4 Struan Street,
Newport on Tay,
DD6 8DR

Home Report



DM HALL

4 Struan Street,
Newport on Tay,
DD6 8DR

Single Survey



DM HALL

Survey Report on:

Property Address	4 Struan Street, Newport on Tay, DD6 8DR
Reference	DD202603-52528
Customer Name	Emily Dodd
Date of Inspection	10th March 2026
Surveyor's name, qualifications and office	Jack Chinery AssocRICS DM Hall LLP Chartered Surveyors Shed 26, Unit 34, City Quay Camperdown Street Dundee DD1 3JA Tel: 01382 873100 email: dundeeresidential@dmhall.co.uk
Prepared By	DM Hall LLP

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.[1]

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box. ☒

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

[1] Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party, they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report, it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and

- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional adviser or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.[2]

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily.

[2] Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the “Market Value” is the estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report” is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;

- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the

property is free of any other minor defects.

Throughout the report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

2.3.1 **Category 3:** Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2.3.2 **Category 2:** Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 **Category 1:** No immediate action or repair is needed.

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

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, they may recommend further investigation by specialist contractors.

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the reinstatement cost, as defined below.

“Market value” The estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm’s length transaction,

after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Reinstatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	The property is a two storey former local authority semi detached house.
Accommodation	Ground Floor : Entrance Hallway, Living Room and Kitchen. First Floor : Landing, Two Bedrooms and Bathroom.
Gross Internal Floor Area (m2)	77 m2 or thereby.
Neighbourhood and Location	The property forms part of an established residential area within the Village of Newport on Tay. The surrounding properties within the immediate vicinity are generally of a mixed age and style. A range of typical local amenities can be found nearby.
Age	88 years approximately.
Weather	It was sunny and dry, following generally similar weather conditions.
Chimney Stacks	**Visually inspected with the aid of binoculars where appropriate.** The chimney stack is of brick construction having a roughcast finish. Metal junctions are in place to the roof covering.
Roofing including Roof Space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.**

	The roof is of a pitched design overlaid with natural slates having a tiled ridge. Solar panels are installed to the roof covering. The roof space has been fully floored and lined to create attic storage space. The attic storage space is access via a fixed stair. No inspection of the roof space could be undertaken due to the wall hatch being blocked/sealed.
Rainwater Fittings	**Visually inspected with the aid of binoculars where appropriate.** There are half round cast iron gutters in place, which connect to suitable downpipes.
Main Walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The property appears to be of cavity brick wall construction. The walls have a roughcast and pointed facing brick external finish. The walls are approximately 310mm thick. Cavity wall insulation has been installed. I would make the reasonable assumption that a suitable damp proof course was installed in the property at the time of construction in line with regulations in place at the time.
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 : Double glazed uPVC frame window units are installed. There is a Velux window installed to the attic storage space. Doors : The access doors are of uPVC double glazed and panelled design.
External Decorations	**Visually inspected.** The rainwater fittings are painted.
Conservatories and Porches	There are no conservatories or porches.
Communal Areas	There are no communal areas.

