



HOME REPORT

Stobieside Lodge Drumclog

Strathaven
ML10 6QL



ENERGY REPORT

Energy Performance Certificate (EPC)

Scotland

Dwellings

Stobieside Lodge , Drumclog, Strathaven, ML10 6QL

Dwelling type: Detached house
Date of assessment: 17 May 2017
Date of certificate: 23 May 2017
Total floor area: 158 m²
Primary Energy Indicator: 294 kWh/m²/year

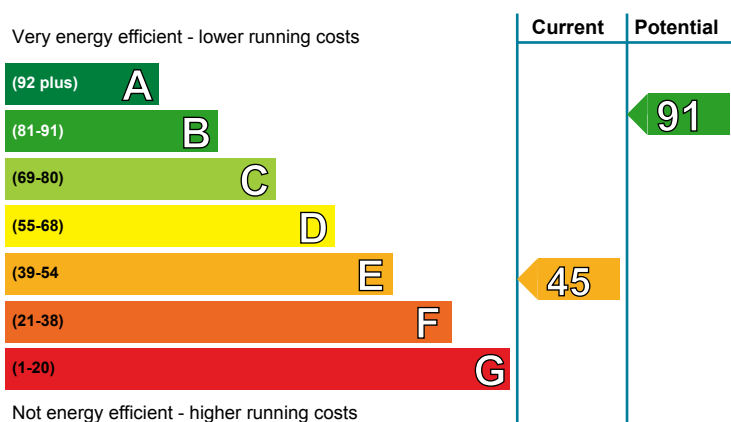
Reference number: 0130-2463-0250-9793-4331
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£5,406	See your recommendations report for more information
Over 3 years you could save*	£2,397	

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

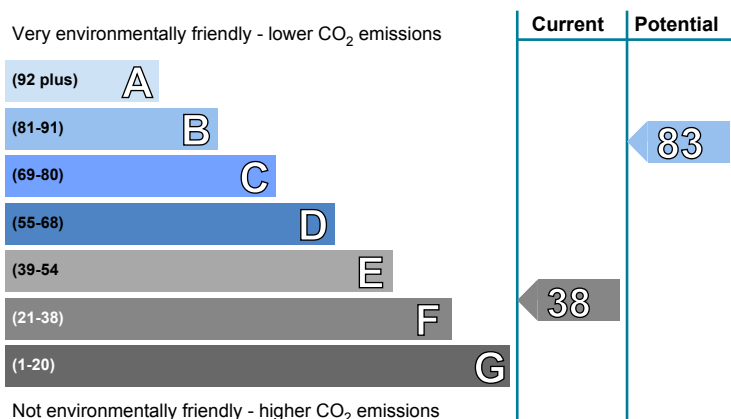


Energy Efficiency Rating

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 E (45)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band F (38)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£741.00	✓
2 Internal or external wall insulation	£4,000 - £14,000	£921.00	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£411.00	✓

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.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 150 mm loft insulation Roof room(s), ceiling insulated	★★★★☆ ★★☆☆☆	★★★★☆ ★★☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, oil	★★★★☆☆	★★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system, no cylinder thermostat	★★☆☆☆	★★☆☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★★	★★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 76 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 12 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 8.2 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	£4,617 over 3 years	£2,502 over 3 years	
Hot water	£540 over 3 years	£258 over 3 years	
Lighting	£249 over 3 years	£249 over 3 years	
Totals	£5,406	£3,009	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement		Green Deal
			Energy	Environment	
1 Room-in-roof insulation	£1,500 - £2,700	£247	E 53	E 44	✓
2 Internal or external wall insulation	£4,000 - £14,000	£307	D 63	E 54	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£137	D 67	D 60	✓
4 Hot water cylinder thermostat	£200 - £400	£61	C 69	D 62	✓
5 Solar water heating	£4,000 - £6,000	£47	C 71	D 65	✓
6 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£250	C 78	C 71	✓
7 Wind turbine	£15,000 - £25,000	£556	B 91	B 83	✓

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

Choosing the right improvement package

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

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

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

1 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that planning permission might be required and that building regulations apply to this work so it is best to check with your local authority whether a building warrant or planning permission will be required.

3 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 this with your local authority building standards department.

4 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. Building regulations apply to this work, so it is best to check with your local authority building standards department whether a building warrant will be required.

5 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.

