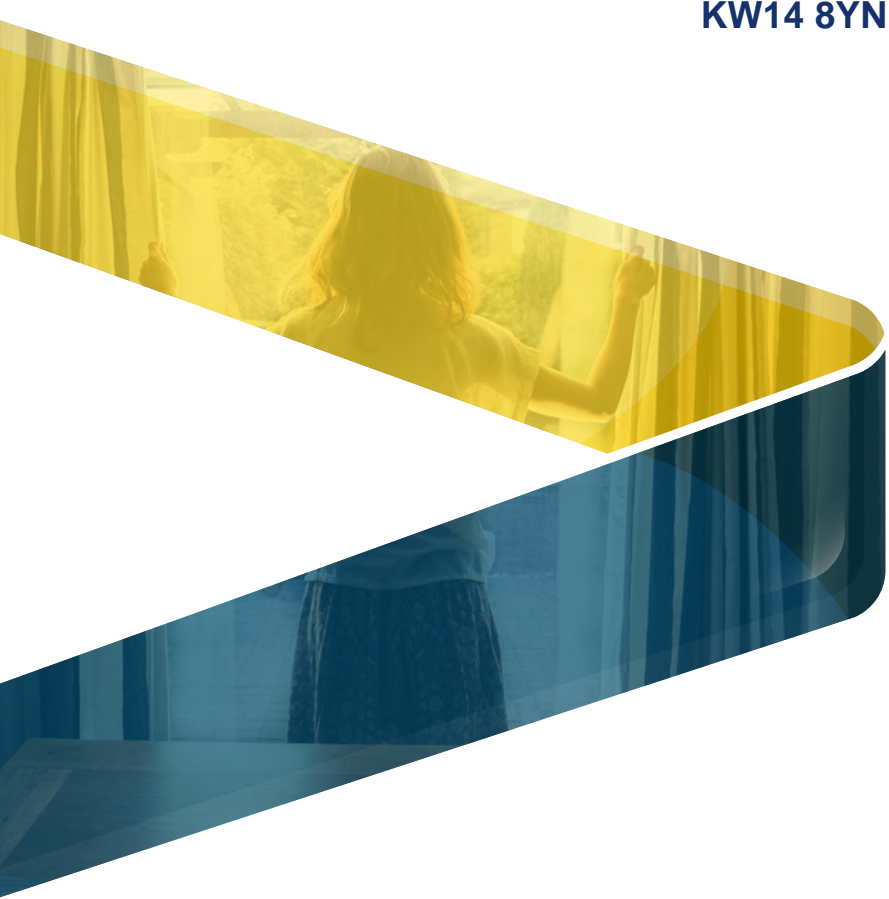


# HOME REPORT

THORDALE

WEYDALE  
THURSO  
KW14 8YN



**DM HALL**  
CHARTERED SURVEYORS



# ENERGY PERFORMANCE CERTIFICATE



**DM HALL**  
CHARTERED SURVEYORS



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

**THORDALE, WEYDALE, THURSO, KW14 8YN**

**Dwelling type:** Detached bungalow  
**Date of assessment:** 11 April 2019  
**Date of certificate:** 17 April 2019  
**Total floor area:** 113 m<sup>2</sup>  
**Primary Energy Indicator:** 266 kWh/m<sup>2</sup>/year

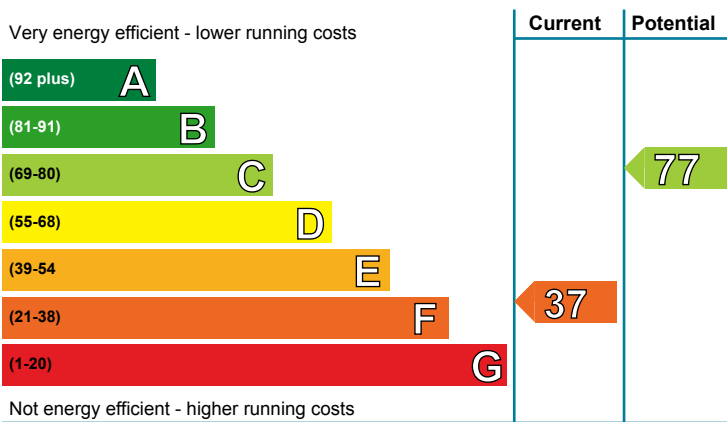
**Reference number:** 0140-2369-5040-9191-6311  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, LPG