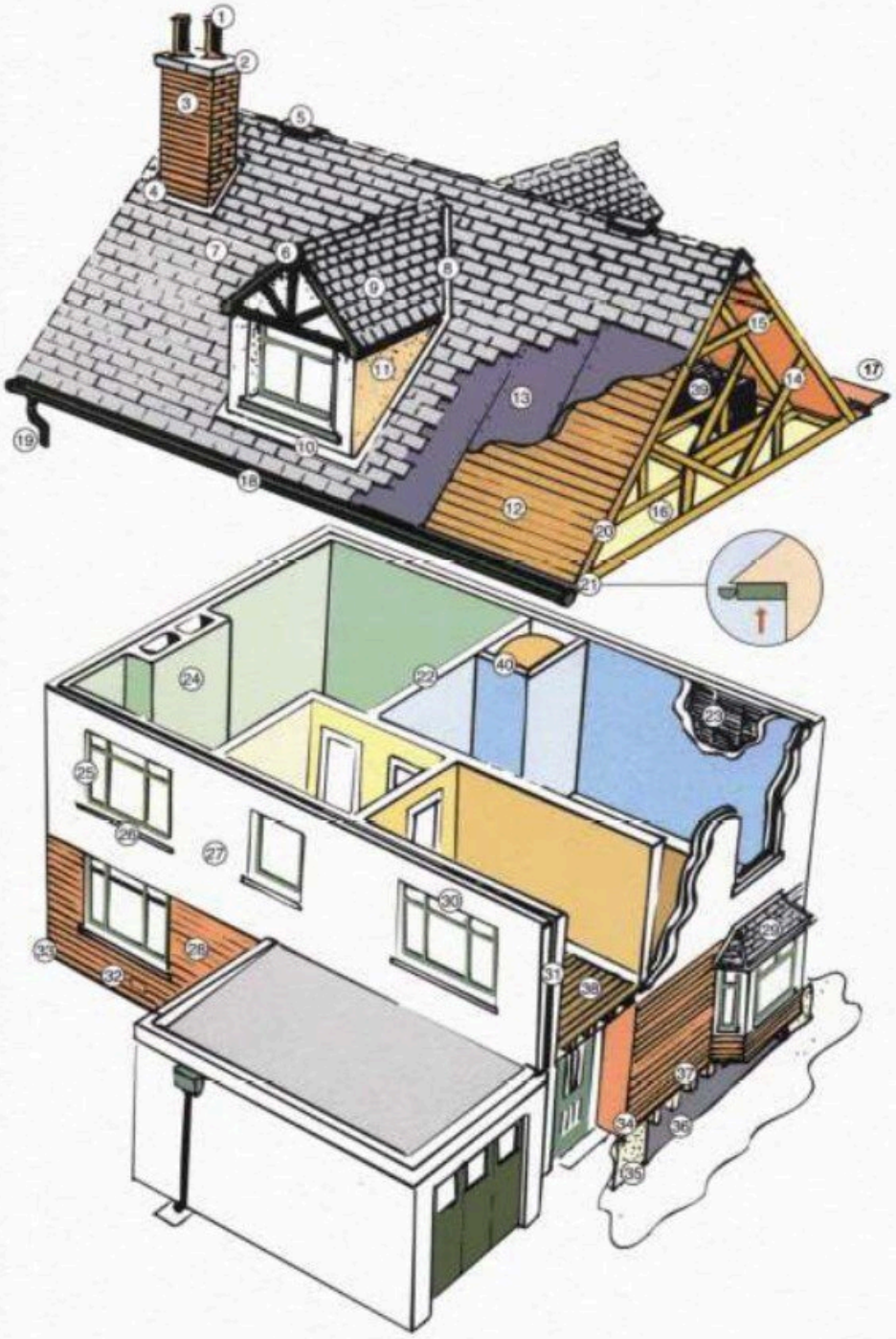
Garages and Permanent Outbuildings	There are no garages or permanent outbuildings.
Outside Areas and Boundaries	**Visually inspected.** The property has garden areas to the front, side and rear. The garden areas are predominately surfaced in grass, chip stones and paving. The boundary walls are formed in timber fencing and stone walls. Some walls are retaining structures. A garden room is located within the garden area.
Ceilings	**Visually inspected from floor level.** The ceilings are of plasterboard construction. Timber panelling was noted to a section of ceiling.
Internal Walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The internal walls and partitions are of plaster on the hard and plasterboard wall construction. There are some areas of tiled finishes.
Floors including Sub-floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** The floors are formed with suspended timber joists being overlaid with tongue and groove flooring. Some areas are formed in solid concrete. Sub Floor : No sub floor access was available.
Internal Joinery and Kitchen Fittings	**Built-in cupboards were looked into, but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The internal doors consist of timber panel and timber/ glazed style. The facings and skirtings are of a moulded style. The kitchen is fitted with a range of base and wall mounted units having compatible worktops and integrated appliances.
Chimney Breasts and Fireplaces	**Visually inspected.**