6 Solar photovoltaic (PV) panels

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

7 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	30,260	(263)	N/A	(5,771)
Water heating (kWh per year)	3,657			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

About this document

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

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

Assessor's name:	Mr. Gary MacDonald
Assessor membership number:	EES/008491
Company name/trading name:	Whyte & Barrie
Address:	67 Srathmore House East Kilbride G74 1LQ
Phone number:	01355 229 317
Email address:	gm@wbcs.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Opportunity to benefit from a Green Deal on this property

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

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

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

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





SCOTTISH SINGLE SURVEY

Single Survey

survey report on:

Property address	Stobieside Lodge Drumclog Strathaven ML10 6QL
Customer	Mr G Thomas
Customer address	
Prepared by	Whyte & Barrie
Date of inspection	26th November 2019



PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

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

1.2 THE REPORT

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

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

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

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

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

Terms and Conditions

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions. The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

WARNING:

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value, the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	Detached house.
Accommodation	Ground floor - Entrance vestibule, hall, toilet, lounge, family room, kitchen/dinette and bathroom. First floor - Hall landing and four bedrooms. The front bedroom has a sun room projection and accessed from the rear bedroom is a studio/storage room.
Gross internal floor area (m²)	160 sq. metres or thereby.
Neighbourhood and location	The property is positioned in a semi rural location adjacent to Stobieside House. Local amenities are located within the town of Strathaven which is within a reasonable commuting distance.
Age	Built circa 1910.
Weather	Dull and dry.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are painted roughcast rendered gable wall head chimney stacks with clay pots and lead flashings. The left hand gable chimney stack vents the boiler, and the right hand chimney stack which has been lowered previously, vents the multi fuel stove in the lounge.

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. 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. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. The main roof is pitched and slated. The front projection and rear right hand side projections have pitched, hipped and slated roofs. A section of the roof over the rear extension is mono pitched and covered with bitumen felt. The roof is a fairly complex design having different slopes and valley gutter sections. The main roof void is accessed by a ceiling hatch in the hall landing. The roof void over the right hand side projection is accessed by a wall hatch from the studio/storage room. The roofs are formed in a timber frame with timber sarking boards. There is partial flooring for stored items and insulation material has been fitted between the ceiling joists.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Cast iron and part PVC gutters and downpipes.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The walls are formed mostly in stone and brick construction with a whitewash painted roughcast render externally.
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. The windows and entrance doors are a variety of different ages and styles. These are mostly double glazed uPVC framed units. At the rear entrance vestibule there is a painted timber panelled door. There are painted roof edge fascia/soffit timbers.

Single Survey

External decorations	Visually inspected. External timbers, wall surfaces and metal gutters/downpipes are painted.
Conservatories / porches	No conservatory or porch additions. There is an entrance vestibule which is an integral part of the original construction.
Communal areas	Not applicable
Garages and permanent outbuildings	Visually inspected. There is an integral garage. This is of brick construction with painted roughcast rendered walls. The roof is timber framed, pitched and slated. There are painted timber panelled entrance doors. At the side of the driveway there is a basic outbuilding which is used as a wood store.
Outside areas and boundaries	Visually inspected. There are gardens to the front, sides and rear of the house. The ground extends half an acre or thereby. There are mature trees which are within influencing distance of the property. Boundaries are formed in timber stob and wire fencing, stone walls and hedges.. We understand the ground extends to approximately half an acre in total. The exact extent of the ground should be confirmed with reference to Title Deed documentation.
Ceilings	Visually inspected from floor level. The ceilings appear to be formed in a variety of timber lath and plaster surfaces and plasterboard, all with decorated finishes.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. These are formed in a variety of lined surfaces including timber lath and plaster, plasterboard and part plastered masonry, all with decorated finishes.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. The flooring is mostly timber with tongue and grooved floor boards. Part of the ground floors are solid concrete construction. There are fitted floor coverings throughout and no readily accessible subfloor

Single Survey

	area.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. There are a variety of timber panelled internal doors, timber facings and skirtings. Some doors have glazed panels. There is a timber and carpeted stair. In the kitchen there are a variety of wall and base units.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. In the lounge, there is a multi fuel stove which is vented through the chimney flue.
Internal decorations	Visually inspected. A variety of papered and painted surfaces, textured coatings (artex), some tiling and cladding.
Cellars	No readily accessible subfloor basement.
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. In a small recess cupboard on the rear wall of the family room is the electric meter and circuit breakers. Additional circuit breakers are located adjacent to the stairs.
Gas	There is no mains gas supply in this area.
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. Plumbing, where visible, is in a variety of metal and plastic piping. In the bathroom there is a white suite comprising bath, toilet with macerator, a wash hand basin and separate shower closet with electric shower. There is also a separate cloakroom with a toilet and wash hand basin.

