

# Home report



**[thorntons-property.co.uk](https://thorntons-property.co.uk)**

Thorntons is a trading name of Thorntons Law LLP

**Property Address**

Kirkhill,  
Dundee Road,  
Meigle,  
BLAIRGOWRIE,  
Perthshire,  
PH12 8SF

**Seller(s)**

Pat Rawlinson

**Completion date of property questionnaire**

19-07-2020

## 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?

62 years

### 2. Council tax

Which Council Tax band is your property in?

G

### 3. Parking

What are the arrangements for parking at your property?

Garage, driveway

### 4. Conservation area

Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?

No

### 5. Listed buildings

Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?

No

### 6. Alterations/additions/extensions

- a) (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? If you have answered yes, please describe below the changes which you have made:

Yes

(details)

A sun lounge was added to the property around 1971 but I can find no documentation relating to this. At some point in the 1960s ? the ordinal wooden garage was replaced. Again I can find no documentation relating to this. A downstairs pantry was altered to become a shower room / toilet in June 2005.

- (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:

No

|                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>b)</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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (i) Were the replacements the same shape and type as the ones you replaced?                                                                                                                                                             | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (ii) Did this work involve any changes to the window or door openings?                                                                                                                                                                  | 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.        | All windows with the exception of the sun lounge were replaced with double glazed units which were the same shape and size but not sash windows as the originals had been. Only one external door was replaced by a double glazed unit leaving the wooden front and back doors in their original form. The work was undertaken in March 1992 and a 10 year guarantee was issued at that time. So successful was the work that the company CR Smith included a photograph of the house in subsequent advertising brochures. |
| <b>7. Central heating</b>                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>a)</b> 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). | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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:              | Gas-fired                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (i) When was your central heating system or partial central heating system installed?                                                                                                                                                   | Central heating installed September 1988. Boiler replaced June 2005                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (ii) Do you have a maintenance contract for the central heating system?<br>If you have answered yes, please give details of the company with which you have a maintenance contract:                                                     | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (iii) When was your maintenance agreement last renewed? (Please provide the month and year).                                                                                                                                            | Last gas safety check 6 th September 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>8. Energy Performance Certificate</b>                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Does your property have an Energy Performance Certificate which is less than 10 years old?                                                                                                                                              | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>9. Issues that may have affected your property</b>                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>a)</b> Has there been any storm, flood, fire or other structural damage to your property while you have owned it?                                                                                                                    | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| If you have answered yes, is the damage the subject of any outstanding?                                                                                                                                                                 | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>b)</b> Are you aware of the existence of asbestos in your property?                                                                                                                                                                  | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

**10. Please select which services are connected to your property**

|           |                                                                                                                |                    |
|-----------|----------------------------------------------------------------------------------------------------------------|--------------------|
| <b>a)</b> | (i) Gas or Liquid Petroleum Gas                                                                                | Yes                |
|           | If you have answered Yes, who is the supplier:                                                                 | Calor              |
|           | (ii) Water Mains or Private Water Supply:                                                                      | Mains Supply       |
|           | If you have answered Yes, who is the supplier:                                                                 | Scottish Water     |
|           | (iii) Electricity:                                                                                             | Yes                |
|           | If you have answered Yes, who is the supplier:                                                                 | SSE Scottish hydro |
|           | (iv) Mains Drainage:                                                                                           | Yes                |
|           | If you have answered Yes, who is the supplier:                                                                 | Local Authority    |
|           | (v) Telephone:                                                                                                 | Yes                |
|           | If you have answered Yes, who is the supplier:                                                                 | BT                 |
|           | (vi) Cable TV or Satellite:                                                                                    | No                 |
|           | (vii) Broadband:                                                                                               | Yes                |
|           | If you have answered Yes, who is the supplier:                                                                 | BT                 |
| <b>b)</b> | Is there a septic tank system at your property?                                                                | Yes                |
|           | (i) Do you have appropriate consents for the discharge from your septic tank?                                  | Yes                |
|           | (ii) Do you have a maintenance contract for your septic tank?                                                  | Yes                |
|           | (iii) If you have answered yes, please give details of the company with which you have a maintenance contract: | Scottish Water     |

**11. Responsibilities for shared or common areas**

|           |                                                                                                                                                                                                                 |                |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>a)</b> | 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?                                           | No             |
| <b>b)</b> | Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?                                                                                          | Not applicable |
| <b>c)</b> | Has there been any major repair or replacement of any part of the roof during the time you have owned the property?                                                                                             | No             |
| <b>d)</b> | 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?                                                                    | No             |
| <b>e)</b> | 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?                                         | No             |
| <b>f)</b> | 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.) | No             |

### 12. Charges associated with your property

- a)** Is there a factor or property manager for your property?
- b)** Is there a common buildings insurance policy?
- 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.