## You can use this document to:

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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£5,436</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£1,233</b>	

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

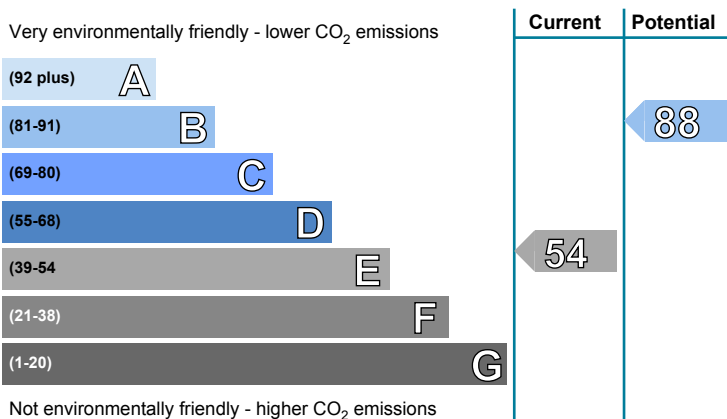


## Energy Efficiency Rating

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 F (37)**. 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 (54)**. 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 Floor insulation (suspended floor)	£800 - £1,200	£780.00
2 Low energy lighting	£70	£99.00
3 Heating controls (room thermostat)	£350 - £450	£180.00

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	Cavity wall, filled cavity	★★★★☆☆	★★★★☆☆
	System built, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	Pitched, 300 mm loft insulation	★★★★★★	★★★★★★
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, LPG	★★☆☆☆☆	★★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆☆	★★★★☆☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	From main system	★★☆☆☆☆	★★★★☆☆
Lighting	Low energy lighting in 42% 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 55 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 6.2 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 4.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,551 over 3 years	£3,621 over 3 years	
Hot water	£531 over 3 years	£357 over 3 years	
Lighting	£354 over 3 years	£225 over 3 years	
<b>Totals</b>	<b>£5,436</b>	<b>£4,203</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 Floor insulation (suspended floor)	£800 - £1,200	£260	E 46	D 61
2 Low energy lighting for all fixed outlets	£70	£33	E 46	D 61
3 Upgrade heating controls	£350 - £450	£60	E 48	D 63
4 Solar water heating	£4,000 - £6,000	£59	E 51	D 65
5 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£276	D 60	C 73
6 Wind turbine	£15,000 - £25,000	£606	C 77	B 88

### Alternative measures

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

- Cavity, internal or external wall insulation

## Choosing the right improvement package

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

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

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

### 1 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.

### 2 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>).

### 3 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

### 4 Solar water heating

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

### 5 Solar photovoltaic (PV) panels

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

### 6 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)	16,214	(184)	N/A	N/A
Water heating (kWh per year)	2,276			

## Addendum

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

## About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk)), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name: Mr. Graham Forbes  
Assessor membership number: EES/009335  
Company name/trading name: D M Hall Chartered Surveyors LLP  
Address: Ardross House 3 Ardross Terrace  
Inverness  
IV3 5NQ  
Phone number: 01463241077  
Email address: [enquiries@dmhall.co.uk](mailto:enquiries@dmhall.co.uk)  
Related party disclosure: No related party

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

## Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at [www.scottishepcregister.org.uk](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 [greenerScotland.org](http://greenerScotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

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



# SINGLE SURVEY



**DM HALL**  
CHARTERED SURVEYORS



# Single Survey

survey report on:

<b>Property address</b>	THORDALE WEYDALE THURSO KW14 8YN
<b>Customer</b>	Mrs Moira Williamson
<b>Customer address</b>	Thordale Weydale Thurso KW14 8YN
<b>Prepared by</b>	DM Hall LLP
<b>Date of inspection</b>	11th April 2019