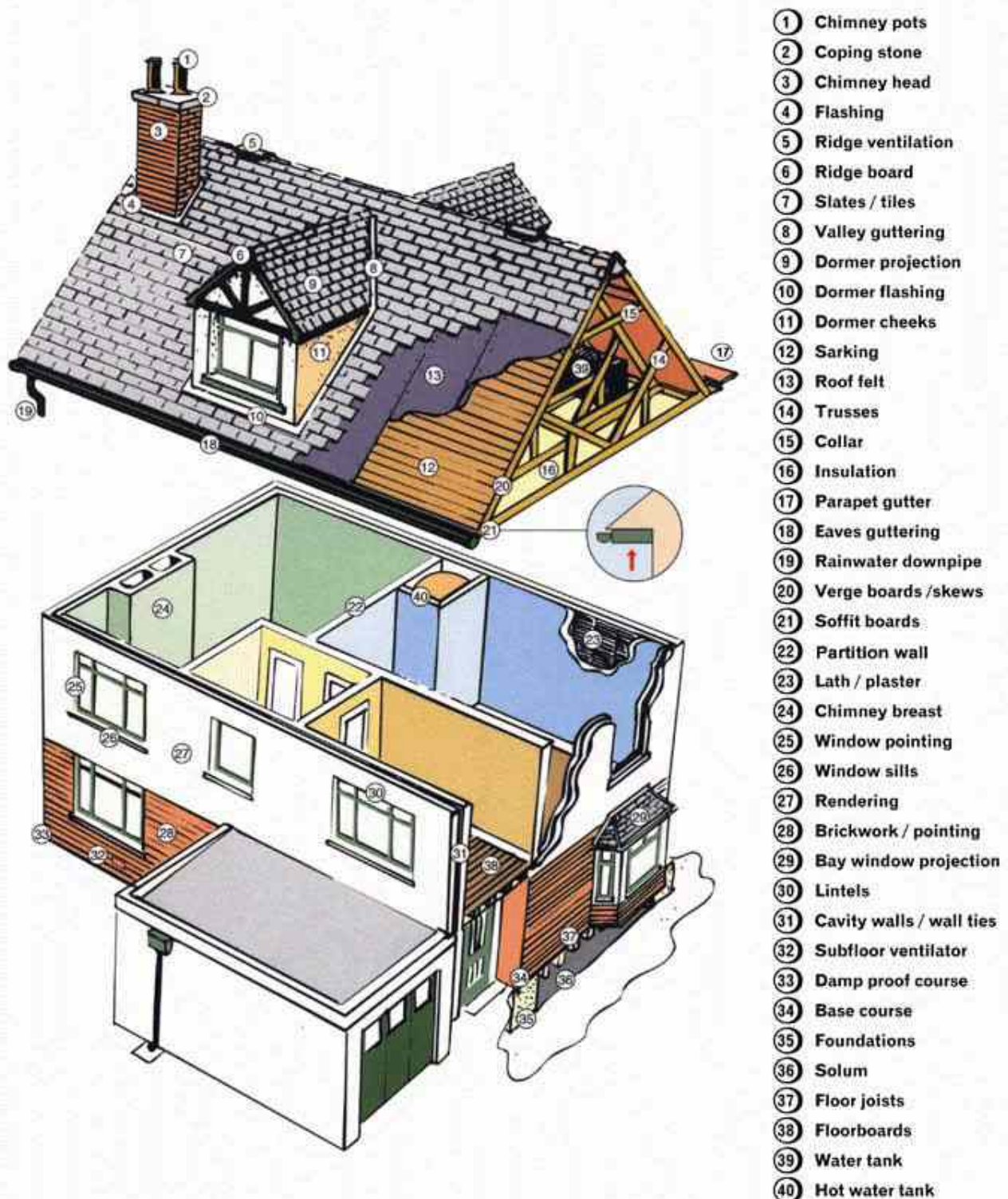
Single Survey

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. There is an oil central heating system with a 'Grant Vortex' boiler located in the kitchen and vented through the chimney flue. This is connected to radiators throughout the house and also heats the hot water which is stored in an insulated cylinder which is located in the upper floor hall landing cupboard.
Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Drainage is connected into a shared septic tank.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Battery operated smoke detectors are fitted.
Any additional limits to inspection	The property was occupied, fully furnished and all floors were covered. The inspection was consequently restricted and the subfloor was not inspected. Due to the formation of the attic rooms, only a limited inspection of the roof frame was possible. Partial flooring and stored items further restricted the inspection of the roof voids and insulation material was not disturbed. Within the house, stored items were present in cupboards. The inspection was consequently restricted. Floors have varying styles of covering. It was not possible to inspect areas of flooring beneath the baths, shower cubicles, WC's or similar water using appliances and accordingly no comment can be made on the condition of enclosed flooring. Services have not been tested. To have these inspected arrangements should be made with suitably qualified electricians, plumbers, heating engineers etc. To comment on the adequacy or standard of sealed unit double/triple glazing is outwith the "scope" of this report. If any glazing unit seals are defective this may only become apparent during certain cold and wet weather conditions. This report is prepared on the assumption that there is no knotweed or other invasive plant species, particularly Japanese knotweed within the boundaries of the subjects or in any neighbouring property. No inspection for such has been undertaken. Should concerns in this regard arise then specialist advice should be sought. 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

Single Survey

	may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken. Due to the nature and/or age of some properties deleterious materials e.g. asbestos can be present in the building fabric and/or the finished surfaces to such e.g. textured coatings such as Artex, floor/ceiling/wall tiles, claddings, linings etc. If any of these elements are applicable to the property under report and should you require certainty of the construction of any part of the property (including any outbuildings or garages) then a detailed Building Survey or sample testing of materials by qualified technicians/scientists should be undertaken prior to concluding purchase. This degree of reporting is clearly out-with the scope of this form of inspection. This is not an Asbestos survey and should not be construed as such in any degree. Should this form of inspection, or indeed any other form of inspection to identify deleterious materials within the property, be required this should be provided by suitably qualified specialists under separate instructions.
