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Home Report

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Energy Performance Certificate

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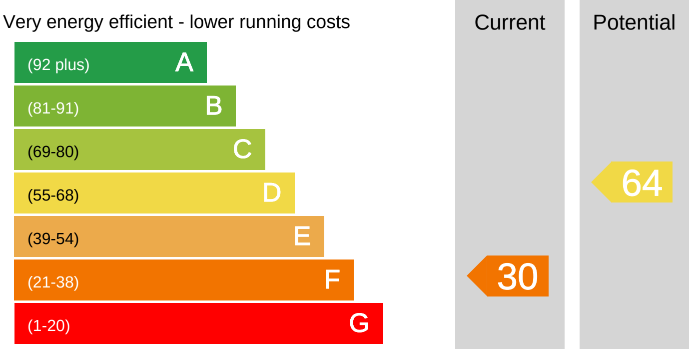
ENERGY REPORT

Dwelling Address	103B MILTON DRIVE, BUCKIE, AB56 1NZ
Reference	008573
Assessment Date	01/05/2026
Submission Date	04/05/2026
Property Type	Top Floor Flat
Total Floor Area	45 m^2

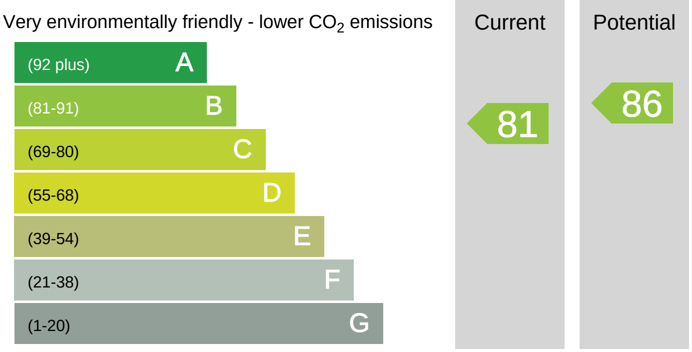
This Energy Report has been generated using the UK's National Calculation Methodology for existing dwellings, Reduced data Standard Assessment Procedure (RdSAP). This methodology is used to assess the energy efficiency of existing dwellings which is calculated based on a dwelling's heating, hot water and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations.

Energy Efficiency Rating



Carbon Dioxide (CO$_2$) Emissions Rating



Additional ratings for your home

	Primary Energy	Energy	Carbon	Cost	HTC
CURRENT	323.82 kWh	14572 kWh	1410.3 kg	2588 £	175 W/K
POTENTIAL	248.17 kWh	11167 kWh	1026.2 kg	1446 £	122 W/K

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling. To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed. Having these measures installed individually, or in a different order, may change the result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating
Internal wall insulation	£624	E 44	£7,500 - £11,000	£624	B 85
High heat retention storage heaters	£1,142	D 64	£800 - £1,600	£518	B 86

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

The table below shows the estimated running costs of the space and water heating and lighting within the dwelling. It does not include the energy used from household appliances. The estimated annual costs after potential improvements indicates the total energy cost if all recommended measures named above were installed.

	Estimated annual costs	Estimated annual costs after potential improvements	Potential future savings
Lighting	£42	£48	You could save £1142
Heating	£2270	£1080	
Hot Water	£276	£318	
New Technologies e.g. Impact of PV	£0	£0	
TOTAL	£2588	£1446	

Estimated energy demand

Heating & Hot water

Heating & hot water usually makes up the majority of energy demand in property. These figures show the usage for this property, based on standard assumptions.

Space Heating	Water Heating
8204	**997**
kWh per year	**kWh per year**

About this document

Created by:	Mr. Andrew MacKenzie
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Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the RdSAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.