No

No

### 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?

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?

No

- 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 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.

No

### 14. Guarantees

- a) Are there any guarantees or warranties for any of the following:**

**i)** Electrical work

Dont know

**ii)** Roofing

Dont know

**iii)** Central Heating

Dont know

**iv)** National House Building Council (NHBC)

Dont know

**v)** Damp course

Dont know

- 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?

No

### 15. Boundaries

So far as you are aware, has any boundary of your property been moved in the last 10 years?

**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?
- b)** that affects your property in some other way?
- c)** that requires you to do any maintenance, repairs or improvements to your property?

No

No

No

If you have answered yes to any of the 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)**

Pat Rawlinson

**Date**

19-07-2020

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

KIRKHILL, DUNDEE ROAD, MEIGLE, BLAIRGOWRIE, PH12 8SF

**Dwelling type:** Detached house  
**Date of assessment:** 22 July 2020  
**Date of certificate:** 28 July 2020  
**Total floor area:** 263 m<sup>2</sup>  
**Primary Energy Indicator:** 315 kWh/m<sup>2</sup>/year

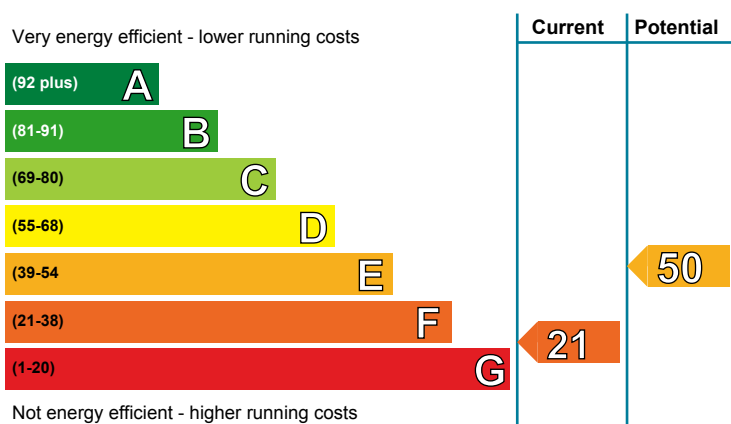
**Reference number:** 0100-2802-9230-2020-5001  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, LPG

## 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

|                                                   |         |                                                      |
|---------------------------------------------------|---------|------------------------------------------------------|
| Estimated energy costs for your home for 3 years* | £14,859 | See your recommendations report for more information |
| Over 3 years you could save*                      | £5,382  |                                                      |

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

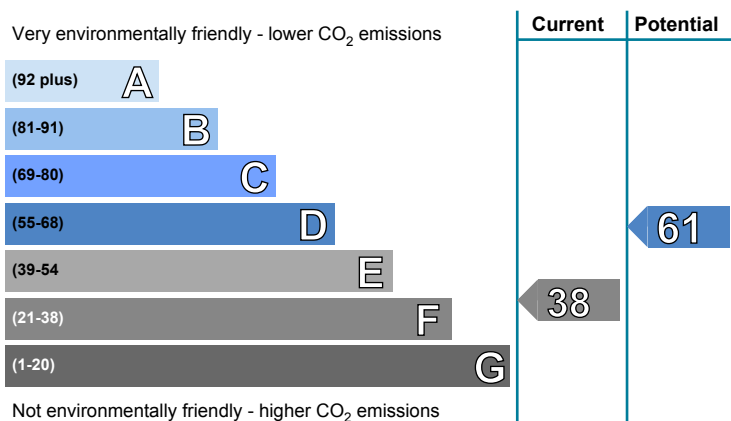


## Energy Efficiency Rating

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 F (21)**. 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<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 (38)**. 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 Room-in-roof insulation              | £1,500 - £2,700  | £1620.00                     |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £2388.00                     |
| 3 Floor insulation (suspended floor)   | £800 - £1,200    | £708.00                      |

