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ENERGY PERFORMANCE CERTIFICATE

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Energy Performance Certificate (EPC)

Dwellings

Scotland

ALDOMAR, FINTRAY, ABERDEEN, AB21 0YD

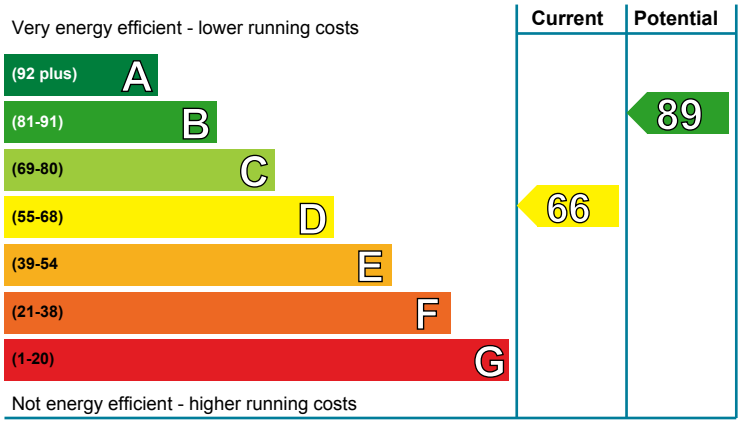
Dwelling type:	Detached bungalow	**Reference number:**	6800-7342-0422-7122-1103
Date of assessment:	24 September 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	27 September 2020	**Approved Organisation:**	Elmhurst
Total floor area:	215 m²	**Main heating and fuel:**	Boiler and radiators, oil
Primary Energy Indicator:	164 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£4,626**	See your recommendations report for more information
Over 3 years you could save*	**£879**	

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

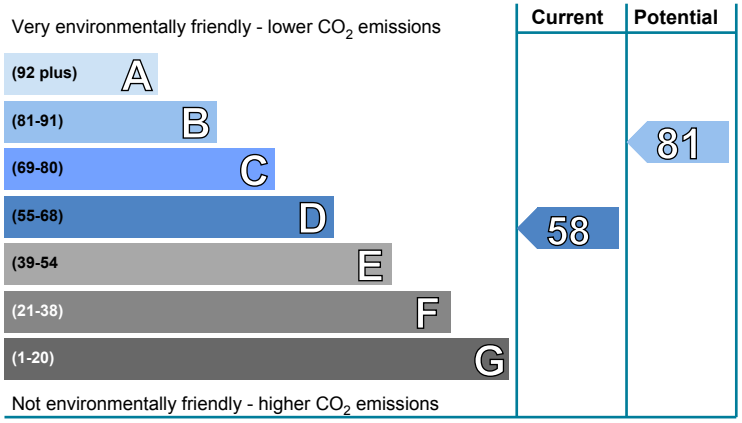


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (66)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (58)**. 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 Cavity wall insulation	£500 - £1,500	£327.00
2 Floor insulation (suspended floor)	£800 - £1,200	£426.00
3 Solar water heating	£4,000 - £6,000	£126.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, partial insulation (assumed) Timber frame, as built, insulated (assumed)	★★★☆☆ ★★★★★	★★★☆☆ ★★★★★
Roof	Pitched, 400+ mm loft insulation	★★★★★	★★★★★
Floor	Suspended, no insulation (assumed) Solid, insulated (assumed)	— —	— —
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★☆☆	★★★☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 42 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 9.1 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 4.6 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	£3,843 over 3 years	£3,093 over 3 years	You could save £879 over 3 years
Hot water	£423 over 3 years	£294 over 3 years	
Lighting	£360 over 3 years	£360 over 3 years	
Totals	**£4,626**	**£3,747**	

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	Cavity wall insulation	£500 - £1,500	£109	C 69	D 61
2	Floor insulation (suspended floor)	£800 - £1,200	£142	C 72	D 66
3	Solar water heating	£4,000 - £6,000	£42	C 73	D 67
4	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£304	C 78	C 72
5	Wind turbine	£15,000 - £25,000	£669	B 89	B 81

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.

- External insulation with cavity 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.

energy saving trust

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

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

1 Cavity wall insulation
Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Floor insulation (suspended floor)
Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

3 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.

4 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.