--	---

Sectional Diagram showing elements of a typical house



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

Single Survey

2. Condition

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

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



Structural movement

Repair category	1
Notes	The property has been affected by some historical structural movement which is common in buildings of this age and style. Based on a single inspection, the movement appears longstanding in nature, and the likelihood of any further significant movement seems remote.



Dampness, rot and infestation

Repair category	1
Notes	Tests with an electronic moisture meter revealed isolated high moisture readings to some wall surfaces, particularly in the rear entrance vestibule and hall. Although no immediate repairs are necessary, these areas should be carefully monitored in the future. Woodworm infestation has been treated previously by Russell Preservation and guarantees are available. It is good practice to have external ground levels at least 150mm below the lower of the damp proof course and sub floor ventilation level to prevent damp penetration.



Chimney stacks

Repair category	1
Notes	No obvious significant defects noted, however it would be good practice to have the chimney stacks routinely inspected at close quarters and maintained as found necessary in the future.



Roofing including roof space

Repair category	2
Notes	The roof slates are of considerable age and will require to be routinely maintained in the future. Within the roof voids there is some historic staining to the sarking.

Single Survey

	A section of the roof is covered with bituminous felt. It should be appreciated that such roofs have a limited life span and can fail without warning. Regular maintenance and possible re-covering in the future should be anticipated.
--	--



Rainwater fittings

Repair category	1
Notes	No obvious significant defects noted.



Main walls

Repair category	2
Notes	Normal routine maintenance will be required in the future. There are some sections of loose, patched and slightly uneven render. Within the roof void, the lintel above the gable window is cracked.



Windows, external doors and joinery

Repair category	2
Notes	Over time double glazing can become problematic and the operation of windows can be affected and operation mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. It should be appreciated double glazing seals can fail at any time. This was noticeable some windows with condensation / misting between the glazing. Windows and entrance doors are of different ages and styles and affected by normal wear and tear. The glazing in the bathroom is not frosted. There are some soft and rotting external timbers, particularly around the dormer facings.



External decorations

Repair category	1
Notes	All painted surfaces will require to be routinely maintained and re-painted in the future.