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Single Survey

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Single Survey

Property address	103B MILTON DRIVE BUCKIE MORAY AB56 1NZ

Customer	A BUSHELL

Customer address	

Prepared by	Home Report Company

Date of Inspection	1st May 2026

1. Information and scope of inspection

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

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

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

Description	The subjects comprise a main door, first floor flat contained within a two storey detached block containing a Scotmid and three residential units.
Accommodation	Ground Floor - Entrance vestibule, staircase too:- First Floor – Landing / hallway, open plan living room/kitchen, bedroom and internal three-piece shower room suite.
Gross internal floor area (m_2)	45m2 or thereby.
Neighbourhood and location	The subjects are located within a mixed residential/commercial district within Buckie where surrounding properties are of comparable age, type and character. All normal local amenities and facilities are available within the locality.
Age	Fully 45 years old.
Weather	Dry, following a period of predominately mixed weather.
Chimney Stacks	**Visually inspected with the aid of binoculars where appropriate.** None.

Roofing including roof space	**Sloping roofs where visually inspected.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** The main roof structure, as from our severely restricted, external, ground floor inspection, was noted to be of a flat overlaid with what appears to be metal profile sheeting. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected. No access was gained into any internal roof space at the time of inspection.

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

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls appeared to be of brick roughcast construction.

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 and access door were noted to be of UPVC, double glazed design.

External decorations	**Visually inspected.** Painted.

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

Communal areas	**Circulation areas visually inspected.** There appears to be a communal courtyard area with residents' parking externally. Solicitor to confirm.

Garages and permanent outbuildings	**Visually inspected.** None.

Outside areas and boundaries	**Visually inspected.** There appears to be a communal courtyard area with residents' parking externally. Solicitor to confirm.

Ceilings	**Visually inspected from floor level.** Ceilings were noted to be of plasterboard construction with painted finishes.

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

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,** **Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted “head and shoulders” inspection at the access point.** **Physical access to the sub floor area may be taken if the Surveyor deems it safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.** Flooring was noted to be of solid construction with fitted floor coverings throughout. No sub-floor area, therefore no access gained to any sub-floor area at the time of inspection and our overall inspection of the flooring restricted due to fitted floor coverings.

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

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** None.

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

Cellars	**Visually inspected.** None.

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

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

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Mains supply. Internal distribution pipes, where seen, appeared to be of copper and PVC design. Sanitary arrangements comprise an internal three-piece shower room suite.

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.** Electric panel heaters noted.. Hot water is supplied on demand from an instant hot water heater located under the kitchen sink.

