

HIGH DRUMMORE FARM

STRANRAER

DG9 9QL



# Home Report

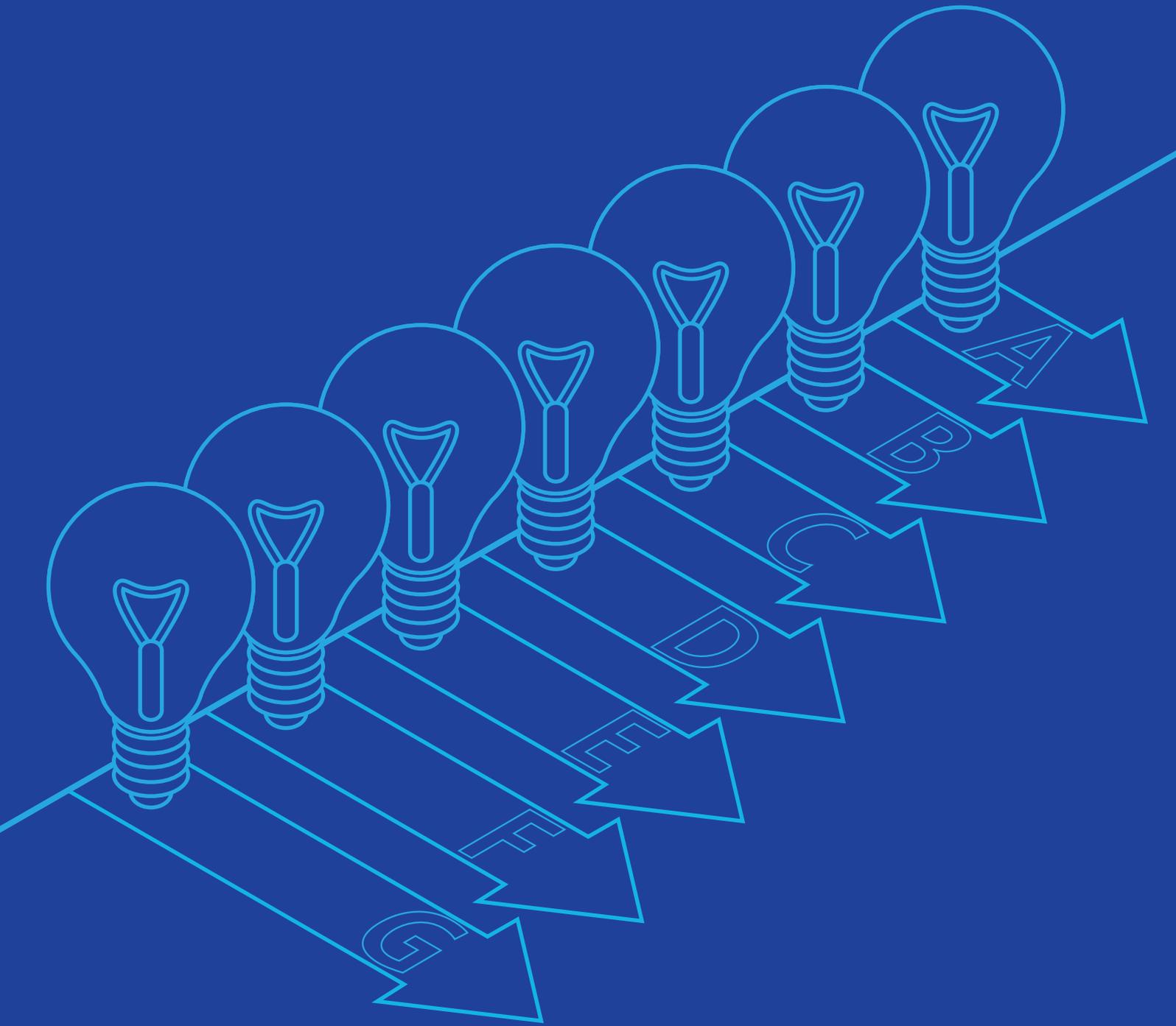
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RESIDENTIAL / COMMERCIAL / PROPERTY & CONSTRUCTION /

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# Energy Performance Certificate



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

**HIGH DRUMMORE FARM, STRANRAER, DG9 9QL**

**Dwelling type:** Detached house  
**Date of assessment:** 04 November 2021  
**Date of certificate:** 04 November 2021  
**Total floor area:** 268 m<sup>2</sup>  
**Primary Energy Indicator:** 250 kWh/m<sup>2</sup>/year

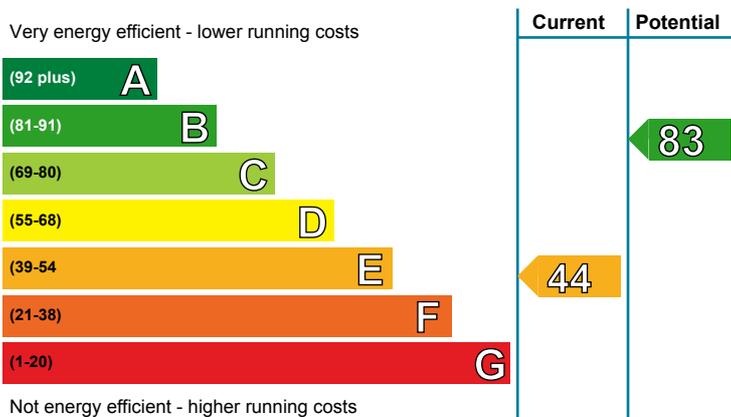
**Reference number:** 0246-1947-9239-2219-3220  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, oil