	No testing of the flues or fittings was carried out. The original fireplace openings within the property have been blocked. There is an electric fire to the living room.
Internal Decorations	**Visually inspected.** The internal walls and ceilings have a paper or painted finish.
Cellars	There are no cellars.
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 on.** Mains supply installed. The electricity consumer unit is located in the entrance cupboard. Solar panels are installed to the roof.
Gas	No gas present.
Water, Plumbing and 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.** Water is connected to the mains. The bathroom is fitted with a white suite. A composite sink unit and side drainer are fitted within the kitchen. All visible pipework is made with copper and PVC materials.
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.** Heating is provided by an air source heat pump which serves the boiler off the kitchen. This serves the radiator heating system. Hot water is provided by a hot water cylinder located off

	the kitchen.
Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is connected to the mains sewer.
Fire, Smoke and Burglar Alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** There is a smoke alarm installed in the property. Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.
Any Additional Limits to Inspection	The property was occupied, fully furnished and all floors were covered. Floor coverings restricted my inspection of flooring. My inspection of the roof covering was restricted from ground level and some parts were not visible. Surrounding buildings and site topography partially blocked sight lines. No inspection of the roof space could be undertaken due to the access hatch within the attic space being screwed shut/blocked. I was not able to inspect the sub floor area due to floor coverings being in place. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. Personal effects in cupboards and fitted wardrobes were not moved and restricted my inspection. I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties. The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered

	appropriate. Concealed areas beneath and around bath were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric. The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required. Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further. My inspection was consequently restricted and I would underline it is out with the scope of my inspection to test the services within the property.

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.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

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

Structural Movement	
Repair Category	1
Notes	No obvious evidence of significant movement noted within the limitations of my inspection.

Dampness, Rot and Infestation	
Repair Category	2
Notes	There is evidence of adverse moisture readings at the base of the rear entrance wall next to the washing machine and concealed timbers may be defective. I am informed that the guttering has been clean which may have previously been causing back splash to the affected area. This may be in the process of drying out and should be monitored. Future further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repair work implemented.

Chimney Stacks	
Repair Category	2
Notes	The roughcasting to the chimney stack is cracked/damaged with some exposed brickwork. Repairs should be anticipated. Former repairs were noted to historic cracking.

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.**

Roofing including Roof Space	
Repair Category	2
Notes	There are a number of chipped and uneven slates. A licensed roofing contractor can inspect and advise further. Inspection at close quarters may reveal further deterioration/damage to roofing materials, especially where these are original. Regular maintenance should be anticipated particularly after adverse weather conditions.

Rainwater Fittings	
Repair Category	2
Notes	The cast iron rainwater fittings appear original and are effected by corrosion, which can result in leakage. The affected areas should be checked, treated and redecorated. I am informed that the guttering has recently cleared.

Main Walls	
Repair Category	2
Notes	Sections of roughcasting to the main walls are cracked and bossed/ hollow. There was gapping noted around some of the pipework which requires filling. Spalling was noted to the lower level brick work and damage was noted to a sub floor vent. Repairs should be anticipated to prevent the possibility of water ingress and any further deterioration. Expanding foam was noted to some of the vents to the rear of the property. I am informed that this was undertaken when the gas boiler was removed. Former patch repairs and hairline cracking were noted to areas of wall finish.

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.**

Windows, External Doors and Joinery	
Repair Category	1
Notes	The windows were found to be in a condition consistent with there age and usage. Some loose handles were noted to the exterior doors. Ongoing maintenance is to be anticipated. Windows were not all fully opened or tested and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of my inspection, no significant defects were noted. Doors and random windows are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fitments are functional.

External Decorations	
Repair Category	2
Notes	The external decorations to the rainwater fittings have deteriorated and redecoration is now required. Regular renewal will be required if these areas are to be maintained in satisfactory condition.

Conservatories and Porches	
Repair Category	**N/A**
Notes	Not Applicable

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.**

Communal Areas	
Repair Category	**N/A**
Notes	Not Applicable

Garages and Permanent Outbuildings	
Repair Category	**N/A**
Notes	Not Applicable

Outside Areas and Boundaries	
Repair Category	2
Notes	Sections of timber fencing to the front garden are uneven/leaning which may be a result of decay at base level. Decay was noted to the front gate alongside the hinge being loose. Cracking was noted to the rear garden step. The affected areas should be replaced/repaired as necessary. General landscaping may be required to some areas. A lean was noted to a section of timber fencing to the rear with some decay noted to the fencing. I am informed that this fence belongs to a neighbouring property. This should be clarified. Part of the garden is next to a retaining wall. The retaining wall is affected by movement/unevenness. I am informed that the sellers solicitor states that there is no liability for the wall. All ownership and maintenance liabilities should be clarified.

