

A H R Crossan and Co

Survey Report

On

**'Meadowlands'
Kippford,
Dumfries
DG5 4LG**

Customer: Mr David Colin Reilly

**Customer address: 'Meadowlands',
Kippford,
Dumfries
DG5 4LG**

Date of inspection: 5th September, 2016

**Prepared by: Andrew H R Crossan FRICS
A H R Crossan and Co.,
41a Castle Street,
Dumfries
DG1 1DU**

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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

Description	A 6 Apt detached 1½ storey house on a large plot with detached double sized garage and off-road parking.
Accommodation	GF:- Living Room; Dining Kitchen; Utility Room; Hall; Bedroom; Shower Room. Attic Floor:- Landing; 2 Bedrooms; Study; Bathroom
Gross internal floor area (m²)	131.77
Neighbourhood and location	A house within a coastal resort/residential location 20 miles from Dumfries with some local shops, yacht club, cabin/chalet parks, golf club, hotel and public house; bus service to town.

Age	Built C2010
Weather	Bright and warm
Chimney stacks	None.
Roofing including roof space	Visually inspected externally from Ground Level. Internal inspection via accessible hatches.
Rainwater fittings	Visually inspected externally from Ground level.
Main walls	Visually inspected from Ground Level. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Internal and external doors and a selection of windows were opened and closed. Doors and windows were not forced open.
External decorations	Visually inspected from Ground level.
Conservatories / porches	None.
Communal areas	None.
Garages and permanent outbuildings	Visually inspected externally from ground level and internally from floor level.
Outside areas and boundaries	Visually inspected from Ground level.

Ceilings

Visually inspected from floor level.

Internal walls

Visually inspected from floor level.

Floors including sub floors

Surfaces of exposed floors were visually inspected. No carpets/floor coverings were lifted.

Internal joinery and kitchen fittings

Built in cupboards were inspected but no stored items were moved. Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

None.

Internal decorations

Visually inspected on a room-by-room basis.

Cellars

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. Services were off at the time of inspection, the surveyor did not turn them on.

Gas

None.

Water, plumbing and bathroom fittings

Visual inspection of the accessible pipework and fittings made without removing any insulation. No tests whatsoever were carried out to the system or appliances.

Heating and hot water

Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.

Drainage

Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested.