5 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.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.
LZC energy sources present: There are none provided for this home

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	23,673	N/A	(2,075)	N/A
Water heating (kWh per year)	2,698			

Addendum

About this document

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

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

Assessor's name: Mr. Andrew MacKenzie
Assessor membership number: EES/018471
Company name/trading name: Home Report Company
Address: Edinburgh
EH1 2BD
Phone number: 0
Email address: andrew@homereportcompany.co.uk
Related party disclosure: No related party

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

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

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SINGLE SURVEY

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SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

Single Survey

Property address	''ALDOMAR'' HATTON OF FINTRAY ABERDEENSHIRE AB21 0YD

Customer	M BURNS

Customer address	''ALDOMAR'' HATTON OF FINTRAY ABERDEENSHIRE AB21 0YD

Prepared by	Home Report Company

Date of Inspection	24th September 2020

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Single Survey

1. Information and scope of inspection

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

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

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

Description	The subjects comprise a detached bungalow.
Accommodation	Ground floor: Entrance hallway, living room, sun room /living room two, kitchen/dining room, utility room, rear entrance porch, five bedrooms, two en-suite three-piece shower room suites, separate three-piece shower room suite, and a separate three-piece bathroom suite.
Gross internal floor area (m_2)	215 m2 or thereby
Neighbourhood and location	The subjects are located within the small hamlet of Hatton off Fintray, some twelve miles north-west of Aberdeen city centre where surrounding properties vary with regard to age, type and character. All local amenities and facilities are available close by within Blackburn, and further added amenities are available within Dyce.
Age	We understand the original structure was built circa 1970s and subsequently extended/reconfigured to the present accommodation circa 2010.
Weather	Dry following a period of predominately mixed weather.
Chimney Stacks	**Visually inspected with the aid of binoculars where appropriate.** From our restricted external ground floor inspection, the chimney stack appears to be of brick roughcast construction. Restricted visual inspection carried out.

Roofing including roof space	**Sloping roofs where visually inspected.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** The main roof structure as from our limited external ground floor inspection was noted to be pitched clad externally with concrete tiles along with a flat section over the rear porch area. We confirm that no access was gained onto the external roof structure as inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected. . Our inspection of the various private roof void areas accessed from hatches within the sun room/living room two; utility room; and north-east most bedroom ceilings were all restricted to visual inspections from the access hatches and areas directly adjacent. Insulation materials within the various roof void areas restricted our visual inspection, and we confirm that no access was gained into any of the internal roof void areas due to unsafe footing.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater fittings are of half-round PVC gutters which discharge into PVC round downpipes.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** Main walls within the original structure appear to be of blockwork construction, whilst in the various extensions appear to be of boarded timber frame construction. All external walls have roughcast finishes and facing blockwork detail.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** Windows were noted to be of replacement UPVC double glazed design, whilst access doors were noted to be of replacement UPVC and composite double glazed design.

External decorations	**Visually inspected.** UPVC fascia boarding.

Conservatories / porches	**Visually inspected.** None.

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

Garages and permanent outbuildings	**Visually inspected.** The subjects benefit from two double garages. The first double garage adjoins the main house structure and is of blockwork roughcast construction under a pitched and tiled roof. Electrical supply noted internally along with a water supply. The subjects' double garage is accessed via an electric roller access door. The second double garage/workshop/box store comprises a detached double garage of blockwork roughcast construction under a pitched and metal clad roof. Electrical supply fitted internally.

Outside areas and boundaries	**Visually inspected.** The subjects benefit from sections of private garden ground to the front, side and rear plus a driveway to the front. The vendor has informed the overall holding amounts to just under one acre. We have not measured, acting Solicitor to confirm.

Ceilings	**Visually inspected from floor level.** The ceilings appear to be of plasterboard construction with painted finishes. Artex finishes and timber panelling also noted.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Internal walls appear to be of stud plasterboard construction with papered and/or paint finishes.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,** **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.** **Physical access to the sub floor area may be taken if the Surveyor deems it 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.** Flooring is noted to be of suspended timber construction with fitted floor coverings throughout. A restricted inverted head and shoulders inspection was carried out of the sub floor area accessed via a hatch within the entrance vestibule floor. Our inspection was restricted to a visual inspection of the aforementioned access hatch and areas directly adjacent. No access gained to any sub floor areas at the time of inspection, and overall inspection was restricted due to fitted floor coverings.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Internal doors are timber design, some were glazed. Facings and skirtings are of stained moulded design, the kitchen is equipped with a range of wall and base units.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** Multi fuel stove noted within the living room.