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) | ★★☆☆☆             | ★★☆☆☆         |
|                       | Solid brick, as built, no insulation (assumed)            | ★☆☆☆☆             | ★☆☆☆☆         |
| Roof                  | Pitched, 300 mm loft insulation                           | ★★★★★             | ★★★★★         |
|                       | Pitched, no insulation (assumed)                          | ★☆☆☆☆             | ★☆☆☆☆         |
|                       | Roof room(s), no insulation (assumed)                     | ★☆☆☆☆             | ★☆☆☆☆         |
| Floor                 | Suspended, no insulation (assumed)                        | —                 | —             |
|                       | Solid, no insulation (assumed)                            | —                 | —             |
| Windows               | Mostly double glazing                                     | ★★★★☆☆            | ★★★★☆☆        |
| Main heating          | Boiler and radiators, LPG                                 | ★★☆☆☆☆            | ★★★★★☆☆       |
| Main heating controls | Programmer, TRVs and bypass                               | ★★★★☆☆            | ★★★★☆☆        |
| Secondary heating     | Room heaters, dual fuel (mineral and wood)                | —                 | —             |
| Hot water             | From main system, no cylinder thermostat                  | ★☆☆☆☆             | ★★★★☆☆        |
| Lighting              | Low energy lighting in 71% 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 69 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 18 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 7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

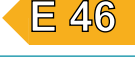
## Estimated energy costs for this home

|               | Current energy costs | Potential energy costs | Potential future savings                                                            |
|---------------|----------------------|------------------------|-------------------------------------------------------------------------------------|
| Heating       | £13,422 over 3 years | £8,505 over 3 years    |  |
| Hot water     | £924 over 3 years    | £459 over 3 years      |                                                                                     |
| Lighting      | £513 over 3 years    | £513 over 3 years      |                                                                                     |
| <b>Totals</b> | <b>£14,859</b>       | <b>£9,477</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 Room-in-roof insulation              | £1,500 - £2,700  | £540                    |  |  |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £796                    |  |  |
| 3 Floor insulation (suspended floor)   | £800 - £1,200    | £236                    |  |  |
| 4 Floor insulation (solid floor)       | £4,000 - £6,000  | £111                    |  |  |
| 5 Solar water heating                  | £4,000 - £6,000  | £111                    |  |  |
| 6 Solar photovoltaic panels, 2.5 kWp   | £3,500 - £5,500  | £299                    |  |  |

### Alternative measures

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

- Cavity, internal or external wall insulation

## Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to [www.greenerscotland.org](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 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

### 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](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.

### 3 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.

### 4 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](http://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.

### 5 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).

## 6 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).

## 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) | 50,995            | (2,013)                   | N/A                              | (8,915)                         |
| Water heating (kWh per year) | 3,729             |                           |                                  |                                 |

## Addendum

This dwelling is a system built property or some of its walls are of non-conventional construction and requires further investigation to establish the type of construction, the type of wall insulation best suited (cavity insulation or internal/external insulation) and the savings it might deliver. Please contact the Home Energy Scotland hotline on 0808 808 2282 to find out more.

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

|                             |                                                                |
|-----------------------------|----------------------------------------------------------------|
| Assessor's name:            | Mr. Jon Thomson                                                |
| Assessor membership number: | EES/016134                                                     |
| Company name/trading name:  | J & E Shepherd                                                 |
| Address:                    | 2 Whitefriars Crescent<br>Perth<br>PH2 0PA                     |
| Phone number:               | 01738 638188                                                   |
| Email address:              | <a href="mailto:perth@shepherd.co.uk">perth@shepherd.co.uk</a> |
| 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



# Single Survey

survey report on:

|                    |                                                              |
|--------------------|--------------------------------------------------------------|
| Property address   | KIRKHILL<br>DUNDEE ROAD<br>MEIGLE<br>BLAIRGOWRIE<br>PH12 8SF |
| Customer           | Ms Mary Bain C/O Ms P Rowlinson POA                          |
| Customer address   |                                                              |
| Prepared by        | J & E Shepherd                                               |
| Date of inspection | 22nd July 2020                                               |



## 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.

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.

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



# Terms and Conditions

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<sup>2</sup> will be from information contained in the Report and the generic Mortgage Valuation Report.