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.**

Ceilings	
Repair Category	1
Notes	Hairline cracking is evident to some areas. These items are cosmetic in nature and should be capable of remedy during the course of routine decoration. Staining was noted to an area of ceiling within the front bedroom. At the time of inspection this tested dry and should be monitored.

Internal Walls	
Repair Category	1
Notes	Hairline cracking is evident to some areas. These items are cosmetic in nature and should be capable of remedy during the course of routine decoration.

Floors including Sub-floors	
Repair Category	1
Notes	The flooring was found to be generally level and firm to the tread. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.

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.**

Internal Joinery and Kitchen Fittings	
Repair Category	1
Notes	The kitchen fittings are of a modern style/type and generally appeared in a condition consistent with age and usage. Some chips were noted to the kitchen worktop surfaces. While the internal joinery is innkeeping with the age and character of the subjects, general wear and tear is evident to some areas. There is no handrail serving the staircase to the attic storage space which is a narrow width.

Chimney Breasts and Fireplaces	
Repair Category	1
Notes	The electric fire appears to be loose and future attention will be required. This appears to be cosmetic in nature. Where fireplaces have been removed there is limited provision for ventilation. Unventilated chimney breasts can result in condensation. Disused chimneys should be capped and vented.

Internal Decorations	
Repair Category	1
Notes	The subjects were generally found to be in a fair decorative condition. Typical wear is evident to some areas.

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.**

Cellars	
Repair Category	**N/A**
Notes	Not Applicable

Electricity	
Repair Category	1
Notes	The electrical consumer unit is of a semi modern style. A socket is installed in an unusual manner within one of the bedrooms. It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.

Gas	
Repair Category	**N/A**
Notes	Not Applicable

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.**

Water, Plumbing and Bathroom Fittings	
Repair Category	1
Notes	The sanitary fittings generally appeared in a adequate condition, consistent with age and usage. The water proof seals around the bath are subject to typical wear. These areas require ongoing maintenance to prevent water ingress to concealed areas. There appears to be a restricted head height to the shower within the bath due to the combed ceilings.

Heating and Hot Water	
Repair Category	1
Notes	The heating and hot water systems are of a modern style. The hot water tank is installed in an unusual manner. It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations. It is assumed that the central heating system has been properly installed and maintained to meet with all relevant regulations, particularly in respect of flue and ventilation requirements.

Drainage	
Repair Category	1
Notes	There was no surface evidence to suggest the system is choked or leaking.

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	2
Chimney Stacks	2
Roofing including Roof Space	2
Rainwater Fittings	2
Main Walls	2
Windows, External Doors and Joinery	1
External Decorations	2
Conservatories and Porches	N/A
Communal Areas	N/A
Garages and Permanent Outbuildings	N/A
Outside Areas and Boundaries	2
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	N/A
Electricity	1
Gas	N/A
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 on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair.

The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

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

1. Which floor(s) is the living accommodation on?	Ground and first floor.
2. Are there three steps or fewer to a main entrance door of the property?	Yes ☐ No ☒
3. Is there a lift to the main entrance door of the property?	Yes ☐ No ☒
4. Are all door openings greater than 750mm?	Yes ☐ No ☒
5. Is there a toilet on the same level as the living room and kitchen?	Yes ☐ No ☒
6. Is there a toilet on the same level as a bedroom?	Yes ☒ No ☐
7. Are all rooms on the same level with no internal steps or stairs?	Yes ☐ No ☒
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes ☒ No ☐

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a Solicitor or Licensed Conveyancer
The property has been altered by the creation of the floored and lined attic storage space which is served by a fixed stair. A Velux window has been installed to the roof. I am informed that the previous owner received a letter of comfort from the council regarding this. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt. It is presumed that the garden room falls within the realms of permitted development and this should be confirmed with the local authority. I am informed that the seller solicitor states that there is no liability for the retaining wall. All ownership and maintenance liabilities over boundaries and retaining walls should be confirmed. The property is fitted with solar/photovoltaic panels. All documentation relating to the system should be obtained so that the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.
Estimated Reinstatement Cost (£) for Insurance Purposes
Three Hundred and Thirty Thousand Pounds: £330,000 It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).
Valuation (£) and Market Comments
Two Hundred and Ten Thousand Pounds: £210,000 Following buoyant market conditions over a prolonged period through the Covid 19 pandemic, there are now indications of a return to a more balanced level of supply and demand, partly influenced by current economic circumstances and changing interest rates.