Internal decorations	**Visually inspected.** Walls papered and/or painted, and woodwork generally stained. Bath/shower room walls are partly tiled and splashback boarded.

Cellars	**Visually inspected.** None.

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

Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.** None.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** The vendor has informed the subjects are served by a mains water supply. Solicitor to confirm. Internal distribution pipes where seen appear to be of copper and PVC design. Sanitary arrangements comprise a three-piece bathroom suite and three three-piece shower room suites.

Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** Oil fired Worcester Greenstar Camray utility system 20/32 boiler to radiators. Hot water is assumed to be supplied on demand from the aforementioned oil fired boiler and by way of an immersion operating off the hot water tank noted within the adjoining double garage.

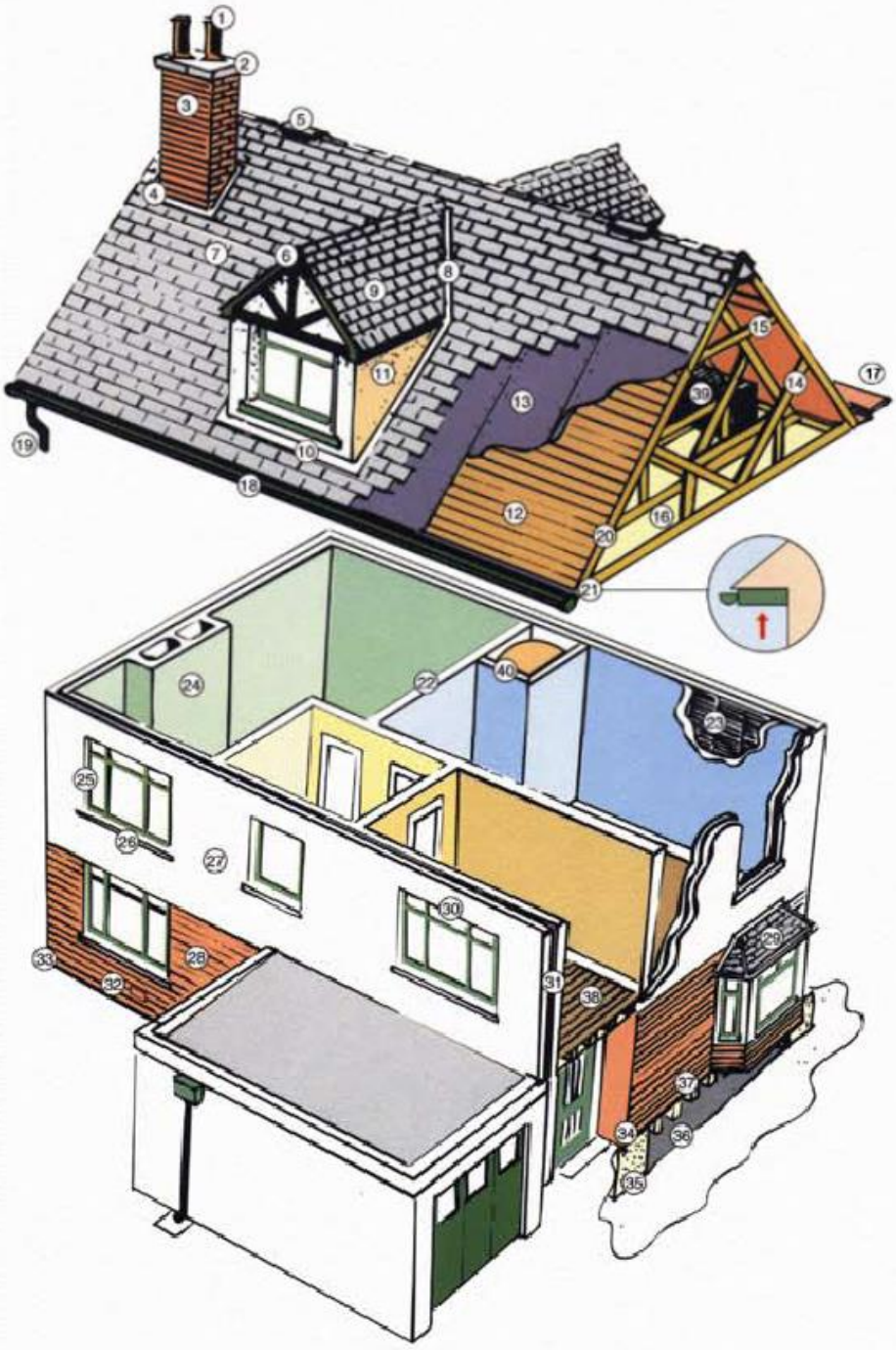
Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** The vendor has informed us the subjects are served by a private septic tank located within the feu. We confirm that we have not carried out any investigations to confirm the exact location, adequacy for usage; and registration with SEPA. Acting Solicitor to carry out all required due diligence.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Smoke alarms, and a CCTV system noted, not tested.

