned the property?</b> 22 years																
2.	<b>Council tax</b>																
	<b>Which Council Tax band is your property in? (Please circle)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H																
3.	<b>Parking</b>																
	<b>What are the arrangements for parking at your property? (Please tick all that apply)</b>  <table> <tr> <td>Garage</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Allocated parking space</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Driveway</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Shared parking</td> <td><input type="checkbox"/></td> </tr> <tr> <td>On street</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Resident permit</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Metered parking</td> <td><input type="checkbox"/></td> </tr> <tr> <td colspan="2">Other (please specify):</td> </tr> </table>	Garage	<input checked="" type="checkbox"/>	Allocated parking space	<input type="checkbox"/>	Driveway	<input checked="" type="checkbox"/>	Shared parking	<input type="checkbox"/>	On street	<input type="checkbox"/>	Resident permit	<input type="checkbox"/>	Metered parking	<input type="checkbox"/>	Other (please specify):	
Garage	<input checked="" type="checkbox"/>																
Allocated parking space	<input type="checkbox"/>																
Driveway	<input checked="" type="checkbox"/>																
Shared parking	<input type="checkbox"/>																
On street	<input type="checkbox"/>																
Resident permit	<input type="checkbox"/>																
Metered parking	<input type="checkbox"/>																
Other (please specify):																	
	<b>Conservation area</b>																

4.		
	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 [x]NO [ ]Don't know
5.	<b>Listed buildings</b>	
	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 [x]NO
6.	<b>Alterations/additions/extensions</b>	
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 [x]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?	[ ]YES [ ]NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[x]YES [ ]NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[x]YES [ ]NO
	(ii) Did this work involve any changes to the window or door openings?	[ ]YES [x]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.	

<b>7.</b>	<b>Central heating</b>	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <i>Oil fired radiator system</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>22 years ago</i>	
	(ii) Do you have a maintenance contract for the central heating system?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>9.</b>	<b>Issues that may have affected your property</b>	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	<input type="checkbox"/> YES <input type="checkbox"/> NO
b	Are you aware of the existence of asbestos in your property?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>10.</b>	<b>Services</b>	
a	Please tick which services are connected to your property and give details of the supplier:	

	<table border="1"> <tr> <th>Services</th><th>Connected</th><th>Supplier</th></tr> <tr> <td>Gas or liquid petroleum gas</td><td>N</td><td></td></tr> <tr> <td>Water mains or private water supply</td><td>Y</td><td>via the Farm - J&amp;R Black</td></tr> <tr> <td>Electricity</td><td>Y</td><td>Eon</td></tr> <tr> <td>Mains drainage</td><td>N</td><td></td></tr> <tr> <td>Telephone</td><td>Y</td><td>BT</td></tr> <tr> <td>Cable TV or satellite</td><td>Y</td><td>Sky</td></tr> <tr> <td>Broadband</td><td>Y</td><td>BT</td></tr> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	N		Water mains or private water supply	Y	via the Farm - J&R Black	Electricity	Y	Eon	Mains drainage	N		Telephone	Y	BT	Cable TV or satellite	Y	Sky	Broadband	Y	BT
Services	Connected	Supplier																							
Gas or liquid petroleum gas	N																								
Water mains or private water supply	Y	via the Farm - J&R Black																							
Electricity	Y	Eon																							
Mains drainage	N																								
Telephone	Y	BT																							
Cable TV or satellite	Y	Sky																							
Broadband	Y	BT																							
b	Is there a septic tank system at your property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																							
	If you have answered yes, please answer the two questions below:																								
	(i) Do you have appropriate consents for the discharge from your septic tank?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know																							
	(ii) Do you have a maintenance contract for your septic tank?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																							
	If you have answered yes, please give details of the company with which you have a maintenance contract:																								
<b>11.</b>	<b>Responsibilities for shared or common areas</b>																								
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know																							
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A																							
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																							
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:  <i>There is a right of access over the neighboring property to allow vehicles into the garden</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																							
	As far as you are aware, do any of your neighbours have the	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																							



e	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:	
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 [x]NO
<b>12.</b>	<b>Charges associated with your property</b>	
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 [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
<b>13.</b>	<b>Specialist works</b>	
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?	[ ]YES [x]NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[ ]YES [x]NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[ ]YES [ ]NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

<b>14.</b>	<b>Guarantees</b>	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
c	Are there any outstanding claims under any of the guarantees listed above?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please give details:	

<b>15.</b>	<b>Boundaries</b>	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>16.</b>	<b>Notices that affect your property</b>	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

c	that requires you to do any maintenance, repairs or improvements to your property?	[ ]YES [x]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.	

<b>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.</b>	
Signature(s):	Richard S Burnett
Capacity:	[x]Owner [ ]Legally Appointed Agent for Owner
Date:	15/07/2020