Report author:	Jack Chinery AssocRICS
Company name:	DM Hall LLP
Address:	DM Hall LLP Chartered Surveyors Shed 26, Unit 34, City Quay Camperdown Street Dundee DD1 3JA

	Tel: 01382 873100 email: dundeeresidential@dmhall.co.uk
Signed:	
Date of report:	10th March 2026

4 Struan Street, Newport on Tay, DD6 8DR

Mortgage Valuation Report



DM HALL

Property Address: 4 Struan Street, Newport on Tay, DD6 8DR

Date of Inspection: 10th March 2026

Reference: DD202603-52528

Location & Description

1. Location:

The property forms part of an established residential area within the Village of Newport on Tay. The surrounding properties within the immediate vicinity are generally of a mixed age and style. A range of typical local amenities can be found nearby.

2. Description:

The property is a two storey former local authority semi detached house.

3. Age:

88 years approximately.

4. Main Construction:

Walls: Cavity brick. Roof: Pitched and slated.

5. Accommodation:

Ground Floor : Entrance Hallway, Living Room and Kitchen.

First Floor : Landing, Two Bedrooms and Bathroom.

6. Floor Area - excluding garages and outbuildings:

Gross internal floor area: 77 Gross external floor area: 91

7. Garage and Outbuildings:

Garden room.

Services / Roads

8 Main Service:				
Water:	Yes:	✔	No:	
Electricity:	Yes:	✔	No:	
Gas:	Yes:		No:	✔
Drainage:	Yes:	✔	No:	

For comments on non-mains services, see section 15.

8a. Heating:

Air source heat pump to boiler and radiator heating system.

9. Roads - assumed adopted (If no see section 15. General Remarks)

Yes:	✔	No:	

General Condition

10. Essential Repairs - comments confined to defects which would materially affect the property and/or value/suitably for mortgage purposes.

None.

Retention:	Yes:	No:	✔

Retention amount:

11. Subsidence, Settlement and Landslip:

No obvious evidence of significant movement noted within the limitations of my inspection.

12. General Condition:

The property was found to be in a fair order having regard to its age and type. Whilst some items of typical and on going maintenance issues are to be anticipated, these may be attended to during the course of routine decoration.

Legal & Other Matters

13. Alterations: Has the property been extended/converted/altered? (If yes, see section 15)

Yes:	✔	No:	

14. Tenure - assumed ownership with marketable title (If no, see section 15)

Yes: ✔ No:

15. General Remarks:

The property has been altered by the creation of the floored and lined attic storage space which is served by a fixed stair. A Velux window has been installed to the roof. I am informed that the previous owner received a letter of comfort from the council regarding this. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.

It is presumed that the garden room falls within the realms of permitted development and this should be confirmed with the local authority.

I am informed that the seller solicitor states that there is no liability for the retaining wall. All ownership and maintenance liabilities over boundaries and retaining walls should be confirmed.

The property is fitted with solar/photovoltaic panels. All documentation relating to the system should be obtained so that the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.

16. Comments on Mortgageability:

The property forms suitable secuirty for mortgage purposes, subject to individual lending criteria.