Conservatories/porches

Repair category	2
Notes	There is a basic rear entrance vestibule and as mentioned previously, isolated high moisture meter damp readings were obtained to some of the wall surfaces in this area.

Single Survey



Communal areas

Repair category	-
Notes	Not applicable



Garages and permanent outbuildings

Repair category	2
Notes	The condition of the garage is basic, however adequate for its age and usage. Vehicle access into the garage is awkward. There is timber decay in the garage doors. The wood store outbuilding is in a basic condition requiring general repairs and maintenance.



Outside areas and boundaries

Repair category	2
Notes	Normal routine maintenance will be required in the future to gardens and boundaries. The extent of the ground should be confirmed with reference to Title Deed documentation. We understand there is approximately half an acre. There are mature trees which are within influencing distance of the property. These should be routinely maintained in the future by a suitably qualified person.



Ceilings

Repair category	2
Notes	There are some blemishes and plaster cracking on some of the ceiling surfaces which is typical in a building of this age and style (See also the comments in the section: Internal Decorations).



Internal walls

Repair category	2
Notes	There are blemishes, plaster shrinkage cracking and some uneven joints.



Floors including sub-floors

Repair category	1
Notes	The flooring surfaces are generally firm and level, however there are a few loose and creaking floorboards.



Internal joinery and kitchen fittings

Repair category	2
Notes	Glazed panels in internal doors do not appear to be fitted with toughened glass. There is cracked glazing in the entrance vestibule/hall door. Internal joinery and kitchen fittings are affected by normal wear and tear.



Chimney breasts and fireplaces

Repair category	1
Notes	The chimney flues should be kept adequately vented in the future to prevent condensation forming within them. In the lounge, the multi fuel stove should be routinely tested to ensure the flue and ventilation arrangements are adequate.



Internal decorations

Repair category	2
Notes	Decoration is very much a matter of personal taste. It is considered a purchaser may wish to carry out some re-decoration in accordance with their own requirements. On some surfaces there are textured coatings (artex). It is known that some forms of artex can possibly contain asbestos fibres and in the event of any future sanding or removal, appropriate care should be taken as the release of airborne fibres can be a health hazard. Plaster deteriorates with age and in this style of building it may be necessary to carry out some patch plaster repairs in the future, prior to re-decoration.



Cellars

Repair category	-
Notes	Not applicable



Electricity

Repair category	1
Notes	It is assumed that building regulation approval has been obtained for any electrical alteration or installation carried out after 1 January 2005. The Institute of Electrical Engineers recommends that inspections and testings are undertaken at least every five years and on a change of occupancy for tenanted property or every ten years or change of ownership for owner occupied properties. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IEE regulations and codes of practice.

Single Survey



Gas

Repair category	-
Notes	None



Water, plumbing and bathroom fittings

Repair category	1
Notes	No obvious significant visible defects. Bathroom and toilet fittings are affected by normal wear and tear. The mains water feed pipe was not visible and it would be good practice to have appropriate tests carried out to ensure the water pipes are of modern material with no dated lead piping in use.



Heating and hot water

Repair category	1
Notes	The central heating system should be routinely serviced at least yearly in the future by a competent central heating engineer.



Drainage

Repair category	1
Notes	Inspection covers have not been raised and drainage systems have not been tested, however there are no apparent drainage problems.

Single Survey

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	2
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
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.

Single Survey

3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

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

Unrestricted parking within 25 metres:

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

1. Which floor(s) is the living accommodation on?	Ground
2. Are there three steps or fewer to a main entrance door of the property?	Yes ☒ 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

In addition to the usual legal checks and searches, the extent of the ground and boundaries should be confirmed with reference to Title Deed documentation.

Drainage is into a septic tank which is shared with the adjacent property. It should be confirmed that this complies with all Local Authority and Scottish Environment Protection Agency (SEPA) Regulations, and SEPA have issued a Discharge Consent Notice.

There have been various alterations and extensions including conversion of a former garage at the right hand side into a family room, and extending the upper floor level and roof at the rear right hand side. It should be confirmed that all appropriate Local Authority Consents have been obtained for all such works and the appropriate documentation, including Warrant and Completion Certificate issued. If any works are exempt, it is assumed they met the standards required by the Building Regulations.

The property is located in a semi rural position. It should be confirmed there are no restrictive occupancy conditions in the Title and tenure is absolute ownership.