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

|  |               |  |
|--|---------------|--|
| <b>Estimated energy costs for your home for 3 years*</b> | <b>£8,943</b> | See your recommendations report for more information |
| <b>Over 3 years you could save*</b>                      | <b>£3,879</b> |  |

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

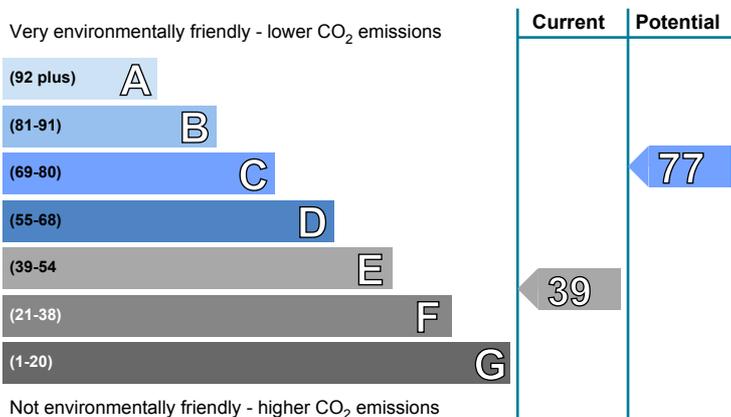


## Energy Efficiency Rating

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 E (44)**. 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 E (39)**. 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  | £825.00                      |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £1926.00                     |
| 3 Floor insulation (suspended floor)   | £800 - £1,200    | £504.00                      |

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                 | Granite or whinstone, as built, no insulation (assumed)              | ★★☆☆☆             | ★★☆☆☆          |
| Roof                  | Pitched, 150 mm loft insulation<br>Roof room(s), ceiling insulated   | ★★★★☆<br>★★☆☆☆    | ★★★★☆<br>★★☆☆☆ |
| Floor                 | Suspended, no insulation (assumed)<br>Solid, no insulation (assumed) | —<br>—            | —<br>—         |
| Windows               | Mostly double glazing  | ★★★★☆☆            | ★★★★☆☆         |
| Main heating          | Boiler and radiators, oil  | ★★★★☆☆            | ★★★★☆☆         |
| Main heating controls | Programmer and room thermostat                                       | ★★★★☆☆            | ★★★★☆☆         |
| Secondary heating     | Room heaters, electric   | —                 | —              |
| Hot water             | From main system   | ★★★★☆☆            | ★★★★☆☆         |
| Lighting              | Low energy lighting in 37% 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 61 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 16 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 9.6 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

|               | Current energy costs | Potential energy costs | Potential future savings  |
|---------------|----------------------|------------------------|---|
| Heating       | £7,827 over 3 years  | £4,377 over 3 years    |  |
| Hot water     | £441 over 3 years    | £273 over 3 years      |   |
| Lighting      | £675 over 3 years    | £414 over 3 years      |   |
| <b>Totals</b> | <b>£8,943</b>        | <b>£5,064</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   | £275                    | E 49                     | E 44        |
| 2 Internal or external wall insulation      | £4,000 - £14,000  | £642                    | D 63                     | D 57        |
| 3 Floor insulation (suspended floor)        | £800 - £1,200     | £168                    | D 67                     | D 61        |
| 4 Low energy lighting for all fixed outlets | £85               | £72                     | D 67                     | D 62        |
| 5 Upgrade heating controls                  | £350 - £450       | £87                     | C 69                     | D 64        |
| 6 Solar water heating                       | £4,000 - £6,000   | £48                     | C 70                     | D 65        |
| 7 Solar photovoltaic panels, 2.5 kWp        | £3,500 - £5,500   | £348                    | C 74                     | C 69        |
| 8 Wind turbine                              | £15,000 - £25,000 | £684                    | B 83                     | C 77        |

## 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 Low energy lighting

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

### 5 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

### 6 Solar water heating

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

## 7 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).

## 8 Wind turbine

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

## Low and zero carbon energy sources

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

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

## Your home's heat demand

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

| Heat demand                  | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 42,501            | (429)                     | N/A                              | (10,004)                        |
| Water heating (kWh per year) | 3,053             |                           |                                  |                                 |

## Addendum

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

## About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](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. Ian Young  |
| Assessor membership number: | EES/012603   |
| Company name/trading name:  | J & E Shepherd   |
| Address:                    | 13 Albert Square<br>Dundee<br>DD1 1XA                            |
| Phone number:               | 01382 200454   |
| Email address:              | <a href="mailto:dundee@shepherd.co.uk">dundee@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







# Scottish Single Survey



# Single Survey

survey report on:

|                           |  |
|---------------------------|--|
| <b>Property address</b>   | HIGH DRUMMORE FARM<br>STRANRAER<br>DG9 9QL   |
| <b>Customer</b>           | Mr & Mrs Forsyth   |
| <b>Customer address</b>   | c/o Threave Rural<br>The Rockcliffe Suite<br>The Old Exchange<br>Castle Douglas<br>DG7 1TJ |
| <b>Prepared by</b>        | J & E Shepherd   |
| <b>Date of inspection</b> | 4th November 2021  |