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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

## 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.

## 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.

|                                       |                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description</b>                    | Detached two storey house set within large garden grounds.                                                                                                                                                                                                                                                                                   |
| <b>Accommodation</b>                  | GROUND FLOOR: Entrance Vestibule, Hall, Lounge, Study, Sun Lounge, Dining Room, Living Room, Kitchen, Store, Utility/Rear Vestibule and Shower Room with WC.<br><br>HALF LANDING: 2 Attic Rooms.<br><br>FIRST FLOOR: 4 Bedrooms, Walk in Cupboard, Bathroom and Separate WC.                                                                 |
| <b>Gross internal floor area (m²)</b> | The gross internal floor area extends to 263 m2 or thereby (including the attic rooms).                                                                                                                                                                                                                                                      |
| <b>Neighbourhood and location</b>     | The subjects are situated on the edge of the village where surroundings are of a mixed residential and agricultural nature. Local amenities can be found within the village itself with a more comprehensive range available within surrounding towns. All main services and facilities are available within the cities of Perth and Dundee. |
| <b>Age</b>                            | Erected circa 1898. The side sun lounge extension was added around 50 years ago.                                                                                                                                                                                                                                                             |
| <b>Weather</b>                        | Heavy rain.                                                                                                                                                                                                                                                                                                                                  |
| <b>Chimney stacks</b>                 | <b>Visually inspected with the aid of binoculars where appropriate.</b><br><br>The chimneys are of stone construction with metal flashings.                                                                                                                                                                                                  |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Roofing including roof space</b>        | <p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof is pitched and clad in slates with a metal ridge and metal valleys. There is a flat roof over the sun lounge.</p> <p>Access was gained to the main roof void via a ceiling hatch in the landing cupboard. A very limited inspection was possible of a small section of eaves attic space in the rear projection via an access hatch off the attic room. The majority of the roof timbers in the rear projection could not be inspected.</p> |
| <b>Rainwater fittings</b>                  | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater fittings are formed in cast iron with PVC to the side extension.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Main walls</b>                          | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are of solid stone construction and the rear projection is of brick construction. The walls to the sun lounge would appear to be of concrete construction or similar, although this could not be confirmed due to climbing vegetation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Windows, external doors and joinery</b> | <p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>There are PVC double glazed windows to the main property, and the windows at first floor are of sash and case design. There are also double glazed Velux roof windows. The windows to the sun lounge are of timber framed, single glazed construction.</p> <p>The front and side external doors are of timber construction and there is a PVC double glazed door off the utility/vestibule. There is a timber and single glazed door off the sun lounge.</p> <p>There are timber fascia boards.</p>                                                                                                                                                                                                                                                                                                                                           |

# Single Survey

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| External decorations               | <b>Visually inspected.</b><br><br>Painted finish to external timbers, rainwater fittings and brickwork.                                                                                                                                                                                                                                                                                                               |
| Conservatories / porches           | None.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Communal areas                     | None.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Garages and permanent outbuildings | <b>Visually inspected.</b><br><br>To the rear is a detached double car garage with electric roller door. Head height in the garage is restricted. Adjoining store and workshop. The garage/store/workshop walls are a mixture of concrete, timber and stone. The roof coverings are mainly formed in corrugated asbestos.<br><br>There are no other permanent outbuildings although there is an aluminium greenhouse. |
| Outside areas and boundaries       | <b>Visually inspected.</b><br><br>There are large well maintained garden grounds along with a large driveway extending around the property, providing ample off street parking. The boundaries are defined by stone walls, timber fencing and hedging.<br><br>There is a telegraph pole in the side garden.                                                                                                           |
| Ceilings                           | <b>Visually inspected from floor level.</b><br><br>The ceilings are assumed to be predominantly of traditional lath and plaster. There is a frame and fibre based ceiling in the sun lounge.                                                                                                                                                                                                                          |
| Internal walls                     | <b>Visually inspected from floor level.</b><br><br><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b><br><br>The internal walls are a mixture of lath and plaster, plaster on the hard and plasterboard.                                                                                                                                                            |
| Floors including sub floors        | <b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b><br><br>The floors at ground floor are a mixture of suspended timber and concrete construction with the first floor being of suspended timber construction.<br><br>Due to fitted floor coverings, no access was available to any sub-floor area.                                                                 |