Valuation & Insurance

17.1 Valuation in present condition (words and figures):

Two Hundred and Ten Thousand Pounds: £210,000

17.2 Valuation upon completion of any works required under section 9 (words and figures):

17.3 Insurance reinstatement: Approximate current reinstatement cost including site clearance and professional fees, excluding VAT except on fees. (words and figures):

Three Hundred and Thirty Thousand Pounds: £330,000

18. Declaration:

Signed: 

Valuer's name and Qualifications: Jack Chinery AssocRICS 6539243

Date: 10th March 2026

Office Address: DM Hall LLP Chartered Surveyors
Shed 26, Unit 34, City Quay
Camperdown Street
Dundee
DD1 3JA

Tel: 01382 873100

email: dundeeresidential@dmhall.co.uk

DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144

A full list of members can be obtained from the head office, 17 Corstorphine Road, Edinburgh EH12 6DD. 0131 477 6000

DM Hall has a network of offices across Scotland and offices in Carlisle, Kendal and Cornwall

Regulated by RICS

RICS®
Registered valuer

4, Struan Street,
Newport on Tay,
DD6 8DR

Property Questionnaire

Property Questionnaire

Property Address:

4, Struan Street, Newport on Tay, DD6 8DR

Seller(s):

Emily Dodd

Completion Date of Property Questionnaire: 10/03/2026

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

1. Length of ownership

How long have you owned the property? 3 years 2 months

2. Council Tax

Which Council Tax band is your property in? B

3. Parking

What are the arrangements for parking at your property? (Please indicate all that apply)

Garage	No	**Allocated parking space**	No	**Driveway**	No
Shared parking	No	**On street**	Yes	**Resident permit**	No
Metered parking	No	**Other:**			

4. Conservation Area

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)? No

5. Listed Building

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)? 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

If you have answered yes, please describe the changes which you have made:

(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

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

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

B. Have you had replacement windows, doors, patio doors or double glazing installed in your property?

No

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

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

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

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

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

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
If you, have answered yes/partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air)	Integrated heat pump, radiators, solar panels, invertor and battery system.

If you have answered yes, please answer the 3 questions below:

B. When was your central heating system or partial central heating system installed?	30th October 2023
C. Do you have a maintenance contract for the central heating system?	Yes
If you have answered yes, please give details of the company with which you have a maintenance agreement:	MB services group Ltd 7 Kingfisher Place Kingennie Dundee DD5 3JZ 01382 690960 (2 year insurance backed guarantee - now passed). 5 year warranted on heat pump / water tank / heating system from Daikin. Service carried out June 2025 (report available).
D. When was your maintenance agreement last renewed? (Please provide the month and year).	

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?**

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

No

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

If you have answered yes, please give details:

No

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	No	
Water mains/private water supply	Yes	Scottish Water
Electricity	Yes	Octopus
Mains Drainage	Yes	Scottish Water
Telephone	Yes	BT, Sky
Cable TV/Satellite	No	
Broadband	Yes	Sky, BT

b. Is there a septic tank system at your property?

No

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

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

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

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

11. Responsibilities for a 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?

Yes

If you have answered yes, please give details:

Fences with neighbouring properties are shared. Wall at bottom of garden bounding 5 Struan place fully belongs to Struan place (boundary goes from inside of the wall).

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

No

If you have answered yes, please give details:

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

No

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

If you have answered yes, please give details:

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

No

If you have answered yes, please give details:

f. As far as you are aware, is there a Public Right of Way across any part of your property? (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.)

No

If you have answered yes, please give details:

12. Charges associated with your property

a. Is there a factor or property manager for your property?

No

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

b. Is there a common buildings insurance policy?

No

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?

c. **Please give details of any other charges you must 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.**

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?**

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**	Yes
(iv)	**NHBC**	No
(v)	**Damp course**	No
(vi)	**Any other work or installations?** (for example, cavity wall insulation, underpinning, indemnity policy)	Yes

If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

5 year warranted on heat pump / water tank / heating system from Daikin. 10 Year Guarantee on Garden Room from Garden Rooms by Creative.

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

No

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?

Yes

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.

Energy Performance Certificate



DM HALL

Energy Performance Certificate (EPC)