## 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>                               | Two storey detached farm house.   |
| <b>Accommodation</b>                             | Ground Floor:<br>Lounge, Dining Room, Sitting Room, Office, Kitchen/Dining Room, Pantry, Utility Room, and Shower Room with w.c.<br><br>First Floor:<br>Bedroom 1, en-suite Shower Room with w.c., Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5 and Bathroom with w.c.  |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | 274m <sup>2</sup> or thereby.   |
| <b>Neighbourhood and location</b>                | The property is situated in a rural location to the south west of Drummore village. Limited amenities are available in the village itself, and the main shopping, social and educational amenities for the Wigtownshire area are provided in Stranraer which lies approximately 18 miles distant. The property occupies an elevated position, and enjoys an open rural outlook and sea views over Luce Bay. |
| <b>Age</b>                                       | It is estimated that the property was constructed in the early to mid 1800s.  |
| <b>Weather</b>                                   | Dry and sunny.  |
| <b>Chimney stacks</b>                            | <b>Visually inspected with the aid of binoculars where appropriate.</b><br><br>The chimneys are of stone construction with clay pots. The two gable chimneys have been roughcast.   |

|  |  |
|--|--|
| <b>Roofing including roof space</b>        | <p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</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 roofs are pitched and laid in a mix of slates and plain concrete interlocking tiles.</p> <p>Ceiling hatches provide access into the attic roof spaces. The roof voids were inspected on a head and shoulders basis only, from the extent visible from the ceiling hatches without being entered. The roofs are of timber frame construction overlaid with sarkingboard. Where seen, there is a felt membrane below some parts of the roof only. The roof voids are insulated above the ceilings, although the insulation depth falls short of current minimum recommended levels.</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 a mix of cast iron and PVC.</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, which are pointed and painted and part roughcast externally.</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>The windows are double glazed UPVC casements with a woodgrain effect finish, there is a single glazed timber framed window to the first floor landing, some of the rooms have double glazed Velux rooflights and there are aluminium double glazed windows to the side entrance porch.</p> <p>The front door is timber panelled with narrow fanlight above. The UPVC double glazed external door to the side entrance porch has been temporarily removed pending its replacement.</p>   |

# Single Survey

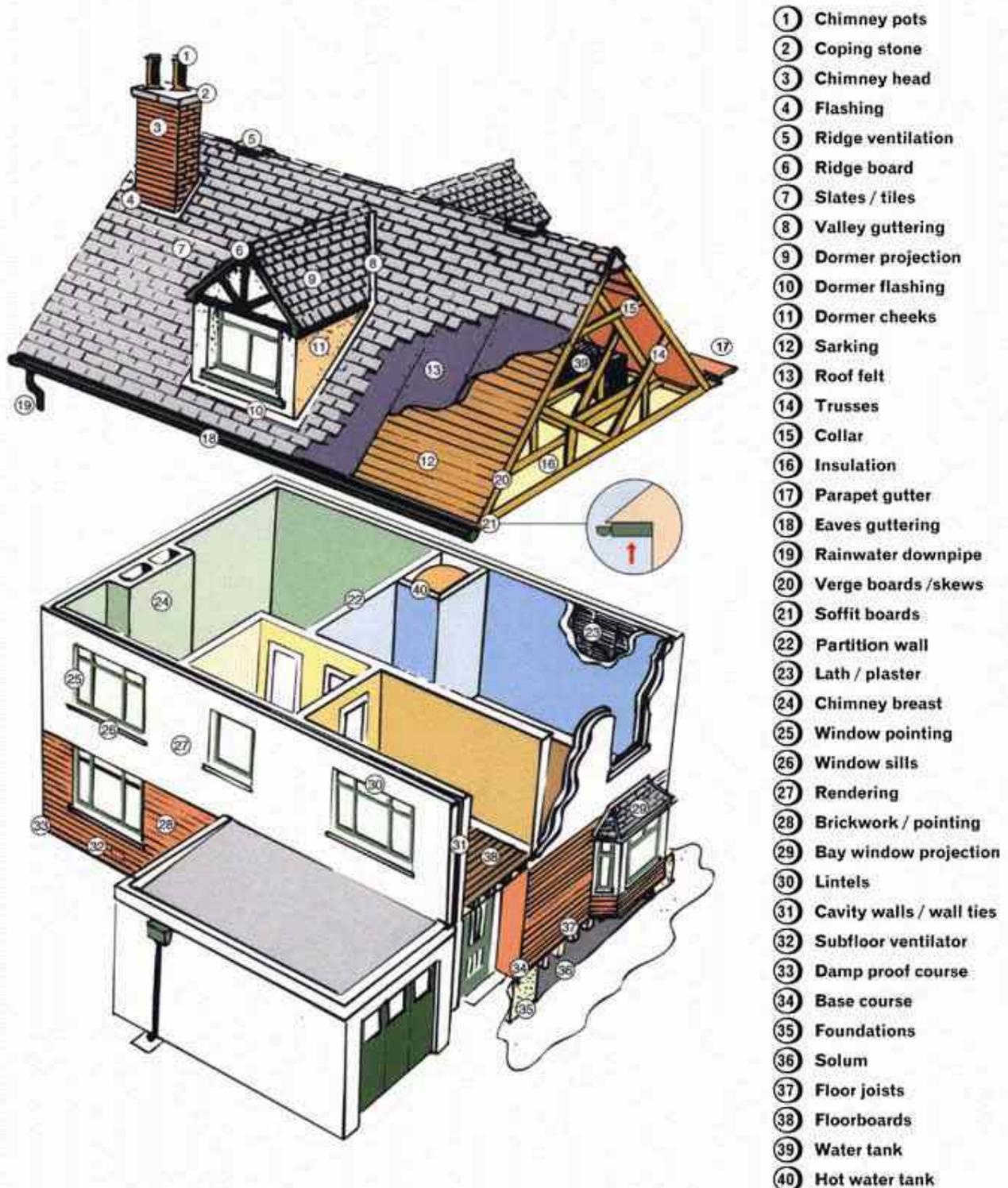
|   |  |
|---|--|
| <b>External decorations</b>               | <b>Visually inspected.</b>   |
| <b>Conservatories / porches</b>           | <b>Visually inspected.</b><br><br>The walls of the side entrance porch appear to be of block or brick rendered construction. The shallow pitched roof has a felt covering. There are double glazed aluminium framed windows. As advised, the UPVC double glazed external door has been temporarily removed pending its replacement.  |
| <b>Communal areas</b>                     | Not applicable.  |
| <b>Garages and permanent outbuildings</b> | <b>Visually inspected.</b><br><br>Attached to the rear of the property, and connecting to the house via an internal doorway, is a garage/workshop with a gross internal floor area of 38m <sup>2</sup> or thereby. The walls are of stone construction and the pitched roof is slated. The roof void was not inspected.<br><br>There are two static caravans within the site, although these are not classed as heritable property and have been disregarded for the purpose of the Single Survey. |
| <b>Outside areas and boundaries</b>       | <b>Visually inspected.</b><br><br>In addition to the driveway and garden ground surrounding the house, there is a field/paddock. It is understood that the site area extends in total to approximately 1.279 hectares (3.16 acres) or thereby.   |
| <b>Ceilings</b>                           | <b>Visually inspected from floor level.</b><br><br>The ceilings are lined with a mix of lath and plaster, plasterboard and timber.   |
| <b>Internal walls</b>                     | <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 main walls are dry lined internally, and the partitions are a mix of solid construction and timber studs.   |
| <b>Floors including sub floors</b>        | <b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b><br><br>The floors are a mix of suspended timber and solid concrete construction.<br><br>It was not possible to inspect the floor surfaces due to the presence of fitted coverings in all rooms. No access was gained into the sub-floor areas.   |