Any additional limits to inspection	**For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.** The property was inspected within the limits imposed. At the time of inspection, the property was fully furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested. No access was gained to any sub-floor areas. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter. Our inspection of the external fabric in general restricted as inspected from external ground floor level. We confirm that no access was gained onto the external roof structure as inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected. Our inspection of the various private roof void areas accessed from hatches within the sun room/living room two; utility room; and north-east most bedroom ceilings were all restricted to visual inspections from the access hatches and areas directly adjacent. Insulation materials within the various roof void areas restricted our visual inspection, and we confirm that no access was gained into any of the internal roof void areas due to unsafe footing. Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible and cannot, therefore guarantee that any such parts of the property are entirely free from defect. It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.

	No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subject's grounds and where possible from adjoining public property. Exposure work has not been carried out. I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms & Conditions. Some descriptions may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken. It is out with the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns, you should engage the services of a qualified asbestos surveyor.

Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partition wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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

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	**Category 1**
Notes	All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently, most buildings will have minor non-structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non-structural cracks of this nature will not be recorded or reported. There is evidence of a settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding.
Dampness, rot and infestation	
Repair Category	**Category 1**
Notes	Random testing, where accessible, was carried out with an electronic moisture meter throughout the property. There was no evidence found of significant dampness, rot or infestation within those areas of the property available for inspection.
Chimney Stacks	
Repair Category	**Category 1**
Notes	Due to the age of the property regular and ongoing maintenance and repair should be anticipated and carried out in accordance with good maintenance practice.
Roofing including roof space	
Repair Category	**Category 1**
Notes	<u>Roof</u> The roof was noted to be in fair order commensurate with the age and type of property although some ongoing maintenance and repairs are likely to be required.

	Flat roof coverings are known to have a limited life requiring replacement, Experience shows that leaks can manifest themselves unpredictably and without warning. Void Restricted visual inspection from the access hatch, and the areas directly adjacent to the hatch only. The majority of the private roof void areas were not visible or inspected at the time of our inspection and should not be considered free from defects.
Rainwater Fittings	
Repair Category	**Category 1**
Notes	At the time of our inspection there was no evidence of damp staining/water staining on wall surface which would indicate leakage. It should be noted that it was not raining at the time of our inspection.
Main Walls	
Repair Category	**Category 1**
Notes	The main outer walls of the property generally appeared in fair order consistent with age. Roughcast finishes appeared generally intact and there was no evidence of bossed render where it was possible to test this from ground level.
Windows, external doors and joinery	
Repair Category	**Category 1**
Notes	These generally appeared in fair condition consistent with age.
External decorations	
Repair Category	**Category 1**
Notes	The external decorations are generally in fair order. Regular repainting will be required if these areas are to be maintained in satisfactory condition.
Conservatories/porches	
Repair Category	**-**
Notes	Not applicable.

Communal areas	
Repair Category	**-**
Notes	Not applicable.
Garages and permanent outbuildings	
Repair Category	**Category 1**
Notes	The garage/outbuildings generally appears in fair condition consistent with age and usage.
Outside areas and boundaries	
Repair Category	**Category 1**
Notes	The boundaries appear reasonably well defined and fences etc., are in adequate condition. Regular maintenance will be required. You should verify with your conveyancer the extent of the boundaries attaching to the property.
Ceilings	
Repair Category	**Category 1**
Notes	Within the limits of our inspection these generally appeared in fair condition consistent with age. Some decorative surfaces are finished with an Artex type product. Early forms of Artex may incorporate small amounts of asbestos based bonding materials and therefore specialist advice should be obtained prior to working on these areas to minimise the risk of releasing hazardous fibres. Timber panelling noted. We assume suitable fire coating has been applied.
Internal Walls	
Repair Category	**Category 1**
Notes	The internal walls are in reasonable condition for their age.