## 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>	A detached and extended bungalow.
<b>Accommodation</b>	GROUND FLOOR:- Lounge, Dining Room, Three Bedrooms, Study, Kitchen and Bathroom with Separate Shower Cubicle and WC.
<b>Gross internal floor area (m<sup>2</sup>)</b>	113 square metres.
<b>Neighbourhood and location</b>	The property occupies an elevated rural position approximately one mile from Thurso and benefits from views over the Pentland Firth at the rear. Surrounding properties are of a similar rural residential style. A full range of local facilities and amenities can be found within Thurso.
<b>Age</b>	Built 1967, extended 1980 and original bungalow upgraded in 1996.
<b>Weather</b>	Dull, overcast and dry.
<b>Chimney stacks</b>	Not applicable.
<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p>

# Single Survey

	<p>The roofs are pitched and clad in concrete tiles with tiled ridges and metal clad valleys.</p> <p>Access to the roof void is via a ceiling hatch within the dining room which is equipped with an aluminium sliding ladder. The roof is of a traditional timber framed design comprising timber trusses with fibreboard style sarking. Glasswool insulation material has been laid between the ceiling joists.</p> <p>Access to the roof void over the rear extension is from within the roof space of the original bungalow.</p>
<p><b>Rainwater fittings</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The gutters and downpipes are of mixed round, half round, ogee and box styles and are formed in PVC.</p>
<p><b>Main walls</b></p>	<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 property was originally built as a Dorran bungalow with the outer walls being of a concrete sectional panel construction. This was upgraded in 1996 with the provision of an outer leaf of concrete blockwork to the majority with external roughcast finishes. The rear extension was built around 1980 and is of cavity concrete blockwork construction externally roughcast. Cavity wall insulation has been installed.</p>
<p><b>Windows, external doors and joinery</b></p>	<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 of a uPVC casement design equipped with double glazed sealed units. There is an aluminium casement double glazed access door to the front and double glazed uPVC access door to the rear. Eaves and fascias are formed in uPVC.</p>
<p><b>External decorations</b></p>	<p>Not applicable.</p>
<p><b>Conservatories / porches</b></p>	<p>Not applicable.</p>
<p><b>Communal areas</b></p>	<p>Not applicable.</p>

<p><b>Garages and permanent outbuildings</b></p>	<p><b>Visually inspected.</b></p> <p>There is a large single car sized block built garage at the right hand gable. This has a mono pitched roof clad in profile metalwork. Flooring is of solid concrete construction and vehicular access is via an electronically operated roller style door.</p> <p>There is a timber built summer house. In addition, there is a block built boiler house at the left hand gable.</p>
<p><b>Outside areas and boundaries</b></p>	<p><b>Visually inspected.</b></p> <p>There are adequate sized garden grounds arranged to the front, sides and rear. These incorporate large lawned areas, flowering borders and there is a tarmacadam driveway. Boundaries are formed in timber post and wire fencing.</p>
<p><b>Ceilings</b></p>	<p><b>Visually inspected from floor level.</b></p> <p>Plasterboard design with wallpapered finishes.</p>
<p><b>Internal walls</b></p>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>Partitions are of timber stud construction lined in plasterboard.</p>
<p><b>Floors including sub floors</b></p>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b></p> <p>Flooring throughout is predominantly of suspended timber construction. There is solid concrete flooring within the study.</p>
<p><b>Internal joinery and kitchen fittings</b></p>	<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 joinery finishes are of a traditional timber style. The internal doors are of a timber or timber with glazed panel style and incorporate timber surrounds and facings. The kitchen fittings comprise a range of floor and wall mounted units incorporating a stainless steel sink unit, electrical oven and hob.</p>

# Single Survey

Chimney breasts and fireplaces	Not applicable.
Internal decorations	<p><b>Visually inspected.</b></p> <p>There are wallpaper and paintwork finishes throughout.</p>
Cellars	Not applicable.
Electricity	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Mains supply. Visible cabling is of a PVC coated style and there are 13 amp sockets. The meter and fuse box are located within the hallway cupboard.</p>
Gas	<p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>No mains supply. There is an LPG supply with storage tank located within the rear garden grounds.</p>
Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains supply. Visible plumbers pipework is of PVC and copper materials. The cold water storage tank is located within the attic space. There is a stainless steel sink unit within the kitchen. Sanitary fittings comprise a coloured four piece bathroom suite.</p>
Heating and hot water	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property benefits from a full Calor gas fired wet system. This is fired from a wall mounted Glow-worm boiler located within the external boiler house. This serves steel panel radiators throughout which are equipped with thermostatic control valves and provides domestic hot water in addition to an electrical immersion heater. There is a factory insulated hot water cylinder located within the dining room wall cupboard.</p>