# Single Survey

|  |   |
|--|---|
| <b>Internal joinery and kitchen fittings</b> | <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 mix of timber panelled, timber glazed, timber tongue and groove boarded and hollow core flush timber types.</p> <p>A timber carpeted staircase provides access to the first floor landing from the hall.</p> <p>There are fitted base units in the kitchen and utility room, which are on semi modern/older lines.</p>                                |
| <b>Chimney breasts and fireplaces</b>        | <p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>The lounge has a marble fireplace with open fire, although the opening had been boarded over at the time of the inspection and the flue was not viewed. There is an oil fired 'Rayburn' stove in the kitchen.</p> <p>All other fireplaces have been removed and the openings blanked off.</p>   |
| <b>Internal decorations</b>                  | <p><b>Visually inspected.</b></p>   |
| <b>Cellars</b>                               | <p>There is no cellar as far as known.</p>  |
| <b>Electricity</b>                           | <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 electricity.</p> <p>The electric meter is in the attached outbuilding.</p>   |
| <b>Gas</b>                                   | <p>No gas supply.</p>   |
| <b>Water, plumbing, bathroom fittings</b>    | <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>Water is assumed to be from the mains supply.</p> <p>There are stainless steel sinks in the kitchen and utility room. The sanitary fittings are on semi modern/older lines and comprise of three piece white suites in the ground floor shower room, the en-suite shower room and bathroom. One of the bedrooms has a</p> |

|   |   |
|---|---|
|   | dated coloured wash hand basin.   |
| <p><b>Heating and hot water</b></p>               | <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 'Worcerster Greenstar Danesmoor Utility 25/32' oil fired boiler is in the attached outbuilding. The boiler provides domestic hot water, and also heats radiators in the main rooms. The foam insulated hot water tank is in the bathroom airing cupboard. It is fitted with an electrical immersion heater and thermostat.</p> <p>There is a plastic oil storage tank behind the outbuilding.</p>  |
| <p><b>Drainage</b></p>                            | <p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>It is understood that drainage is connected to a septic tank, which is located within the site boundaries. For the avoidance of doubt the tank was not inspected to confirm its age, type and condition, and the drainage system has not been checked or tested in any way.</p>   |
| <p><b>Fire, smoke and burglar alarms</b></p>      | <p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>A linked smoke and carbon monoxide alarm system, including a heat detector in the kitchen, must be installed.</p> <p>In the interests of security no comment is made in relation to the presence or otherwise of a burglar alarm.</p>  |
| <p><b>Any additional limits to inspection</b></p> | <p>The inspection of the property was restricted by fitted floor coverings in all rooms, together with items of furniture and stored articles. Those parts of the property concealed behind fitted units and sanitary fittings etc. were not viewed. The roof voids were inspected on a head and shoulders basis only, from the extent visible from the ceiling hatch without being entered. The external parts of the building were viewed from ground level only.</p> <p>With properties of this type and age various parts of the structure, such as joists and lintels, are in direct contact with the main external walls, but are hidden from view behind wall linings etc and cannot be seen. Those areas which were not inspected cannot be reported as being free from defect, and any comments regarding the condition of the property must be read in this context.</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 |  |
|---|--|
| <b>Repair category</b>  | 1  |
| <b>Notes</b>  | The property is affected by past settlement evidenced by distortions to the fabric of the building, includes slopes/runs to the floors. On the basis of a single inspection this appears to be of longstanding nature with no evidence of recent significant movement. |

|  Dampness, rot and infestation |   |
|---|---|
| <b>Repair category</b>  | 3   |
| <b>Notes</b>  | <p>Excessively high damp readings were recorded to the floors, walls and partitions in a number of areas, and defects in the external fabric have allowed water/damp ingress to the roofs, chimneys and walls. The solum is damp and unsealed where seen, some of the floor timbers are affected by rot, there is inadequate sub-floor ventilation and high external ground levels. Concealed timbers that have been in contact with damp be affected by rot.</p> <p>Evidence of woodworm infestation was noted to timbers, including the roof and internal joinery. The floors were not property inspected due to the presence of fitted coverings.</p> <p>These faults require full and thorough investigation by a timber/damp specialist.</p> |

|  Chimney stacks |  |
|--|--|
| <b>Repair category</b>   | 2  |
| <b>Notes</b>   | The chimneys require repair to address issues with penetrating dampness. |