Estimated reinstatement cost for insurance purposes

The property should be insured on a reinstatement basis for not less than £400,000 (FOUR HUNDRED THOUSAND POUNDS).

The insurance valuation given is an indicative figure for guidance only based on current BCIS (The Building Cost Information Service for RICS) published rates. In order to ensure adequate cover is also provided, it is prudent to obtain specific Specialist advice from your insurers.

Valuation and market comments

The property was previously inspected on 8 May 2018. The market value of the property can now be fairly stated with vacant possession at £278,000 (TWO HUNDRED AND SEVENTY EIGHT THOUSAND POUNDS). This valuation figure takes due cognisance of the agreed sale price.

Where defects or repairs have been identified within this report, regardless of whether reported as Category 1,2 or 3 (Please read Category Definitions) it is good practice before entering into any legally binding contract that further specialist or contractors advice with estimates be obtained.

Signed	Security Print Code [543015 = 9354] Electronically signed
Report author	Gary MacDonald
Company name	Whyte & Barrie
Address	Suites 7 & 8 Waverly House, Caird Park, Hamilton, Lanarkshire, ML3 6AS

Single Survey

Date of report	27th November 2019
----------------	--------------------

Mortgage Valuation Report



Property Address

Address Stobieside Lodge Drumclog, Strathaven, ML10 6QL
Seller's Name Mr G Thomas
Date of Inspection 26th November 2019

Property Details

Property Type ☒ House ☐ Bungalow ☐ Purpose built maisonette ☐ Converted maisonette
☐ Purpose built flat ☐ Converted flat ☐ Tenement flat ☐ Flat over non-residential use
☐ Other (specify in General Remarks)

Property Style ☒ Detached ☐ Semi detached ☐ Mid terrace ☐ End terrace
☐ Back to back ☐ High rise block ☐ Low rise block ☐ Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? ☐ Yes ☒ No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? ☐ Yes ☐ No
No. of units in block

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

☐ Single garage ☒ Double garage ☐ Parking space ☐ No garage / garage space / parking space
Available on site? ☒ Yes ☐ No

Permanent outbuildings:

Several dilapidated outbuildings.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? ☒ Yes ☐ No

If Yes, is this recent or progressive? ☐ Yes ☒ No

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

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

Service Connections

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

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

Brief description of Central Heating:

Oil fired boiler connected to radiators.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The general condition of the property is consistent with its age and style of construction however with works of normal repair and maintenance required in the future. Elements of the property are dated and likely to require future upgrading.

This is a semi rural location with principal amenities located in the town of Strathaven which is within a reasonable commuting distance. There have been alterations and extensions. It should be confirmed that all appropriate Local Authority consents have been obtained.

The property sits in ground extending to half an acre, or thereby. The exact extent of the ground and title boundaries should be confirmed with reference to Title Deed documentation.

Evidence of slight previous movement was noted, however within the limitations of the inspection, there was no evidence to suggest the movement is serious or that there were any obvious signs of ongoing structural movement.

In addition to the accommodation listed above, there is a sun room accessed from the front bedroom and a studio/storage attic room accessed from one of the rear bedrooms.

Drainage is into a shared septic tank. It should be confirmed this complies with current Local Authority and SEPA regulations.

Essential Repairs

There are no essential repairs required as a condition of a mortgage retention. The condition of the property and the defects which were noted have been reflected in the valuation.

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

Mortgage Valuation Report

Comment on Mortgageability

The property is a suitable security for a mortgage advance at the valuation stated below.

Valuations

Market value in present condition	£ 278,000
Market value on completion of essential repairs	£ N/A
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£ 400,000
Is a reinspection necessary?	☐ Yes ☒ No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£ N/A
Is the property in an area where there is a steady demand for rented accommodation of this type?	☐ Yes ☐ No

Declaration

Signed	Security Print Code [543015 = 9354] Electronically signed by:-
Surveyor's name	Gary MacDonald
Professional qualifications	MRICS
Company name	Whyte & Barrie
Address	Suites 7 & 8 Waverly House, Caird Park, Hamilton, Lanarkshire, ML3 6AS
Telephone	01698428444
Fax	01698284516
Report date	27th November 2019



PROPERTY QUESTIONNAIRE

Property Questionnaire

PROPERTY ADDRESS:	Stobieside Lodge Hallburn Road Strathaven ML10 6QL
SELLER(S):	Mr & Mrs G. & A. Thomas
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	16-05-17.