# Single Survey

<b>Drainage</b>	<b>Drainage covers etc. were not lifted.</b> <b>Neither drains nor drainage systems were tested.</b> Connected to the main public sewer.
<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected.</b> <b>No tests whatsoever were carried out to the system or appliances.</b> There is a smoke detector fitted to the hallway ceiling.
<b>Any additional limits to inspection</b>	The subjects are fully furnished, occupied with fitted floor coverings throughout. My inspection was consequently restricted. I did not gain access into the sub-floor area and stored goods within the attic space restricted my access and inspection of this area.  Externally, no covers or traps have been lifted to the drainage system.  I have not carried out an inspection for Japanese Knotweed and, unless otherwise stated for the purpose of this report, I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties.



## Sectional Diagram showing elements of a typical house




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


# Single Survey

## 2. Condition


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

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

 Structural movement	
Repair category	1
Notes	There is roughcast cracking is evident. Within the limitations of my inspection, I found no evidence to suggest this was of recent origin.

 Dampness, rot and infestation	
Repair category	2
Notes	<p>At the time of my inspection, there was a plumbing leak from pipework at the hot water tank within the dining room cupboard. This had resulted in the discharge of water onto the flooring. I have assumed that appropriate repairs will have been undertaken to this area since of the time of my inspection.</p> <p>There is condensation staining and associated mould growth affecting the ceiling within the study.</p>

 Chimney stacks	
Repair category	-
Notes	Not applicable.

 Roofing including roof space	
Repair category	2
Notes	<p>There is a degree of staining to timbers within the attic space particularly to the rear roof pitch.</p> <p>Externally, the tiles are weathered and there is moss growth on the tile surfaces.</p> <p>Concrete tiles are typically guaranteed for thirty years but have a reasonable life expectation around fifty/sixty years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A roofing contractor will be able to advise on life expectancy and repair/replacement costs.</p>

# Single Survey

	There is vegetation growth/debris within the rear valley. In addition, there is missing ridge pointing and there appears to be a broken roof tile on the rear extension roof.
--	---



## Rainwater fittings

<b>Repair category</b>	2
<b>Notes</b>	There is vegetation growth within the gutters.



## Main walls

<b>Repair category</b>	2
<b>Notes</b>	<p>I understand the property was originally of a non-traditional Dorran construction which was upgraded with the provision of a concrete blockwork outer leaf in 1996. Works completed at this time did not involve the blocking in of all of the original Dorran built property with sections of the gable elevations still being formed in the dormer panels with new roughcast finishes.</p> <p>I understand a structural engineer's report was prepared by the Arch Henderson Group in July 2008. Copies of this report should be obtained for future reference.</p> <p>There is worn and cracked roughcast.</p>



## Windows, external doors and joinery

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects.



## External decorations

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



## Conservatories/porches

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



## Communal areas

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



## Garages and permanent outbuildings

<b>Repair category</b>	2
<b>Notes</b>	<p>There is woodworm affecting timbers within the boiler house store roof.</p> <p>There is decay and damage to the boiler house door.</p> <p>Roughcast cracking is evident at the garage.</p>



## Outside areas and boundaries

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects.



## Ceilings

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects.



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects.



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects.



## Internal joinery and kitchen fittings

<b>Repair category</b>	1
<b>Notes</b>	It is unclear whether safety glass has been fitted to all internal glazed doors and panels where required.



## Chimney breasts and fireplaces

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

# Single Survey



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects.



## Cellars

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



## Electricity

<b>Repair category</b>	2
<b>Notes</b>	<p>There is an older style fuse box.</p> <p>Electrical circuits and systems should be checked every five years to keep up to date with changes to safety regulations. Further advice is available from an NICEIC registered contractor.</p>



## Gas

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects.