# Single Survey



## Roofing including roof space

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | The roof coverings are of mixed ages, and some parts are old with no felt membrane below the slates. Some of the slate nails are affected by corrosion indicating the onset of nail sickness/ fatigue. There have been problems with water/damp ingress to the roof in a number of areas. Concealed roof timbers that have been in contact with damp may be affected by rot. Following repair ongoing maintenance of the roof should be anticipated, with a view to future reslating of the older parts. Evidence of woodworm infestation was noted to the roof timbers. |



## Rainwater fittings

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | The downpipes are not trapped, and discharge rainwater onto adjoining ground which is not an ideal arrangement. There is a missing downpipe to the rear of the house, above the valley gutter for the attached outbuilding. |



## Main walls

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | There are areas of bossed/hollow roughcast to the external walls.<br><br>Some of the ground levels are high against the external wall surfaces, in relation to the height of the floors internally. This will be contributing to problems with dampness. |



## Windows, external doors and joinery

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | There is cracked glass to the fanlight above the front door, and there is also cracked glazing to the timber window on the landing. Some of the windows and rooflights have failed double glazed units.<br><br>The damaged UPVC door to the porch (see below) requires to be replaced. It has been temporarily removed and the opening boarded over pending replacement. |



## External decorations

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | No immediate action or repair is needed. |

# Single Survey

|  Conservatories/porches |   |
|--|---|
| Repair category  | 2   |
| Notes  | There are failed double glazed units to the porch, and the aluminium window frames are affected by weathering. The damaged external door has been removed, and the opening boarded over pending replacement. The flat felt roof covering is likely to have a limited life only and early renewal may be required. There is some dampness to the walls internally. |

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

|  Garages and permanent outbuildings |  |
|--|--|
| Repair category  | 2  |
| Notes  | There are broken slates to the roof. The skylight window is affected by corrosion. |

|  Outside areas and boundaries |  |
|--|--|
| Repair category  | 2  |
| Notes  | Sections of the boundary and garden dykes require attention. |

|  Ceilings |   |
|--|---|
| Repair category  | 2   |
| Notes  | Some of the ceiling plaster is damp due to water ingress.<br><br>Localised areas of cracking were noted to the ceiling plaster. |

|  Internal walls |   |
|--|---|
| Repair category  | 3   |
| Notes  | High damp readings were recorded to the internal walls and partitions. Concealed timbers that have been in contact with damp may be affected by rot.<br><br>This requires investigation by a timber/damp specialist before purchase, and thereafter all works recommended must be undertaken to a fully documented and guaranteed standard. |



## Floors including sub-floors

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 3  |
| <b>Notes</b>           | <p>High damp readings were recorded to the floors. The solum is unsealed where seen, and there is rot to floor timbers. There are high external ground levels and inadequate sub-floor ventilation.</p> <p>This requires investigation by a timber/damp specialist before purchase, and thereafter all works recommended must be undertaken to a fully documented and guaranteed standard.</p> |



## Internal joinery and kitchen fittings

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | <p>The kitchen and utility room units are affected by wear and tear commensurate with age.</p> <p>Woodworm infestation was noted to some of the internal joinery timbers.</p> |



## Chimney breasts and fireplaces

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | <p>There is dampness to the chimney breasts.</p> <p>The flue must be checked, repaired if necessary and swept prior to the open fire being reused.</p> <p>It is assumed that the 'Rayburn' stove has been properly installed and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements.</p> |



## Internal decorations

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | The internal decoration would benefit from some renewal. |



## Cellars

|                        |                 |
|------------------------|-----------------|
| <b>Repair category</b> | -               |
| <b>Notes</b>           | Not applicable. |

# Single Survey



## Electricity

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | <p>Aspects of the electrical installation are on semi modern lines. Upgrading and/or rewiring will be required to meet current regulations.</p> <p>The Institution of Engineering and Technology recommends that inspection and testings are undertaken at least every 10 years and on a change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have installations which fully comply with present IET Regulations.</p> |



## Gas

|                        |                 |
|------------------------|-----------------|
| <b>Repair category</b> | -               |
| <b>Notes</b>           | Not applicable. |



## Water, plumbing and bathroom fittings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | There appears to be water leaking from the cistern in the ground floor shower. This has resulted in the tiled timber floor becoming excessively wet. |



## Heating and hot water

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | 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

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | It is assumed that the septic tanks have been regularly inspected, emptied and maintained. It is further assumed that the drainage system is registered with SEPA. |

# 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         | 3 |
| Chimney stacks                        | 2 |
| Roofing including roof space          | 2 |
| Rainwater fittings                    | 2 |
| Main walls                            | 2 |
| Windows, external doors and joinery   | 2 |
| External decorations                  | 1 |
| Conservatories/porches                | 2 |
| Communal areas                        | - |
| Garages and permanent outbuildings    | 2 |
| Outside areas and boundaries          | 2 |
| Ceilings                              | 2 |
| Internal walls                        | 3 |
| Floors including sub-floors           | 3 |
| Internal joinery and kitchen fittings | 2 |
| Chimney breasts and fireplaces        | 2 |
| Internal decorations                  | 2 |
| Cellars                               | - |
| Electricity                           | 2 |
| Gas                                   | - |
| Water, plumbing and bathroom fittings | 2 |
| Heating and hot water                 | 1 |
| Drainage                              | 1 |

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

# 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 type="checkbox"/> No <input checked="" 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

- 1) The assumed tenure is Absolute Ownership.
- 2) The road adjoining the property is adopted by the Local Authority, although the initial section of the driveway is shared. Details of this arrangement must be confirmed with the title deeds.
- 3) It is understood that the site area extends to 1.279 hectares (3.16 acres) or thereby. Details must be confirmed with the title deeds.
- 4) It must be confirmed that the septic tank is registered with SEPA.