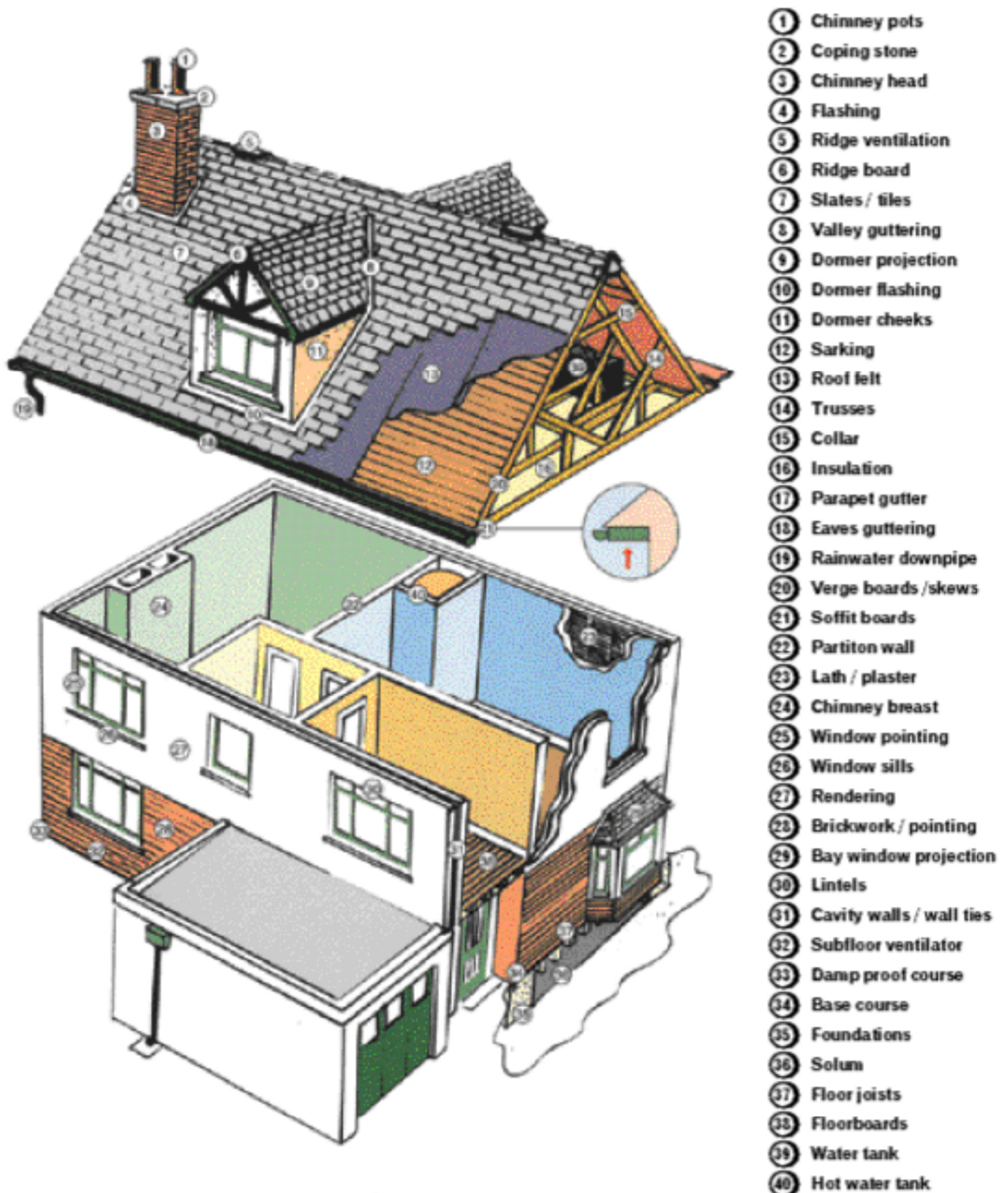
Fire, smoke and burglar alarms

Visually inspected. No tests whatsoever were carried out to the system or appliances.

Any additional limits to inspection:

No ready access to sub-floor voids at time of inspection.







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 terms.






2. CONDITION

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

 Structural movement	
Repair category	Category 1
Notes:	No movement noted.
 Dampness, rot and infestation	
Repair category	Category 1
Notes:	No dampness, rot or infestation noted at time of inspection.
 Chimney stacks	
Repair category:	N/a
Notes:	None.
 Roofing including roof space	
Repair category:	Category 1
Notes:	Natural slated on breathable membrane on sarking and timber lightweight structural trusses. Insulated with mineral wool quilt 250mm thick between truss ties. No adverse comments.
 Rainwater fittings	
Repair category:	Category 1
Notes:	Pvcu gutters and down pipes. In good decorative order and clean. Gutters need cleaned out at least annually.
 Main walls	
Repair category:	Category 1
Notes:	Timber framed cavity construction with outer face wet dash roughcast and painted finish; plasterboarded and plastered internally.

 Windows, external doors and joinery	
Repair category:	Category 1
Notes:	Pvcu double glazed casement type windows. External doors composite panelled and double glazed. 2 leaf French windows from rear of Living Room to deck. No adverse comments.
 External decorations	
Repair category:	Category 1
Notes:	Good general condition. Deck and rails to be pressure washed and decorated by Vendor prior to handover.
 Conservatories / porches	
Repair category:	N/a
Notes:	None.
 Communal areas	
Repair category:	N/a
Notes:	None.
 Garages and permanent outbuildings	
Repair category:	Category 1
Notes:	Pitch span slated traditional pole plate timber carcassed roof; concrete solid floor; masonry walls finished externally to match house; 2 no up and over doors to front; pvcu double glazed french windows to rear.
 Outside areas and boundaries	
Repair category:	Category 1
Notes:	Extensive timber deck and handrail with hot tub installation. Drystone boundary wall all round; gate piers at drive with car hardstanding area. Access road allows a right of access to the subject property but currently needs some repair to potholes. This should be carried out by the Vendor prior to handover.