# Single Survey

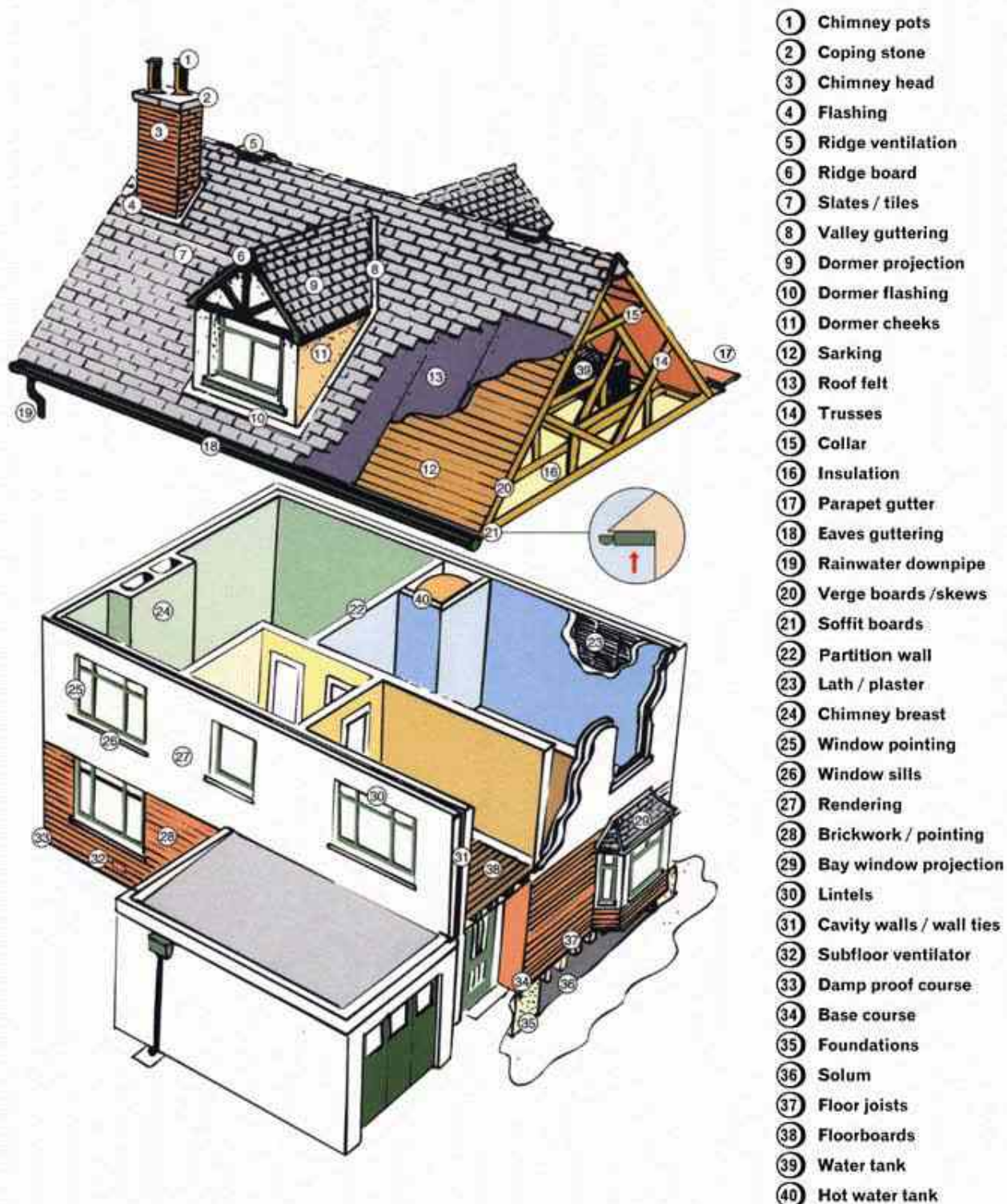
|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Internal joinery and kitchen fittings | <p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The internal doors are a mixture of timber and glazed and timber panel design with timber skirting boards and facings.</p> <p>There are dated base and wall units in the kitchen.</p>                                                                                                                             |
| Chimney breasts and fireplaces        | <p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There are open fires in the lounge and dining room. Fireplaces within the bedrooms have been blocked off.</p>                                                                                                                                                                                                                                                            |
| Internal decorations                  | <p><b>Visually inspected.</b></p> <p>The internal wall and ceiling surfaces are painted/papered with partial tiling in the bathroom. There is a wet wall around the shower cubicle at ground floor. The walls in the sun lounge are timber lined.</p>                                                                                                                                                                                                                            |
| Cellars                               | <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Electricity                           | <p><b>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.</b></p> <p>Mains supply. The distribution board and meter are located in the hall.</p> |
| Gas                                   | <p><b>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.</b></p> <p>LPG supply and the tank is located in the rear garden.</p>                  |
| Water, plumbing, bathroom fittings    | <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains supply. Internal plumbing, where seen, is a mixture of copper and PVC. The insulated plastic cold water tank is located in the attic.</p> <p>The shower room fitments comprise a white three piece suite with</p>                                      |