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 £1,500,000. This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £385,000 (THREE HUNDRED AND EIGHTY FIVE THOUSAND POUNDS STERLING).

The valuation figure is on the assumption that the cost of Category 3 repairs does not greatly exceed £10,000. It should be appreciated that this is not an indication of costs and detailed reports and estimates should be obtained from all appropriate contractors and specialists to establish the full extent of the works.

|                      |   |
|----------------------|---|
| <b>Signed</b>        | Security Print Code [514034 = 7690 ]<br>Electronically signed |
| <b>Report author</b> | Ian Young   |
| <b>Company name</b>  | J & E Shepherd  |
| <b>Address</b>       | 18 Castle Street, Dumfries, DG1 1DR                           |

# Single Survey

|                       |                    |
|-----------------------|--------------------|
| <b>Date of report</b> | 23rd November 2021 |
|-----------------------|--------------------|

# Mortgage Valuation Report



## Property Address

Address HIGH DRUMMORE FARM, STRANRAER, DG9 9QL  
Seller's Name Mr & Mrs Forsyth  
Date of Inspection 4th November 2021

## 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:

Attached 38m<sup>2</sup> workshop/store, of stone construction with slated roof.

# 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  
Electricity  Mains  Private  None  
Central Heating  Yes  Partial  None  
Water  Mains  Private  None  
Gas  Mains  Private  None

Brief description of Central Heating:

Oil fired boiler to radiators.

## Site

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

Rights of way  Shared drives / access  Garage or other amenities on separate site  Shared service connections  
 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 property is situated in a rural location to the south west of Drummole village. Limited amenities are available in the village itself, and the main shopping, social and educational amenities for the Wigtownshire area are provided in Stranraer which lies approximately 18 miles distant. The property occupies an elevated position, and enjoys an open rural outlook and sea views over Luce Bay.

At the time of inspection the property was found to be maintained in reasonable condition having regard to its age and character, with fittings internally on semi modern/older lines. A number of items were noted which have been reflected in the valuation figure. In general, these are mostly typical of buildings of this age, and are capable of remedy by routine maintenance and repair. The property would benefit from modernisation and some repair/upgrading.

The property is affected by past settlement evidenced by distortions to the fabric of the building, includes slopes/runs to the floors. On the basis of a single inspection this appears to be of longstanding nature with no evidence of recent significant movement.

The chimneys require repair to address the issue with damp ingress. There are also issues of damp ingress to the walls.

The roofs are of mixed ages and some parts are old. Following repair, ongoing maintenance should be anticipated with a view to future reslating.

Aspects of the electrical installation are on semi modern. Upgrading will be required to meet current regulations.

The road adjoining the property is adopted by the Local Authority, although the initial section of the driveway is shared. Details of this arrangement must be confirmed with the title deeds.

It is understood that the site area extends to 1.279 hectares (3.16 acres) or thereby. Details must be confirmed with the title deeds.

It must be confirmed that the septic tank is registered with SEPA.

# Mortgage Valuation Report

## Essential Repairs

Excessively high damp readings were recorded to the floors, walls and partitions in a number of areas, and defects in the external fabric have allowed water/damp ingress to the roofs, chimneys and walls. The solum is damp and unsealed where seen, some of the floor timbers are affected by rot, there is inadequate sub-floor ventilation and high external ground levels. Concealed timbers that have been in contact with damp be affected by rot. Evidence of woodworm infestation was noted to timbers, including the roof and internal joinery. The floors were not properly inspected due to the presence of fitted coverings.

These faults require full and thorough investigation by a timber/damp specialist, and thereafter all works recommended must be undertaken to a fully documented and guaranteed standard.

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 £

Market value on completion of essential repairs £

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

Is a reinspection necessary?  Yes  No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type?  Yes  No