 Ceilings	
Repair category:	Category 1
Notes:	Plasterboard and plaster skim coat, with coving in major compartments. No adverse comments.
 Internal walls	
Repair category:	Category 1
Notes:	Timber stud partitions with plasterboard and plaster lining; finished and decorated to a good standard.
 Floors including sub-floors	
Repair category:	Category 1
Notes:	Timber boarded and joisted suspended throughout. Insulated between joistes to Building Standards at time of construction.
 Internal joinery and kitchen fittings	
Repair category:	Category 1
Notes:	Doors are oak veneered panelled; part glazed to public rooms on ground floor; printed panelled to Attic floor. Kitchen units are modern and in good serviceable condition.
 Chimney breasts and fireplaces	
Repair category:	N/a
Notes:	None.
 Internal decorations	
Repair category:	Category 1
Notes:	Good walk-in condition generally. A purchaser is likely to re-decorate to suit their own tastes.
 Cellars	
Repair category:	N/a
Notes:	None.

 Electricity	
Repair category:	Category 1
Notes:	<p>Mains 230 volt single phase supply. Power points flush mounted; consumers unit and meter in under-stair cupboard.</p> <p>The IEE recommends regular inspections and tests (e.g every 10 years or upon a change of occupancy). Only the most recently constructed or rewired properties will have installations that comply with current (17th Edition) IEE Regs.</p>
 Gas	
Repair category:	N/a
Notes:	None.
 Water, plumbing and bathroom fittings	
Repair category:	Category 1
Notes:	<p>Mains water; sanitary ware: white wc, whb and in Shower Room; wc, whb and bath in Bathroom. Copper pipework and fittings; insulated where necessary.</p>
 Heating and hot water	
Repair category:	Category 1
Notes:	<p>Oil fired central heating and hot water based on a Worcester Bosch Greenstar Heatslave 18/25 combi boiler with balanced flue. Radiators in all major compartments; Most radiators fitted with thermostatic valves. Oil tank type bunded at side of garage.</p>
 Drainage	
Repair category:	Category 1
Notes:	<p>Waste and surface water drains in pvcu pipes. Soil and waste pipe above ground in pvcu. No issues noted. Connects to shared private septic tank within the adjacent site boundary.</p>

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

1. Which floor(s) is the living accommodation on?	Ground and Attic Floors
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?	Yes
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?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer:-

Confirmation of septic tank wayleaves, outfall etc., rights of access over access road and details of shared maintenance contributions.

Estimated re-instatement cost for insurance purposes

£330,000.00

Valuation and market comments

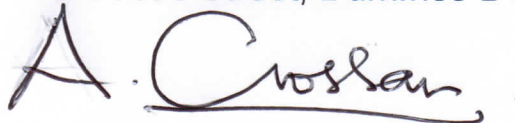
£350,000.00

Market conditions have been slow for the past 6½ years.

Report author: Andrew H R Crossan FRICS

Address: 41a Castle Street, Dumfries DG1 1DU

Signed:



Date of report: 5th September, 2016.

Property Questionnaire

A H R Crossan & Co

PROPERTY ADDRESS:	'Meadowlands' Kippford, Dumfries DG5 4LG
SELLER(S):	Mr David Colin Reilly
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	5 th September, 2016



Regulated by RICS

PROPERTY QUESTIONNAIRE

NOTE FOR SELLERS

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

PROPERTY QUESTIONNAIRE
Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property?