# Single Survey

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | <p>shower cubicle, WC and wash hand basin.</p> <p>There is a bath and wash hand basin in the bathroom. Separate WC adjacent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heating and hot water               | <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property has a gas fired heating system serving radiators in most of the rooms, although there are no radiators in the living room, utility room, sun lounge, WC or attic rooms.</p> <p>Hot water is provided by the oil fired Rayburn and supplemented by an electric immersion heater fitted to the insulated hot water cylinder located in the living room cupboard.</p> <p>The plastic oil tank is located in the rear garden. The original metal oil tank is located adjacent, however, we have been informed that this is redundant.</p>                                                                                                                                                                                                                                                 |
| Drainage                            | <p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is connected to a septic tank located in the front garden.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Fire, smoke and burglar alarms      | <p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Smoke alarms are fitted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Any additional limits to inspection | <p>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows were not all fully opened or tested.</p> <p>No access was available to any sub-floor areas.</p> <p>Full and safe access was not available to the roof void area due to the presence of a thick layer of insulation throughout and the absence of flooring or crawl boards. The majority of roof timbers in the rear projection could not be inspected.</p> <p>Garden/climbing vegetation was present to the front elevation and to the sun lounge extension. Our inspection of the building fabric to these areas was therefore restricted.</p> <p>We were not able to fully inspect all areas of boundary walls and fences due to garden vegetation/restricted access.</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Some areas of the external building fabric including some roof pitches/chimneys were not fully or closely inspectable from the surrounding ground level.</p> <p>Wall panelling in the sun lounge prevented accurate damp readings being taken.</p> <p>The flat roof coverings over the sun lounge was partially visible from first floor but was not fully or closely inspected.</p> <p>The cold water rising main was not fully inspectable.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</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.

# Single Survey

## 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           | Evidence of settlement has affected the building reflected by slight sloping to some internal door frames. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent. |



### Dampness, rot and infestation

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Notes           | <p>Traces of wood bore infestation were noted to timbers within the property. Above average damp readings were obtained to a localised section of plaster behind the WC in the shower room, although this may be due to condensation. Damp readings were also obtained around the former chimney in the store off the kitchen. A precautionary check of the entire property should be carried out by a reputable timber specialist prior to purchase.</p> <p>Damp staining was noted to the fibre board sarking in the attic rooms, although, when tested with a moisture meter, readings were found to be normal. The original source of dampness should be identified and confirmed as repaired.</p> |



### 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           | A small number of loose or broken roof slates and components were visible. There is no sarking felt beneath the slates and small sections of daylight are evident within the main roof void. Roof coverings are of an age and style where a degree of ongoing maintenance should be anticipated. More extensive |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>overhaul work may be required in future.</p> <p>The flat roof to the sun lounge is showing signs of previous patch repair and may be approaching the end of its efficient life span. Evidence of past water ingress was noted and this roof covering could fail at any time.</p> <p>The metal skylight window to the landing cupboard was noted to be corroded and replacement should be anticipated.</p> <p>Traces of wood bore infestation were evident to the visible roof timbers.</p> <p>There was evidence of Bats within the roof void. Bats are a protected species and any purchaser should make full enquiries as to the ramifications affecting future maintenance.</p> <p>The former cold water tank remains within the roof void.</p> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## Rainwater fittings

|                        |                                                                                                                                                                                                  |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                |
| <b>Notes</b>           | <p>Within the limitations of our inspection rainwater goods were seen to be free from significant defect. There was evidence of previous patch repairs around the gutters to the sun lounge.</p> |