## Heating and hot water

<b>Repair category</b>	2
<b>Notes</b>	There was water lying on the floor within the boiler house at the time of my inspection. This will require further investigation.



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	No reportable defects.

# Single Survey

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	-
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	-
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	-
Internal decorations	1
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	2
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
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input checked="" type="checkbox"/> No <input 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

As indicated, the original property has been upgraded with the provision of an outer skin of concrete blockwork. A rear single storey extension has also been built and it is assumed that all necessary Local Authority consents and approvals have been obtained for these works and that all documentation is available. This will require to be confirmed by your legal representatives.

A structural engineer's report is available from 2008. Copies of this should be obtained for future reference.

### Estimated reinstatement cost for insurance purposes

£180,000 (ONE HUNDRED AND EIGHTY THOUSAND POUNDS).

### Valuation and market comments

£145,000 (ONE HUNDRED AND FORTY FIVE THOUSAND POUNDS).

The above value reflects the current state of the property market within Caithness and sales of similar style properties.

<b>Signed</b>	Security Print Code [402683 = 7100 ] Electronically signed
<b>Report author</b>	Graham Forbes
<b>Company name</b>	DM Hall LLP
<b>Address</b>	Ardross House, 3 Ardross Terrace, Inverness, IV3 5NQ
<b>Date of report</b>	7th May 2019



# Mortgage Valuation Report



## Property Address

Address THORDALE, WEYDALE, THURSO, KW14 8YN  
Seller's Name Mrs Moira Williamson  
Date of Inspection 11th April 2019

## 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:

Block built boiler house.

# Mortgage Valuation Report

## Construction

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

## Special Risks

Has the property suffered structural movement?  Yes  No

If Yes, is this recent or progressive?  Yes  No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?  Yes  No

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

## Service Connections

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

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

Brief description of Central Heating:

LPG wet system.

## Site

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

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

## Location

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

## Planning Issues

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

If Yes provide details in General Remarks.

## Roads

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

# Mortgage Valuation Report

## General Remarks

The subjects originally comprise a non-traditionally construction Dorran bungalow which has been upgraded with the provision of an outer skin of concrete blockwork. I understand that a structural engineer's report is available for the property and would recommend that all documentation relating to works completed on the property are obtained for future reference. The property has also been extended and it is assumed that all necessary Local Authority consents and approvals have been obtained for these works and are available.

The property was found to be in an order consistent with age and type. Items requiring attention are capable of remedy during the course of normal routine maintenance.

OTHER ACCOMMODATION:- Study.

## Essential Repairs

None apparent.

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

# Mortgage Valuation Report

## Comment on Mortgageability

Due to the non-traditional nature of the construction of the original bungalow, a number of mortgage lenders will not be willing to grant mortgage facilities over this style of construction even allowing for works completed since this time and the availability of a structural engineer's report. This has been reflected in arriving at our opinion of value.

## Valuations

Market value in present condition £ 145,000  
Market value on completion of essential repairs £ -  
Insurance reinstatement value £ 180,000  
(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? £ N/A  
Is the property in an area where there is a steady demand for rented accommodation of this type?  Yes  No

## Declaration

Signed Security Print Code [402683 = 7100 ]  
Electronically signed by:-  
Surveyor's name Graham Forbes  
Professional qualifications MRICS  
Company name DM Hall LLP  
Address Ardross House, 3 Ardross Terrace, Inverness, IV3 5NQ  
Telephone 01463 241077  
Fax 01463 233627  
Report date 7th May 2019

# PROPERTY QUESTIONNAIRE



**DM HALL**  
CHARTERED SURVEYORS



## Property Questionnaire

Update

Complete

View PDF

Help

Quit

**Insert address of property and include postcode:**

House/Flat THORDALE  
 Road  
 Area WEYDALE  
 Town THURSO  
 County  
 Post Code KW14 8YN

**Is this form being completed for a repossessed property or for an absentee vendor?**

Yes   
 No

**If 'Yes', which?**

Property in possession   
 Absentee vendor

**Seller(s) and date of form completion:**

Seller(s) Moira Williamson  
 Completion date of property questionnaire 4/8/2019

## 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)

## Length of ownership

1. How long have you owned the property? 50 years  
 Cannot answer

## Council tax

2. Which Council Tax band is your property in?  A  
 B

- C  
 D  
 E  
 F  
 G  
 H  
 Cannot answer

### Parking

3. What are the arrangements for parking at your property? (Please tick all that apply)
- Garage  
 Allocated parking space  
 Driveway  
 Shared parking  
 On street  
 Resident permit  
 Metered parking  
 Other (please specify):
- 
- Cannot answer