Dwellings

Scotland

4 STRUAN STREET, NEWPORT ON TAY, DD6 8DR

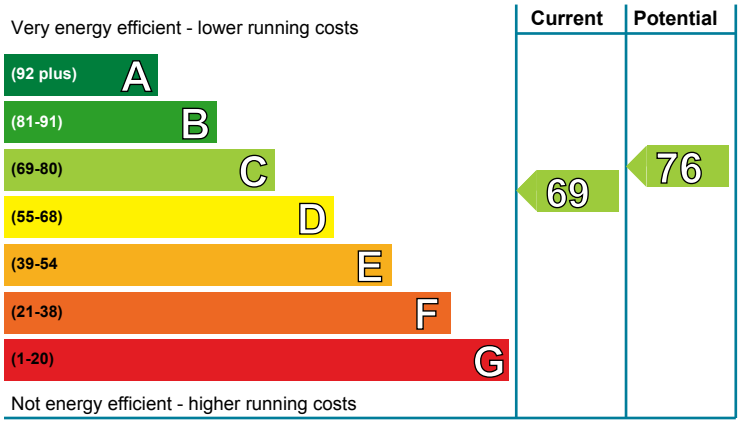
Dwelling type:	Semi-detached house	**Reference number:**	8016-9627-3200-0660-2296
Date of assessment:	10 March 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	12 March 2026	**Approved Organisation:**	Elmhurst
Total floor area:	77 m²	**Main heating and fuel:**	Air source heat pump, radiators, electric
Primary Energy Indicator:	105 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*	**£5,025**	See your recommendations report for more information
Over 3 years you could save*	**£915**	

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

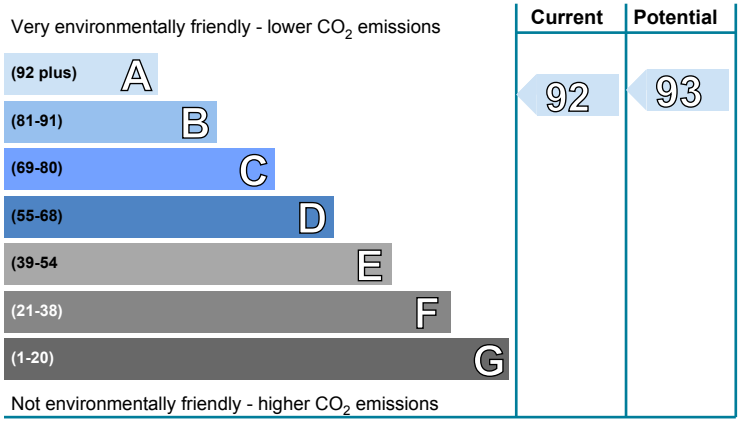


Energy Efficiency Rating

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 (69)**. 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 A (92)**

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

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£5,000 - £10,000	£321.00
2 Heating controls (zone control)	£220 - £250	£261.00
3 Solar water heating	£4,000 - £7,000	£156.00

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

Recommendations Report

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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★★☆	★★★★☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Air source heat pump, radiators, electric	★★★★☆	★★★★★
Main heating controls	Programmer and room thermostat	★★★☆☆	★★★☆☆
Secondary heating	None	—	—
Hot water	From main system	★★★☆☆	★★★★★
Lighting	Below average lighting efficiency	★★★☆☆	★★★☆☆

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 10 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 0.8 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 0.2 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	£3,342 over 3 years	£2,757 over 3 years	You could save £915 over 3 years
Hot water	£1,500 over 3 years	£1,170 over 3 years	
Lighting	£183 over 3 years	£183 over 3 years	
Totals	**£5,025**	**£4,110**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

	Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Floor insulation (suspended floor)	£5,000 - £10,000	£107	C 71	A 93
2	Time and temperature zone control	£220 - £250	£87	C 73	A 93
3	Solar water heating	£4,000 - £7,000	£52	C 74	A 93
4	Heat recovery system for mixer showers	£600 - £1,500	£51	C 76	A 93

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 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.

2 Heating controls (time and temperature zone control)
The heating system controls should be improved so that both the temperature and time of heating can be set differently in separate areas of your house; this will reduce the amount of energy used and lower fuel bills. For example, it is possible to have cooler temperatures in the bedrooms than in the living room provided internal doors are kept closed, and to have a longer heating period for the living room. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

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 Heat recovery system for mixer showers
A shower heat recovery system extracts heat from the water in the shower drain and transfers it to incoming cold water. This reduces the amount of energy needed per shower. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified plumber or heating engineer.

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:

- Air source heat pump
- Solar photovoltaics

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	10,746.48	N/A	N/A	N/A
Water heating (kWh per year)	2,972.18			

Addendum

The assessment does not include any feed-in tariffs that may be applicable to this property.

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.

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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

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.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
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Scottish Government

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