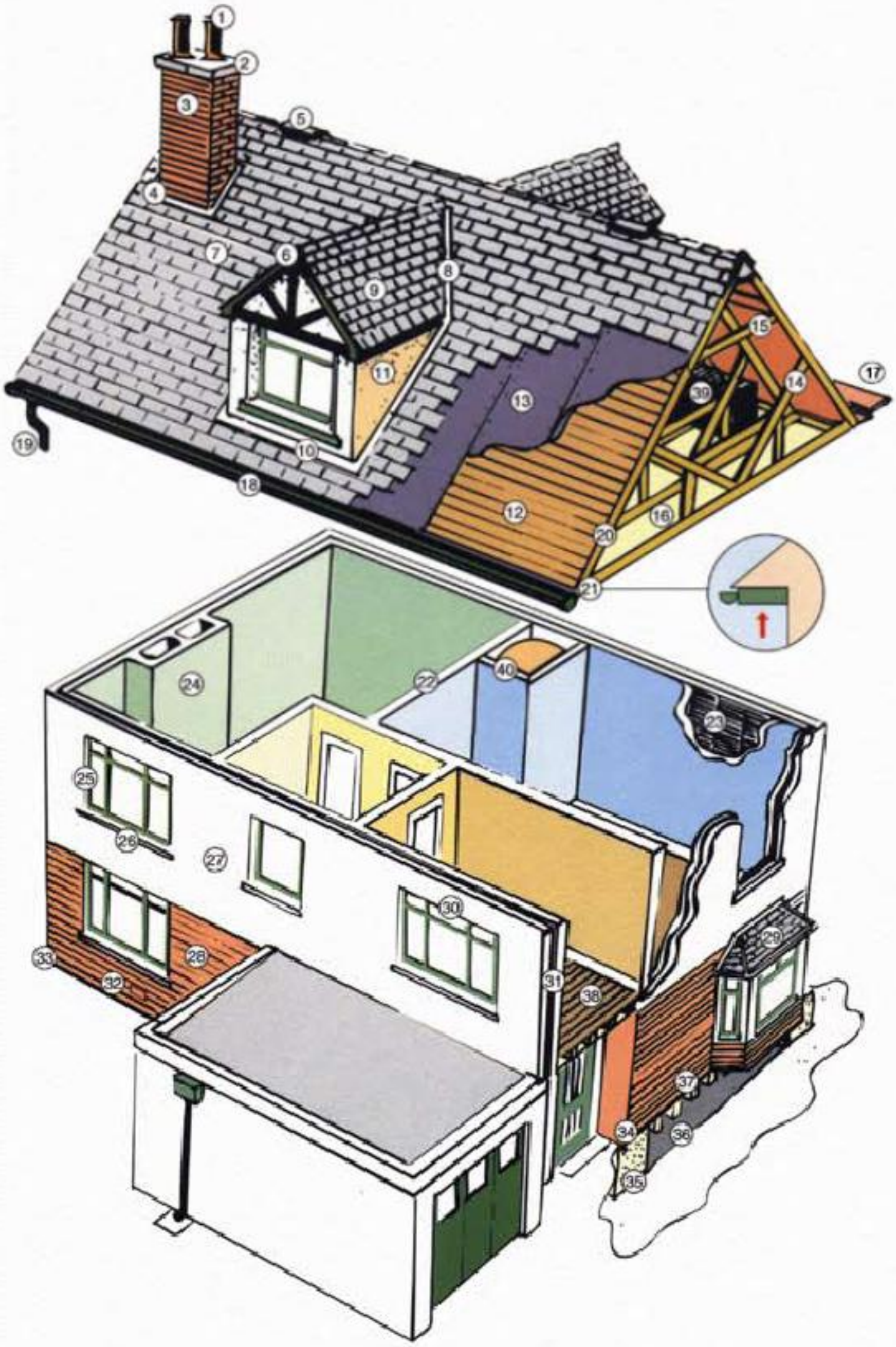
Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Mains.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Smoke alarm noted. Not tested. Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Upgrading may be required to comply with these regulations. Purchasers should satisfy themselves with regards to compliance. We confirm it falls out with our remit to confirm in the provision of smoke alarm(s) meets current requirements.

Any additional limits to inspection	**For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.** The property was inspected within the limits imposed. At the time of inspection, the property was furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested. No access was gained to any sub-floor areas. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter. Our inspection of the external fabric in general restricted as inspected from external ground floor level. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected. No access was gained into any internal roof space at the time of inspection. Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible and cannot, therefore guarantee that any such parts of the property are entirely free from defect. It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects. No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subject's grounds and where possible from adjoining public property. Exposure work has not been carried out.

	I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. It is out with the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns, you should engage the services of a qualified asbestos surveyor. The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms & Conditions. Some descriptions may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken.

Sectional Diagram showing elements of a typical house



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

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

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

Structural Movement	
Repair Category	**Category 1**
Notes	All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently, most buildings will have minor non-structural cracks related to these factors. Minor cracks can be filled during normal redecoration, but often recur seasonally due to normal movement in a building. Non-structural cracks of this nature will not be recorded or reported. There is evidence of a settlement in the building noted both internally and externally, but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding.

Dampness, rot and infestation	
Repair Category	**Category 1**
Notes	Random testing, where accessible, was carried out with an electronic moisture meter throughout the property. There was no evidence found of significant dampness, rot or infestation within those areas of the property available for inspection.

Chimney Stacks	
Repair Category	**-**
Notes	Not applicable.

Roofing including roof space	
Repair Category	**-**
Notes	Roof Not seen from ground level clearly enough to comment on condition. Aspects of the building were not visible at inspection and should not be considered free from defects. Further specialist advice i.e. roofers, factors should be consulted prior to purchase. Void No access gained to any internal roof space at the time of our inspection.

Rainwater Fittings	
Repair Category	**Category 1**
Notes	At the time of our inspection, there was no evidence of damp staining/water staining on wall surface which would indicate leakage. It should be noted that it was not raining at the time of our inspection.