### Conservation area

4. Is your property in a designated Conservation Area (i.e. an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?
- Yes  
 No  
 Don't know  
 Cannot answer

### Listed buildings

5. Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?
- Yes  
 No  
 Cannot answer

### Alterations / additions / extensions

6. (a) (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?
- Yes  
 No  
 Cannot answer
- If you have answered yes, please describe the changes which you have made:
- kitchen and bathroom extension
- (ii) Did you obtain planning
- Yes  
 No



permission, building warrant, completion certificate and other consents for this work?

Cannot answer

If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:

(b) Have you had replacement windows, doors, patio doors or double glazing installed in your property?

Yes

No

Cannot answer

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

(i) Were the replacements the same shape and type as the ones you replaced?

Yes

No

Cannot answer

(ii) Did this work involve any changes to the window or door openings?

Yes

No

Cannot answer

(iii) Please describe the changes made to the windows, doors or patio doors (with approximate dates when the work was completed):

Work done July 1998  
 Changed from Aluminium to  
 White PVC-U windows.

Please give any guarantees which you received for this work to your solicitor or estate agent.

#### Central heating

7. (a) Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).

Yes

No

Partial

Cannot answer

If you have answered yes / partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)

central heating

LPG

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

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

**Services**

**Connected Supplier**

Gas / liquid petroleum gas

- Yes
- No
- Cannot answer

LPG tank.

Water mains / private water supply

- Yes
- No
- Cannot answer

Electricity

- Yes
- No
- Cannot answer

Mains drainage

- Yes
- No
- Cannot answer

Telephone

- Yes
- No
- Cannot answer

Cable TV / satellite

- Yes
- No
- Cannot answer

Broadband

- Yes
- No
- Cannot answer

(b) Is there a septic tank system at your property?

- Yes
- No
- Cannot answer

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

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

- Yes
- No
- Don't know
- Cannot answer

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

- Yes
- No
- Cannot answer

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

\* Responsibilities for Shared or Common Areas

(b) When was your central heating system or partial central heating system installed?

updated last year

Cannot answer

August 2018 new radiators and pipe work.  
New boiler 2014 and heating system

(c) Do you have a maintenance contract for the central heating system?

Yes

No

Cannot answer

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

Just for boiler

(d) When was your maintenance agreement last renewed? (Please provide the month and year).

APRIL 2019

Cannot answer

Energy Performance Certificate

8. Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes

No

Cannot answer

Issues that may have affected your property

9. (a) Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

Yes

No

Cannot answer

If you have answered yes, is the damage the subject of any outstanding insurance claim?

Yes

No

Cannot answer

(b) Are you aware of the existence of asbestos in your property?

Yes

No

Cannot answer

If you have answered yes, please give details:

Services

11. (a) Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?

Yes  
 No  
 Don't know  
 Cannot answer

If you have answered yes, please give details:

(b) Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?

Yes  
 No  
 Not applicable  
 Cannot answer

If you have answered yes, please give details:

(c) Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

Yes  
 No  
 Cannot answer

*during extension*

(d) Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?

Yes  
 No  
 Cannot answer

If you have answered yes, please give details:

(e) As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?

Yes  
 No  
 Cannot answer

If you have answered yes, please give details:

(f) As far as you are aware, is there a public right of way across any part of your property? (Public right of

Yes  
 No  
 Cannot answer

If you have answered yes, please give details:

way is a way over which the public has a right to pass, whether or not the land is privately-owned.)

#### Charges associated with your property

12. (a) Is there a factor or property manager for your property?
- Yes  
 No  
 Cannot answer

If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:

- (b) Is there a common buildings insurance policy?
- Yes  
 No  
 Don't know  
 Cannot answer

- If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?
- Yes  
 No  
 Don't know  
 Cannot answer

(c) Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.