## Declaration

Signed Security Print Code [514034 = 7690 ]  
Electronically signed by:-

Surveyor's name Ian Young

Professional qualifications MRICS

Company name J & E Shepherd

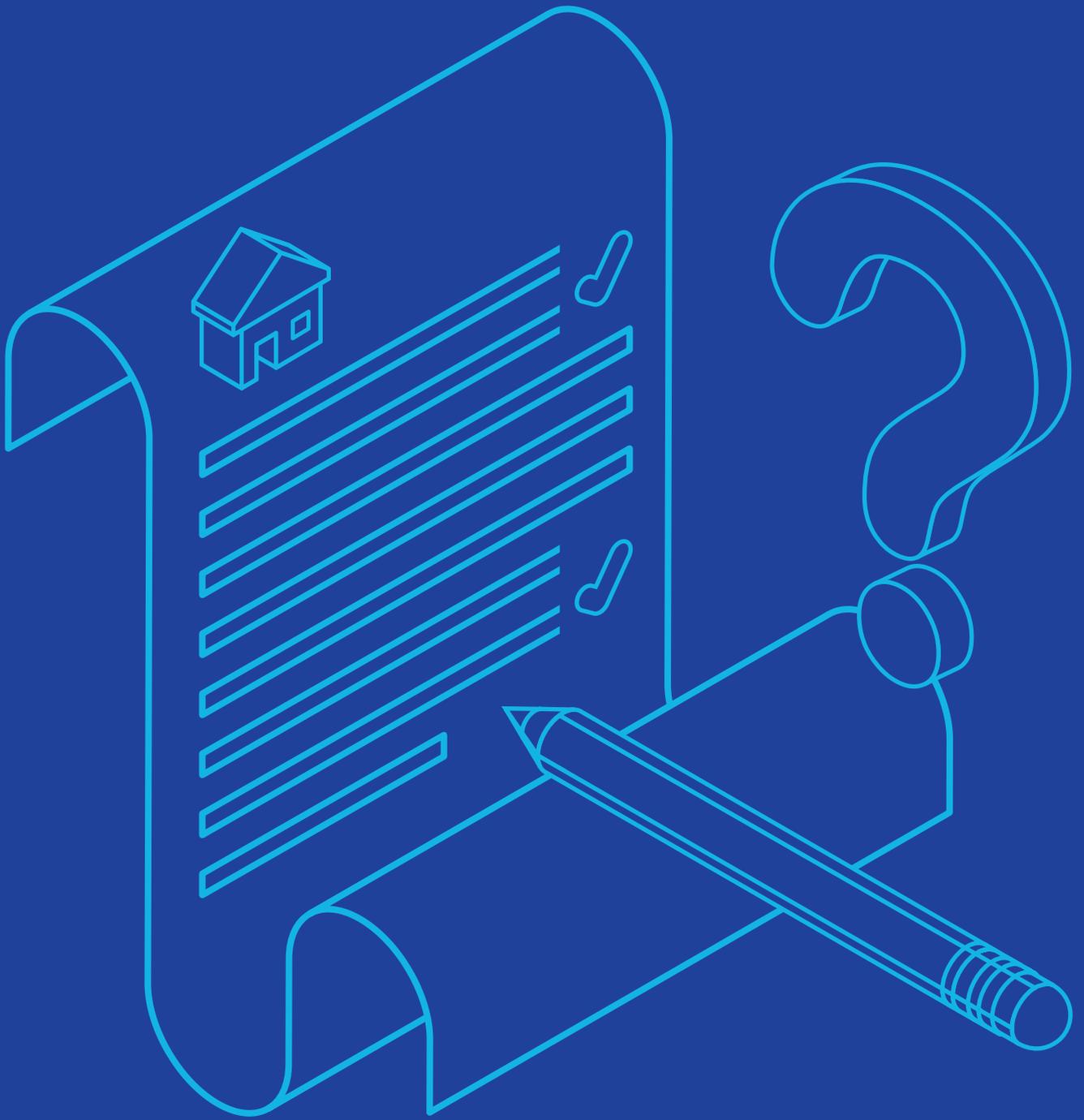
Address 18 Castle Street, Dumfries, DG1 1DR

Telephone 01387 264333

Fax 01387 250450

Report date 23rd November 2021





# Property Questionnaire





# property questionnaire

|  |  |
|--|--|
| Property address   |  |
| HIGH DRUMMORE Farm House<br>DRUMMORE<br>STRANRAER<br>DG9 9GH |  |

|                                 |                                   |
|---------------------------------|-----------------------------------|
| Seller(s) Mr/Mrs Robert Forsyth | Lower Cullys Whitehorn<br>DG8 8HA |
|---------------------------------|-----------------------------------|

|   |          |
|---|----------|
| Completion date of property questionnaire | 14.11.21 |
|---|----------|

# property questionnaire

## Note for sellers

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

## Information to be given to prospective buyer(s)

|           |  |   |
|-----------|--|---|
| <b>1.</b> | <b>Length of ownership</b>   | <i>Bought 13 December 1984</i>  |
|           | How long have you owned the property?  |   |
| <b>2.</b> | <b>Council tax</b>   |   |
|           | Which Council Tax band is your property in? (Please tick one)<br><input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H  |   |
| <b>3.</b> | <b>Parking</b>   |   |
|           | What are the arrangements for parking at your property?<br>(Please tick all that apply)  |   |
|           | <ul style="list-style-type: none"><li>• Garage <input type="checkbox"/></li><li>• Allocated parking space <input type="checkbox"/></li><li>• Driveway <input checked="" type="checkbox"/></li><li>• Shared parking <input type="checkbox"/></li><li>• On street <input type="checkbox"/></li><li>• Resident permit <input type="checkbox"/></li><li>• Metered parking <input type="checkbox"/></li><li>• Other (please specify): <i>Private Area</i></li></ul> |   |
| <b>4.</b> | <b>Conservation area</b>   |   |
|           | Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No<br><input type="checkbox"/> Don't know |

# property questionnaire

|           |   |  |
|-----------|---|--|
| <b>5.</b> | <b>Listed buildings</b>   |  |
|           | Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
| <b>6.</b> | <b>Alterations/additions/extensions</b>   |  |
| <b>a.</b> | <p>(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)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p>   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
|           | <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>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.</p> <p>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:</p> | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |
| <b>b.</b> | <p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
|           | (i) Were the replacements the same shape and type as the ones you replaced?   | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |
|           | (ii) Did this work involve any changes to the window or door openings?  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No            |
|           | <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>  |  |

# property questionnaire

|           |   |   |
|-----------|---|---|
| <b>7.</b> | <b>Central heating</b>  |   |
| <b>a.</b> | <p>Is there a central heating system in your property?</p> <p>(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).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p> | <input checked="" type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No<br><input type="checkbox"/> Partial                 |
|           | (i) When was your central heating system or partial central heating system installed?   |   |
|           | (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:   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |
|           | (iii) When was your maintenance agreement last renewed? (Please provide the month and year).  |   |
| <b>8.</b> | <b>Energy Performance Certificate</b>   |   |
|           | Does your property have an Energy Performance Certificate which is less than 10 years old?  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |
| <b>9.</b> | <b>Issues that may have affected your property</b>  |   |
| <b>a.</b> | <p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No<br><input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| <b>b.</b> | <p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |

# property questionnaire

## 10. Services

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

| Services                            | Connected                           | Supplier       |
|-------------------------------------|-------------------------------------|----------------|
| Gas or liquid petroleum gas         | <input checked="" type="checkbox"/> |                |
| Water mains or private water supply | <input type="checkbox"/>            | WATER MAINS    |
| Electricity                         | <input type="checkbox"/>            | Scottish Power |
| Mains drainage                      | <input type="checkbox"/> No         |                |
| Telephone                           | <input checked="" type="checkbox"/> |                |
| Cable TV or satellite               | <input type="checkbox"/> Normal TV  |                |
| Broadband                           | <input type="checkbox"/>            |                |

b.