Floors including sub-floors	
Repair Category	**Category 1**
Notes	Access to the sub-floor area was via an access hatch in the entrance vestibule. The sub-floor depth is too shallow to allow full access, however our head and shoulders inspection revealed the solum to have been adequately treated and there is evidence of a damp course being incorporated within the construction. No evidence of dampness was recorded in this area.
Internal joinery and kitchen fittings	
Repair Category	**Category 1**
Notes	The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age. The kitchen units are of a modern type and appeared in adequate condition for their age and purpose. Internal glazed sections noted, we assume suitable safety glass has been installed.
Chimney breasts and fireplaces	
Repair Category	**Category 1**
Notes	There is a multi fuel stove installed within the property. It should be emphasised that the flues were not checked or appliances tested.
Internal decorations	
Repair Category	**Category 1**
Notes	The property is generally in fresh decoration throughout
Cellars	
Repair Category	**-**
Notes	Not applicable.

Electricity	
Repair Category	**Category 1**
Notes	It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check. The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition visible cabling is of pvc type. It should be emphasised that the system was not tested at the time of our inspection.
Gas	
Repair Category	**-**
Notes	Not applicable.
Water, plumbing and bathroom fittings	
Repair Category	**Category 1**
Notes	The property appears connected to mains supplies of water. The plumbing and fittings appear of copper/pvc piping where seen and appeared in serviceable condition but was not tested. The sanitary fittings are of modern style and type. Flooring beneath the shower tray/bath was not inspected, however it should be appreciated that over time the build-up of condensation together with small amounts of leakage from joints between tiling or mastic and bath/shower fittings can lead to deterioration of flooring or wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal and ongoing maintenance regime.
Heating and hot water	
Repair Category	**Category 1**
Notes	An oil fired central heating system has been installed. This appears in functional condition. This will require ongoing and regular servicing. It is not uncommon for incoming purchasers to test / service the central heating boiler when taking occupancy. Regular servicing of the boilers will help maintain them in a workable and efficient condition.

Drainage	
Repair Category	**Category 1**
Notes	We have been informed the subjects are connected to a private septic tank. No inspection carried out of tank or indeed its location. A test of the septic tank should be undertaken prior to entering into a legal commitment to purchase and all recommendations should be implemented

Single Survey

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

Structural Movement	**1**
Dampness, rot and infestation	**1**
Chimney stacks	**1**
Roofing including roof space	**1**
Rainwater fittings	**1**
Main walls	**1**
Windows, external doors and joinery	**1**
External decorations	**1**
Conservatories / porches	**-**
Communal areas	**-**
Garages and permanent outbuildings	**1**
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	**1**
Internal decorations	**1**
Cellars	**-**
Electricity	**1**
Gas	**-**
Water, plumbing and bathroom fittings	**1**
Heating and hot water	**1**
Drainage	**1**

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

Remember

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

Warning

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

3. Accessibility information

Guidance notes for 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**
3. Is there a lift to the main entrance door of the property?	**No**
4. Are all door openings greater than 750mm?	**No**
5. Is there a toilet on the same level as the living room and kitchen?	**Yes**
6. Is there a toilet on the same level as a bedroom?	**Yes**
7. Are all rooms on the same level with no internal steps or stairs?	**Yes**
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	**Yes**

Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed.

We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

We assume that the carriageways etc., ex adverso the subjects are the responsibility of the local authority.

If the legal advisers find that there are significant variations from the standard assumptions, then this should be referred back to the surveyor. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

The property benefits from private and assumed common garden grounds. There are a number of boundary fence structures. It is always sensible when purchasing any property to find out who owns all outside areas/boundaries and who is responsible for their maintenance. Your legal advisors will obtain this information.

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 specialists 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.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. While not necessarily an exhaustive list, alterations noted at the time of our inspection include the various extensions and reconfiguration of internal layout to provide further accommodation.

The Vendor has informed the Surveyor of the service provisions which are in place, and the Surveyor has relied upon this information, and has not carried out any investigations/inspections to verify the information that has been provided.

A test of the septic tank should be undertaken prior to entering into a legal commitment to purchase and all recommendations should be implemented.

Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £500,000 (FIVE HUNDRED AND THOUSAND POUNDS STERLING).

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishing's and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised. The figure should be reviewed annually and in light of any future alterations or additions.