PROPERTY QUESTIONNAIRE

NOTE FOR SELLERS

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

PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership

17 years

How long have you owned the property?

2. Council Tax

Which Council Tax band is your property in?

A B C D **E** F G H

3. Parking

What are the arrangements for parking at your property?

(Please indicate 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 (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes/No/ Don't know
5. Listed Buildings	
Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	Yes/No
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)? <u>If you have answered yes, please describe the changes which you have made:</u> Have added an extra bathroom, with shower, bath and toilet. Have converted a workshop into a lounge with French windows.	Yes/No
(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	Yes/No

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). <u>If you have answered yes/partial – what kind of central heating is there?</u> (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.) oil + coal & woodburning stove in lounge. <u>If you have answered yes, please answer the 3 questions below:</u>	Yes/No/Partial
b.	When was your central heating system or partial central heating system installed? 2008.	
c.	Do you have a maintenance contract for the central heating system? <u>If you have answered yes, please give details of the company with which you have a maintenance agreement:</u>	Yes/No
d.	When was your maintenance agreement last renewed? (Please provide the month and year).	

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.

Checked with planning dept. who advised no permissions or warrants were necessary.

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

Yes/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?**

Yes/No

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

Yes/No

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

Added double glazed windows to all windows in the back of the house - plus patio doors to the lounge conversion
Work completed approx winter 2012.

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

8. Energy Performance Certificate

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

Yes/No ☒

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?

Yes/No ☒

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

Yes/No

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

Yes/No ☒

If you have answered yes, please give details:

10. Services

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

Services	Connected	Supplier
Gas / liquid petroleum gas		
Water mains / private water supply	✓	
Electricity	✓	
Mains drainage	✓	
Telephone	—	
Cable TV / satellite	—	

Broadband	✓	Speednet Scotland
-----------	---	----------------------

b.	Is there a septic tank system at your property? <u>If you have answered yes</u>, please answer the two questions below:	Yes/No
c.	Do you have appropriate consents for the discharge from your septic tank?	Yes/No/ Don't Know
d.	Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:	Yes/No
11. Responsibilities for Shared or Common Areas		

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.) <u>If you have answered yes</u>, please give details:	Yes/ <u>No</u>
12. Charges associated with your property		
a.	Is there a factor or property manager for your property? <u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:	Yes/ <u>No</u>
b.	Is there a common buildings insurance policy? <u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?	Yes/<u>No</u> Don't know Yes/<u>No</u> Don't know
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, e.g. to a Residents' Association, or maintenance or stair fund.	

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? <u>If you have answered yes, please give details:</u>	Yes/ No / Don't Know
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes, please give details:</u>	Yes/ No / Not applicable
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes /No
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? <u>If you have answered yes, please give details:</u>	Yes/ No
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? <u>If you have answered yes, please give details:</u>	Yes/ No

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? <u>If you have answered yes</u>, 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	Yes/ 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? <u>If you have answered yes</u>, please give details	Yes/ No
c.	<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u>, 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 <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to	Yes/No

	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)	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' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u>					

c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes</u>, please give details:	Yes/<u>No</u>
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:		Yes/<u>No</u> Don't Know
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/<u>No</u> Don't know
b.	that affects your property in some other way?	Yes/<u>No</u> Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/<u>No</u> Don't know
<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 purchase of your property.**

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

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

Signature(s) :

Cliff News

G. E. News

Date: 16-05-17



Whyte & Barrie

Proud to be part of



FIRST SURVEYORS SCOTLAND
National Valuation & Property Service

CHARTERED SURVEYORS | WWW.WBCS.CO.UK

GLASGOW

Suite 5, Legal House,
101 Gorbals Street,
Glasgow G5 9DW

0141 404 6364
glasgow@wbcs.co.uk

HAMILTON

Suites 7 & 8 Waverley
House, Caird Park,
Hamilton, ML3 0QA

01698 891 400
hamilton@wbcs.co.uk

EAST KILBRIDE

67 Strathmore House
East Kilbride
G74 1LQ

01355 229 317
ek@wbcs.co.uk

LANARK

50 Bannatyne Street
Lanark
ML11 7JS

01555 663 058
lanark@wbcs.co.uk