Is there a septic tank system at your property?

Yes

If you have answered yes, please answer the two questions below:

No

(i) Do you have appropriate consents for the discharge from your septic tank?

Yes

No

Don't Know

(ii) Do you have a maintenance contract for your septic tank?

Yes

If you have answered yes, please give details of the company with which you have a maintenance contract:

No

# property questionnaire

|            |   |   |
|------------|---|---|
| <b>11.</b> | <b>Responsibilities for shared or common areas</b>  |   |
| <b>a.</b>  | <p>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?</p> <p><u>If you have answered yes</u>, please give details:</p>   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No<br><input type="checkbox"/> Don't Know     |
| <b>b.</b>  | <p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No<br><input type="checkbox"/> Not applicable |
| <b>c.</b>  | <p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |
| <b>d.</b>  | <p>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?</p> <p><u>If you have answered yes</u>, please give details:</p>   | <input type="checkbox"/> Yes<br><input type="checkbox"/> No   |
| <b>e.</b>  | <p>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?</p> <p><u>If you have answered yes</u>, please give details:</p>   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |
| <b>f.</b>  | <p>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.)</p> <p><u>If you have answered yes</u>, please give details:</p> | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |
| <b>12.</b> | <b>Charges associated with your property</b>  |   |
| <b>a.</b>  | <p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No  |

# property questionnaire

|                                    |  |  |
|------------------------------------|--|--|
| <p><b>b.</b></p>                   | <p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>   | <p><input type="checkbox"/> Yes<br/> <input checked="" type="checkbox"/> No<br/> <input type="checkbox"/> Don't Know</p> <p><input type="checkbox"/> Yes<br/> <input type="checkbox"/> No<br/> <input type="checkbox"/> Don't Know</p> |
| <p><b>c.</b></p>                   | <p>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.</p>  |  |
| <p><b>13. Specialist works</b></p> |  |  |
| <p><b>a.</b></p>                   | <p>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?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>   | <p><input type="checkbox"/> Yes<br/> <input checked="" type="checkbox"/> No</p>  |
| <p><b>b.</b></p>                   | <p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>   | <p><input type="checkbox"/> Yes<br/> <input checked="" type="checkbox"/> No</p>  |
| <p><b>c.</b></p>                   | <p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p> | <p><input type="checkbox"/> Yes<br/> <input type="checkbox"/> No</p>   |

# property questionnaire

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

# property questionnaire

|   |  |
|---|--|
| <b>16. Notices that affect your property</b>  |  |
| In the past three years have you ever received a notice:  |  |
| <b>a.</b> advising that the owner of a neighbouring property has made a planning application?   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
| <b>b.</b> that affects your property in some other way?   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
| <b>c.</b> that requires you to do any maintenance, repairs or improvements to your property?  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
| If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property. |  |

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

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

Signature(s) : *Robert J Foyth*

Date: *15.11.21*







- |                               |                                 |                                |   |                               |                                |                                |
|-------------------------------|---------------------------------|--------------------------------|---|-------------------------------|--------------------------------|--------------------------------|
| ▲ ▲ Aberdeen<br>01224 202800  | ▲ Dumbarton<br>01389 731682     | ▲ ▲ Edinburgh<br>0131 225 1234 | ▲ ▲ Glasgow Commercial<br>0141 331 2807 | ▲ ▲ Inverness<br>01463 712239 | ▲ Motherwell<br>01698 252229   | ▲ Peterhead<br>01779 470766    |
| ▲ Ayr<br>01292 267987         | ▲ ▲ Dumfries<br>01387 264333    | ▲ Elgin<br>01343 553939        | ▲ Glasgow South<br>0141 649 8020        | ▲ Kilmarnock<br>01563 520318  | ▲ Musselburgh<br>0131 653 3456 | ▲ ▲ St Andrews<br>01334 477773 |
| ▲ Coatbridge<br>01236 436561  | ▲ ▲ Dundee<br>01382 200454      | ▲ Falkirk<br>01324 635 999     | ▲ Glasgow West End<br>0141 353 2080     | ▲ Kirkcaldy<br>01592 205442   | ▲ Oban<br>01631 707 800        | ▲ Saltcoats<br>01294 464228    |
| ▲ Cumbernauld<br>01236 780000 | ▲ ▲ Dunfermline<br>01383 722337 | ▲ Fraserburgh<br>01346 517456  | ▲ Greenock<br>01475 730717              | ▲ Livingston<br>01506 416777  | ▲ Paisley<br>0141 889 8334     | ▲ Stirling<br>01786 450438     |
| ▲ Dalkeith<br>0131 663 2780   | ▲ East Kilbride<br>01355 248535 | ▲ Galashiels<br>01896 750150   | ▲ Hamilton<br>01698 897548              | ▲ Montrose<br>01674 676768    | ▲ ▲ Perth<br>01738 638188      |                                |