#### Specialist works

13. (a) As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?
- Yes  
 No  
 Cannot answer

If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.

(b) As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

Yes  
 No  
 Cannot answer

If you have answered yes, please give details:

(c) If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?

Yes  
 No  
 Cannot answer

If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:

**Guarantees**

14. (a) Are there any guarantees or warranties for any of the following:

Feature	No	Yes	Don't know	With title deeds	Lost	Cannot Answer
(i) Electrical work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) NHBC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(v) Damp course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(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):

*Cavity Wall insulation 1980*

Cannot answer

(c) Are there any outstanding claims under any of the

Yes  
 No  
 Cannot answer

guarantees listed above?

If you have answered yes, please give details:

#### Boundaries

15. So far as you are aware, has any boundary of your property been moved in the last 10 years?
- Yes  
 No  
 Don't know  
 Cannot answer

If you have answered yes, please give details:

#### Notices that affect your property

16. In the past 3 years have you ever received a notice:

- (a) advising that the owner of a neighbouring property has made a planning application?
- Yes  
 No  
 Don't know  
 Cannot answer
- (b) that affects your property in some other way?
- Yes  
 No  
 Don't know  
 Cannot answer
- (c) that requires you to do any maintenance, repairs or improvements to your property?
- Yes  
 No  
 Don't know  
 Cannot answer

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.

End of report

Update

Complete

View PDF

Help

Quit

30 MAY 1980

# RENTOKIL LIMITED

INSULATION DIVISION

FELCOURT, EAST GRINSTEAD, SUSSEX

## Certificate of Guarantee

### CAVITY WALL INSULATION

Client Mr D A Williamson Contract No. 826/39126  
Property Thordale, Dixonfield, THURSO, Caithness.  
Date of Estimate 3 4 80 Date of Completion of Work 26 5 80

1. Pursuant to the terms of the above-mentioned contract this Guarantee is issued by **RENTOKIL LIMITED**, hereinafter referred to as **Rentokil**, in respect of the thermal insulation work carried out in the above named property by **Rentokil's** technicians in accordance with the recommendations of **Rentokil's** technical advisers as detailed in the Specification.
2. **Rentokil** hereby warrants that the mineral wool installed in the cavities of the walls has a 'k' value of not more than  $0.045 \text{ W/m}^2\text{C}$  ( $0.31 \text{ Btu in/hr ft}^2 \text{ }^\circ\text{F}$ ), is totally resistant to the movement of water from the outer to the inner leaves of the walls by capillary action and is not susceptible to fungal decay, shrinkage, fissuring or subsidence.
3. **Rentokil** hereby GUARANTEES for a period of thirty years from the date of completion of work that, in the event of any apparent failure of the thermal insulation work to fulfil its functions satisfactorily and upon production of this Certificate, **Rentokil** will inspect the work at a mutually convenient time and carry out free of charge any rectification which may be found necessary. This Guarantee is subject to the mineral wool not having been disturbed or removed as in the course of any subsequent alterations or repairs to the walls. **Rentokil** reserves the right to charge the Client for its services in inspecting and rectifying the consequences of any such disturbance or removal.
4. The client shall retain any pre-existing rights at common law or by statute notwithstanding the terms of this Certificate, which shall be regarded as in addition to and not in diminution of such rights.
5. In the event of any transfer of ownership of the property covered by this Guarantee, **Rentokil** is prepared on application, to recognise the successor in title as the person entitled to the benefit of this Guarantee for its remaining term.

For and on behalf of—

**RENTOKIL LIMITED**

- 4 AUG 1980

Date.....

  
H. O. Balfour - Branch Manager

This is a valuable document. Please retain it with the other relevant papers in a place of safe keeping.





# DM Hall Offices

Aberdeen

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Cupar

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Dundee

01382 873100

Dunfermline

01383 621262

Edinburgh

0131 477 6000

Elgin

01343 548501

Falkirk

01324 628321

Galashiels

01896 752009

Glasgow (North)

0141 332 8615

Glasgow (South)

0141 636 4141

Hamilton

01698 284939

Inverness

01463 241077

Inverurie

01467 624393

Irvine

01294 311070

Kirkcaldy

01592 598200

Livingston

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Musselburgh

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