Main Walls	
Repair Category	**Category 2**
Notes	The external render is defective in places with cracked and boss sections being evident.

Windows, external doors and joinery	
Repair Category	**Category 1**
Notes	These generally appeared in fair condition consistent with age.

External decorations	
Repair Category	**Category 1**
Notes	The external decorations are generally in fair order. Regular repainting will be required if these areas are to be maintained in satisfactory condition.

Conservatories/porches	
Repair Category	**-**
Notes	Not applicable.

Communal areas	
Repair Category	**Category 1**
Notes	The communal areas surrounding the property appear to be adequately maintained.

Garages and permanent outbuildings	
Repair Category	**-**
Notes	Not applicable.

Outside areas and boundaries	
Repair Category	**Category 1**
Notes	The boundaries appear reasonably well defined and fences etc., are in adequate condition. Regular maintenance will be required. You should verify with your conveyancer the extent of the boundaries attaching to the property.

Ceilings	
Repair Category	**Category 1**
Notes	Within the limits of our inspection, these generally appeared in fair condition consistent with age.

Internal Walls	
Repair Category	**Category 1**
Notes	The internal walls are in reasonable condition for their age.

Floors including sub-floors	
Repair Category	**Category 1**
Notes	No access to the sub-floor chamber was possible at the time of our visit to the property. Within the limitations of our surface inspection, there was no indication to suggest significant defects in this area. It will, however be appreciated that the area was not inspected and therefore no guarantees can be provided in this regard.

Internal joinery and kitchen fittings	
Repair Category	**Category 1**
Notes	The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age. The kitchen units are of a modern type and appeared in adequate condition for their age and purpose. Internal glazed sections noted, we assume suitable safety glass has been installed.

Chimney breasts and fireplaces	
Repair Category	**-**
Notes	Not applicable.

Internal decorations

Repair Category	**Category 1**
Notes	The property is generally in fresh decoration throughout.

Cellars

Repair Category	**-**
Notes	Not applicable.

Electricity

Repair Category	**Category 1**
Notes	It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check. The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition visible cabling is of PVC type. It should be emphasised that the system was not tested at the time of our inspection.

Gas

Repair Category	**-**
Notes	Not applicbale.

Water, plumbing and bathroom fittings

Repair Category	**Category 1**
Notes	The property appears connected to mains supplies of water. The plumbing and fittings appear of copper/PVC piping where seen and appeared in serviceable condition, but was not tested. The sanitary fittings are of modern style and type. Flooring beneath the shower tray was not inspected, however it should be appreciated that over time the build-up of condensation together with small amounts of leakage from joints between tiling or mastic and shower fittings can lead to deterioration of flooring or wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal and ongoing maintenance regime.

Heating and hot water	
Repair Category	**Category 1**
Notes	It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check. The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition visible cabling is of PVC type. It should be emphasised that the system was not tested at the time of our inspection.
Drainage	
Repair Category	**Category 1**
Notes	The property is thought to be connected to a main sewer. 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 previous comments for detailed information.

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

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

Remember

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

Warning

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

3. Accessibility information

Guidance notes for accessibility information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift. *Unrestricted parking within 25 metres:* For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

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

Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed.

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

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

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

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

It should be confirmed if a Factor has been appointed to the building. A Factor can advise on any annual maintenance charges and if there is a block insurance policy in place.

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

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate.

The subjects are located above commercial concerns at ground floor level, and as such any potential purchaser should carryout their own due diligence with regards to obtaining suitable mortgage funds.

It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard.

It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate.

Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £120,000 (ONE HUNDRED AND TWENTY THOUSAND POUNDS STERLING).

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishing's and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised. The figure should be reviewed annually and in light of any future alterations or additions.
Building costs are currently increasing significantly above inflation due to material and labour shortages, it is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

Valuation and market comments

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis as at the 1st May 2026 would be fairly stated in the region of £65,000 (SIXTY FIVE THOUSAND POUNDS STERLING).