## Main walls

|                        |                                                                                                                                                                                                                                                                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                                                                                                                               |
| <b>Notes</b>           | <p>Within the limitations of our inspection, no significant defects were noted, however normal levels of maintenance are recommended.</p> <p>The sun lounge would appear to be of an insubstantial construction type. Accordingly, insulation qualities will be limited, and the structure will require ongoing maintenance or replacement.</p> |



## Windows, external doors and joinery

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Notes</b>           | <p>Evidence of decay/weathering was noted to the external joinery timbers to the sun lounge. Repair/replacement is required.</p> <p>We have been informed that the majority of the PVC double glazed windows were installed approximately 30 years ago. Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted. Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p> |



# Single Survey



## External decorations

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



## Conservatories/porches

|                 |                 |
|-----------------|-----------------|
| Repair category | -               |
| Notes           | Not applicable. |



## Communal areas

|                 |                 |
|-----------------|-----------------|
| Repair category | -               |
| Notes           | Not applicable. |



## Garages and permanent outbuildings

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Notes           | <p>The roof was noted to be leaking. The garage/outbuilding may contain materials with an asbestos content. These have not been tested and we have not carried out an asbestos survey on the property however these materials should be handled by a competent contractor only. Previous patch repairs have been carried out to the roof.</p> <p>Woodworm, dampness and decay were evident internally. There is cracking to the concrete floor and to some of the concrete walls. External timbers are weathered/decayed. The garage requires to be fully repaired or replaced.</p> |



## Outside areas and boundaries

|                 |                                                                                                                                                                                                                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                                                                                                                                                                                                                                                                         |
| Notes           | <p>Evidence of weathered stonework, vegetation and movement to boundary walls. Repairs should be anticipated. Boundary walls and fences should be regularly checked and maintained as necessary.</p> <p>Mature trees/vegetation within the grounds of the property will require future ongoing professional maintenance by an experienced contractor.</p> |



## Ceilings

|                 |                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                                                               |
| Notes           | Past water ingress was evident to the ceiling tiles in the sun lounge, although no damp meter readings were obtained at the time of inspection. |

# Single Survey

|  |                                                                                                                     |
|--|---------------------------------------------------------------------------------------------------------------------|
|  | Some cracked ceiling plaster was noted and some repairs may be required at the time of redecoration or disturbance. |
|--|---------------------------------------------------------------------------------------------------------------------|



## Internal walls

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



## Floors including sub-floors

|                 |                                                                                                                                                                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 2                                                                                                                                                                                                                                           |
| Notes           | Traces of wood bore infestation were evident to the visible flooring in the attic rooms. 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 | 2                                                                                                                                                                                   |
| Notes           | Internal joinery is generally serviceable however some wear and tear items were noted to kitchen fittings/internal doors and future maintenance or upgrading should be anticipated. |



## Chimney breasts and fireplaces

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                |
| Notes           | All flue linings should be checked, repaired if necessary and swept prior to fires being reused. |



## Internal decorations

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Repair category | 1                                               |
| Notes           | The property is in reasonable decorative order. |



## Cellars

|                 |                 |
|-----------------|-----------------|
| Repair category | -               |
| Notes           | Not applicable. |



# Single Survey



## Electricity

|                 |                                                                                                                                                                                                                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                                                                                                           |
| Notes           | 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 | 1                                                                                                                                                         |
| Notes           | In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor. |



## Water, plumbing and bathroom fittings

|                 |                                                                                                                                                                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                                   |
| Notes           | No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. Sanitary fittings appear serviceable however surround seals/finishes should be checked and maintained watertight. |



## Heating and hot water

|                 |                                                                                                                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                   |
| Notes           | It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. |



## Drainage

|                 |                                                                                                                                                                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                            |
| Notes           | Drainage is connected to a septic tank located in the front garden. The maintenance liability, rights of access and SEPA consents should be confirmed. We have been informed that the tank is on a maintenance contract with Scottish Water. |

# Single Survey

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

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

# Single Survey

## 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 and First                                                    |
| 2. Are there three steps or fewer to a main entrance door of the property?             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 3. Is there a lift to the main entrance door of the property?                          | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 4. Are all door openings greater than 750mm?                                           | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 5. Is there a toilet on the same level as the living room and kitchen?                 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 6. Is there a toilet on the same level as a bedroom?                                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 7. Are all rooms on the same level with no internal steps or stairs?                   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 8. Is there unrestricted parking within 25 metres of an entrance door to the building? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

## 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

We are not aware of any recent alterations to the property.