Valuation and market comments

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis as at the 24th September 2020 would be fairly stated in the region of £430,000 (FOUR HUNDRED AND THIRTY THOUSAND POUNDS STERLING).

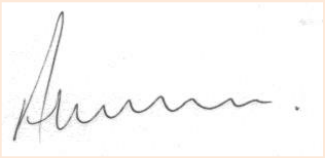
We have endeavoured to reflect the general condition of the property, location and current market conditions when arriving at our opinion of valuation. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

This report is not the product of a building survey and all defects and other matters should be fully considered and, where appropriate, be the subject of specialist and tradesmen's reports prior to the conclusion of Missives.

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.

Signed	

Report author	Mr Andrew J MacKenzie Bsc(Hons) MRICS For and on behalf of Home Report Company

Address	12A Carden Place, ABERDEEN, AB10 1BU

Date of report	24th September 2020

HOME REPORT
COMPANY



PROPERTY QUESTIONNAIRE

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SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

property questionnaire

Property address	**Aldomar** **Hatton of Fintray** **Aberdeen** **AB21 0YD**

Seller(s)	**Maurice Burns and Heather Burns**

Completion date of property questionnaire	**22/09/2020**

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	**1year and 3 months**
2.	Council tax	
	Which Council Tax band is your property in?	**Band G**
3.	Parking	
	What are the arrangements for parking at your property? **Driveway** Any other parking information: **Room for upto 6 cars and to re-convert double garage for parking (Currently a games room)**	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**No**

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	**No**
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	**No**
	Please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	N/A
	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: N/A	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property?	**No**
	(i) Were the replacements the same shape and type as the ones you replaced?	N/A
	(ii) Did this work involve any changes to the window or door openings?	N/A
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): N/A Please give any guarantees which you received for this work to your solicitor or estate agent.	

7.	Central heating	
a.	Is there a central heating system in your property? *(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).*	**Yes**
	What kind of central heating is there?	**Oil**
	i) When was your central heating system or partial central heating system installed?	**unknown**
	(ii) Do you have a maintenance contract for the central heating system?	**No**
	Please give details of the company with which you have a maintenance contract: **but serviced by G Johnson 29/08/2019**	
	(iii) When was your maintenance agreement last renewed?	N/A
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes**
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	**No**
	Is the damage the subject of any outstanding insurance claim?	N/A
b.	Are you aware of the existence of asbestos in your property?	**No**
	Please give details: N/A	

10.	Services	
a.	Please list which services are connected to your property and give details of the supplier:	
b.	Is there a septic tank system at your property?	**Yes**
	i) Do you have appropriate consents for the discharge from your septic tank?	**Yes**
	(ii) Do you have a maintenance contract for your septic tank?	**No**
	Please give details of the company with which you have a maintenance contract: N/A	
	(iii) When was your maintenance agreement last renewed?	N/A

Service	Connected	Supplier
Gas or liquid petroleum gas	**Not Connected**	N/A
Water mains or private water supply	**Connected**	**scottish water**
Electricity	**Connected**	**bulb**
Mains drainage	**Not Connected**	N/A
Telephone	**Connected**	**bt**
Cable TV or satellite	**Connected**	**sky**
Broadband	**Connected**	**bt**

11.	Responsibilities for shared or common areas	
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?	**No**
	Please give details: N/A	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	**No**
	Please give details: N/A	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	**No**
	Please give details: N/A	
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?	**No**
	Please give details: N/A	
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?	**No**
	Please give details: N/A	
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)	**No**
	Please give details: N/A	
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property?	**No**
	Please provide the name and address, and give details of any deposit held and any charges: N/A	

b.	Is there a common buildings insurance policy?	**No**
	Is the cost of the insurance included in your monthly/annual factor's charges?	N/A
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. N/A	
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	**No**
	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: N/A	
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	**No**
	Please give details: N/A	
c.	Do you have any guarantees relating to this work?	**No**
	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: N/A	

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	**No**
(ii)	Roofing	**No**
(iii)	Central heating	**No**
(iv)	National House Building Council (NHBC)	**No**
(v)	Damp course	**No**
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	**No**
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): N/A	
c.	Are there any outstanding claims under any of the guarantees listed above?	**No**
	Please give details: N/A	
14.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	**No**
	Please give details: N/A	

16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	**No**
b.	that affects your property in some other way?	**No**
c.	that requires you to do any maintenance, repairs or improvements to your property?	**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): **maurice burns**

Date: **22/09/2020**

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