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

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

Signed	

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

Address	12B Carden Place, Aberdeen, AB10 1UR

Date of report	1st May 2026

Terms and Conditions

PART 1 – GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and Energy Performance Certificate in t format prescribed by the accredited Energy Company.

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 Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box. ☐

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

1.2 THE REPORT

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

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

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

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in the expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to 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 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 part other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

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

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 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 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.

1.5 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.

1.6 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of 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 which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the Surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

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

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

1.7 PRECEDENCE

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

1.8 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 "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report;
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

1.9 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.

1.10 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 or 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.

2.1 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 minor defects.

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

1. <u>Category 3:</u> 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 neede now.

2. <u>Category 2:</u> Repairs or replacement requiring future attention, but estimates are still advised.

3. <u>Category 1:</u> 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 exposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.2 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 a cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances

2.3 ACCESSIBILITY

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

2.4 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.

2.5 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of 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 amongst the co-proprietors on an equitable basis.

Terms and Conditions

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

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

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

HOME REPORT
COMPANY

Property Questionnaire

SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

www.homereportcompany.co.uk

Property Questionnaire

Property address	**103B Milton Drive** **Buckie** **Scotland** **AB56 1NZ**

Seller(s)	Andrew Bushell

Completion date of property questionnaire	28.04.2026

Property Questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	**Length of Ownership**	
	How long have you owned the property? **18 Months**	
2.	**Council Tax**	
	Which Council Tax Band is your property in? **Band A**	
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)** **• Garage** ☐ **• Allocated parking space** ☐ **• Driveway** ☐ **• Shared parking** ☒ **• On street** ☐ **• Resident permit** ☐ **• Metered parking** ☐ **• Other (please specify):**	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**NO**

5.	**Listed Buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	NO
6.	**Alterations/additions/extensions**	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? If you have answered yes, please describe below the changes which you have made:	NO
	(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 will arrange to obtain them:	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below:	NO
	(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). If you have answered yes or partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). If you have answered yes, please answer the three questions below:**	**NO**
	i) When was your central heating system or partial central heating system installed?	
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificates**	
	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 or liquid petroleum gas	NO	
Water mains or private water supply	YES	COUNCIL
Electricity	YES	SO ENERGY
Mains Drainage	YES	COUNCIL
Telephone	NO	
Cable TV or satellite	NO	
Broadband	YES	Vodafone Full Fibre

b.	Is there a septic tank system at your property? *If you have answered yes*, please answer the two questions below:	NO
	(i) Do you have appropriate consents for the discharge from your septic tank?	
	(ii) 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 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?** **If you have answered yes, please give details:**	**NO**
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **If you have answered yes, please give details:**	**YES – my roof would affect downstairs unit**
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?** **If you have answered yes, please give details:**	**YES – shared space for bins**
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?** **If you have answered yes, please give details:**	**YES – shared space for bins**
f.	**As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)** **If you have answered yes, please give details:**	**NO**
12.	**Charges associated with your property**	
a.	**Is there a factor or property manager for your property?** **If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:**	**NO**

b.	**Is there a common buildings insurance policy?** **If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?**	**NO**
c.	**Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.** **N/A**	
13.	**Specialist Works**	
a.	**As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?** **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.**	**NO**
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?** **If you have answered yes, please give details:**	**NO**
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]	Yes	Don't know	With title deeds	Lost
(ii)	**Roofing**	[✓ No]	Yes	Don't know	With title deeds	Lost
(iii)	**Central Heating**	[✓ No]	Yes	Don't know	With title deeds	Lost
(iv)	**National House Building Council (NHBC)**	[✓ No]	Yes	Don't know	With title deeds	Lost
(v)	**Damp Course**	[✓ No]	Yes	Don't know	With title deeds	Lost
(vi)	**Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)**	[✓ No]	Yes	Don't know	With title deeds	Lost
b.	**<u>If you have answered 'yes'</u> 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?** **<u>If you have answered yes</u>, please give details:**					
15.	**Boundaries**					
	So far as you are aware, has any boundary of your property been moved in the last 10 years? **<u>If you have answered yes</u>, please give details:**	**NO**				

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

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

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

Signed	

Date	28.04.2026

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