There are open fields to the rear of the subjects. We understand there are no plans for these to be developed. This should be confirmed.

Drainage is connected to a septic tank. The maintenance liability, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.

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 £890,000 (EIGHT HUNDRED AND NINETY 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 £380,000 (THREE HUNDRED AND EIGHTY THOUSAND POUNDS).

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.

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| <b>Signed</b>        | Security Print Code [438816 = 5729 ]<br>Electronically signed |
| <b>Report author</b> | Jon Thomson                                                   |
| <b>Company name</b>  | J & E Shepherd                                                |
| <b>Address</b>       | 2 Whitefriars Crescent, Perth, Perthshire, PH2 0PA            |

# Single Survey

|                |                |
|----------------|----------------|
| Date of report | 31st July 2020 |
|----------------|----------------|

# Mortgage Valuation Report



## Property Address

Address KIRKHILL, DUNDEE ROAD, MEIGLE, BLAIRGOWRIE, PH12 8SF  
Seller's Name Ms Mary Bain C/O Ms P Rowlinson POA  
Date of Inspection 22nd July 2020

## Property Details

Property Type ☒ House ☐ 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 ☐ 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 ☒ 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

## Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £  Unexpired years

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

Residential Element (greater than 40%) ☒ Yes ☐ No

## Garage / Parking / Outbuildings

☐ Single garage ☒ Double garage ☐ Parking space ☐ No garage / garage space / parking space  
Available on site? ☒ Yes ☐ No

Permanent outbuildings:

None.

# 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:

Partial LPG heating 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

# Mortgage Valuation Report

## General Remarks

The subjects are situated on the edge of the village where surroundings are of a mixed residential and agricultural nature. Local amenities can be found within the village itself with a more comprehensive range available within surrounding towns. All main services and facilities are available within the cities of Perth and Dundee.

At the time of inspection, the general condition of the property appeared to be consistent with its age and type of construction, although some modernisation may be preferable.

A precautionary check of the entire property should be carried out by a reputable timber specialist prior to purchase.

The sun lounge is in poor condition and requires to be fully repaired/replaced. The flat roof may be nearing the end of its efficient lifespan and should be checked by a competent roofing contractor.

The garage and outbuildings require to be fully repaired or replaced.

OTHER ACCOMMODATION: 2 attic rooms and study.

CONVEYANCER:-

There are open fields to the rear of the subjects. We understand there are no plans for these to be developed. This should be confirmed.

Drainage is connected to a septic tank. The maintenance liability, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.

WALLS: The main walls are of solid stone construction and the rear projection would appear to be of solid brick construction. The walls to the sun lounge would appear to be of concrete construction or similar, although this could not be confirmed due to climbing vegetation.



# Mortgage Valuation Report

## Essential Repairs

None apparent.

Estimated cost of essential repairs £

Retention recommended? ☐ Yes ☒ No

Amount £

# 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                                                                                                         | £ 380,000                                                           |
| Market value on completion of essential repairs                                                                                           | £ N/A                                                               |
| Insurance reinstatement value<br>(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT) | £ 890,000                                                           |
| Is a reinspection necessary?                                                                                                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? | £                                                        |
| Is the property in an area where there is a steady demand for rented accommodation of this type?                                    | <input type="checkbox"/> Yes <input type="checkbox"/> No |

## Declaration

|                             |                                                                    |
|-----------------------------|--------------------------------------------------------------------|
| Signed                      | Security Print Code [438816 = 5729 ]<br>Electronically signed by:- |
| Surveyor's name             | Jon Thomson                                                        |
| Professional qualifications | BSc MRICS                                                          |
| Company name                | J & E Shepherd                                                     |
| Address                     | 2 Whitefriars Crescent, Perth, Perthshire, PH2 0PA                 |
| Telephone                   | 01738 638188                                                       |
| Fax                         | 01738 637542                                                       |
| Report date                 | 31st July 2020                                                     |