Approx. August, 2010

2. Council Tax

Which Council Tax band is your property in?

E

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- Garage ◀ x 2
- Allocated parking space
- Driveway ◀ x 4
- Shared parking
- On street
- Resident permit
- Metered parking
- Other (please specify):

4. Conservation Area

<p>Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?</p>	<p>No</p>
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5. Listed Buildings

<p>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)?</p>	<p>No</p>
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6. Alterations / additions / extensions

<p>a.</p>	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe the changes which you have made:</p>	<p>No</p>
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	<p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.</p>	
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7. Central heating

a.	<p>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).</p> <p><u>If you have answered yes/partial</u> – what kind of central heating is there?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p>Oil fired with combi -boiler</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p>	Yes
b.	<p>When was your central heating system or partial central heating system installed?</p> <p>From new</p>	
c.	<p>Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:</p> <p>Serviced and maintained annually by a Local engineer</p> <p>McCaig and Son, Dalbeattie</p>	No
d.	<p>When was your maintenance agreement last renewed? (Please provide the month and year).</p> <p>Last serviced (To be serviced prior to handover)</p>	Approx. October, 2014

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

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

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

No

If you have answered yes, please give details:

10. Services

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

Services	Connected	Supplier
Gas / liquid petroleum gas	None	
Water mains / private water supply	Yes	Scottish Water
Electricity	Yes	Scottish Power
Mains drainage	No	
Telephone	Yes	BT
Cable TV / satellite	No	
Broadband	Yes	BT Internet

b.	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p>	<p>Yes Shared with 1 other property</p>
c.	<p>Do you have appropriate consents for the discharge from your septic tank?</p>	<p>Yes</p>
d.	<p>Do you have a maintenance contract for your septic tank?</p> <p>wcs - in - fields empty every 2 years</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	<p>No</p>
<p>11. Responsibilities for Shared or Common Areas</p>		
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>Boundary dyke with Auchenglen joint responsibility</p>	<p>Yes</p>
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>No</p>
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<p>No</p>

d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>Right of way over access road</p>	Yes
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
f.	<p>As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>	No
12. Charges associated with your property		
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:</p>	No
b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	N/a
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</p>	None

13. Specialist Works

a. As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?

No

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

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

No

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?

N/a

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:

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)	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):

c. Are there any outstanding claims under any of the guarantees listed above?

N/a

If you have answered yes, please give details:

15. Boundaries

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

No

If you have answered yes, please give details:

16. Notices that affect your property

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


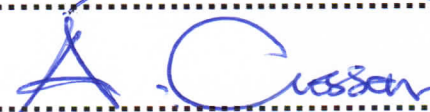
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No

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 purchase 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) :


.....

.....

Date: 29.08.2016......

Energy Performance Certificate (EPC)

Scotland

Dwellings

MEADOWLANDS, KIPPFORD, DALBEATTIE, DG5 4LG

Dwelling type: Detached house
Date of assessment: 07 April 2016
Date of certificate: 08 April 2016
Total floor area: 132 m²
Primary Energy Indicator: 132 kWh/m²/year

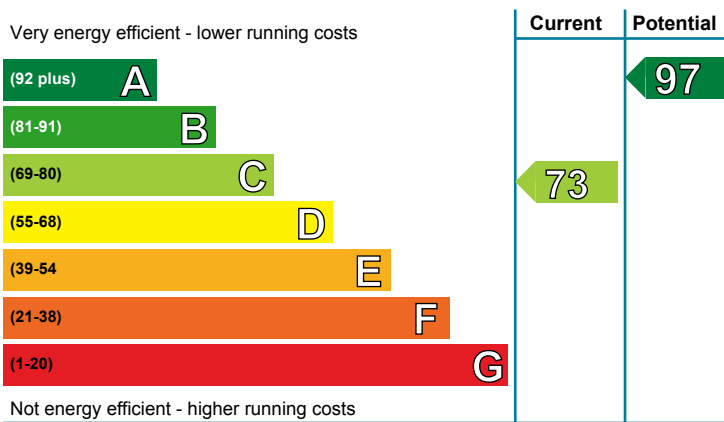
Reference number: 0180-2713-3240-9706-6501
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,445	See your recommendations report for more information
Over 3 years you could save*	£132	

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

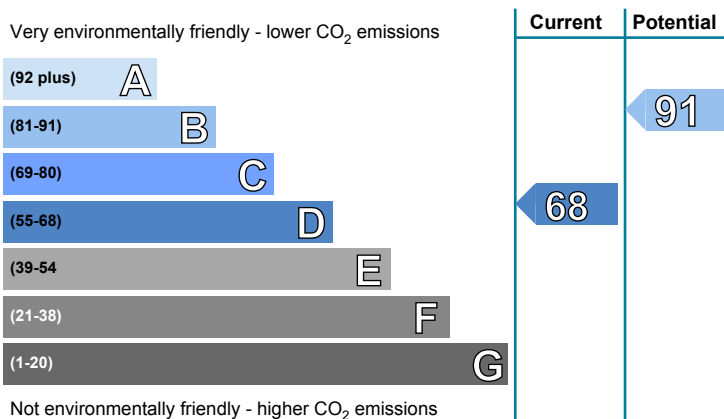


Energy Efficiency Rating

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 C (73)**. 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 (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

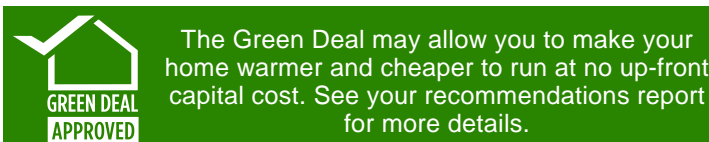
Your current rating is **band D (68)**. The average rating for EPCs in Scotland is **band D (59)**.

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	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£135.00	✓
2 Solar photovoltaic (PV) panels	£5,000 - £8,000	£801.00	✓
3 Wind turbine	£15,000 - £25,000	£1644.00	✓

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.



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	Timber frame, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, 250 mm loft insulation Roof room(s), insulated	★★★★☆ ★★★★★	★★★★☆ ★★★★★
Floor	Suspended, insulated (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, electric	—	—
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, CO₂ 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 32 kg CO₂/m²/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 4.2 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 3.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.








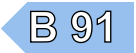

Estimated energy costs for this home



	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,542 over 3 years	£1,542 over 3 years	
Hot water	£669 over 3 years	£537 over 3 years	
Lighting	£234 over 3 years	£234 over 3 years	
Totals	£2,445	£2,313	

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		Green Deal
			Energy	Environment	
1 Solar water heating	£4,000 - £6,000	£45			
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£267			
3 Wind turbine	£15,000 - £25,000	£548			

Measures which have a green deal tick  are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick  may need additional finance. To find out how you could use Green Deal finance to improve your property, visit www.greenerscotland.org or contact the Home Energy Scotland hotline on 0808 808 2282.

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.

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 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.

2 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 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 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.

3 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)	7,293	N/A	N/A	N/A
Water heating (kWh per year)	3,778			

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 Crossan
Assessor membership number:	EES/009329
Company name/trading name:	A H R Crossan and Co
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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

This Certificate and Recommendations Report will be available to view online by any party with access to the report reference number (RRN) and to organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK Governments. If you are the current owner or occupier of this building and do not wish this data to be used by these organisations to contact you in relation to such initiatives, please opt out by visiting www.scottishepcregister.org.uk and your data will be restricted accordingly. Further information on this and on Energy Performance Certificates in general can be found at www.scotland.gov.uk/epc.

Opportunity to benefit from a Green Deal on this property

Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.greenerscotland.org or call 0808 808 2282.

