

**"THE NATIONAL PROPERTY SERVICE"**



**SHEPHERD**  
CHARTERED SURVEYORS

**Shepherd Chartered Surveyors**



**SHEPHERD**  
**HOME REPORT**

59 STATION ROAD  
THORNTON  
KIRKCALDY  
KY1 4AY





Energy performance certificate





# Energy Performance Certificate (EPC)

# Scotland

Dwellings

59 STATION ROAD, THORNTON, KIRKCALDY, KY1 4AY

**Dwelling type:** Detached house  
**Date of assessment:** 13 June 2017  
**Date of certificate:** 14 June 2017  
**Total floor area:** 195 m<sup>2</sup>  
**Primary Energy Indicator:** 340 kWh/m<sup>2</sup>/year

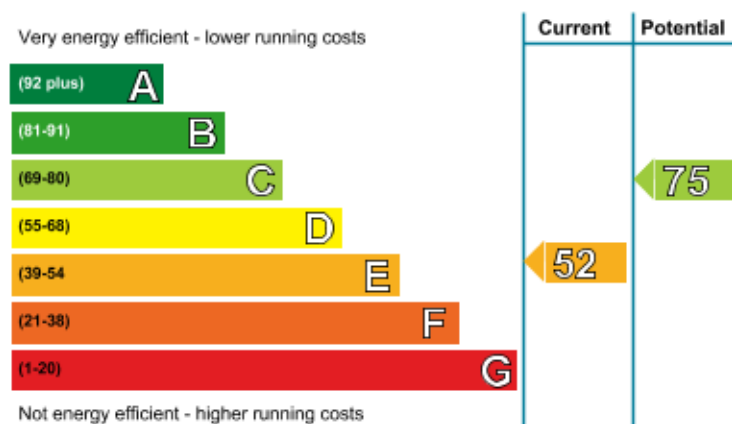
**Reference number:** 9076-1002-8206-8043-9904  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£7,524</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£2,652</b>	

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

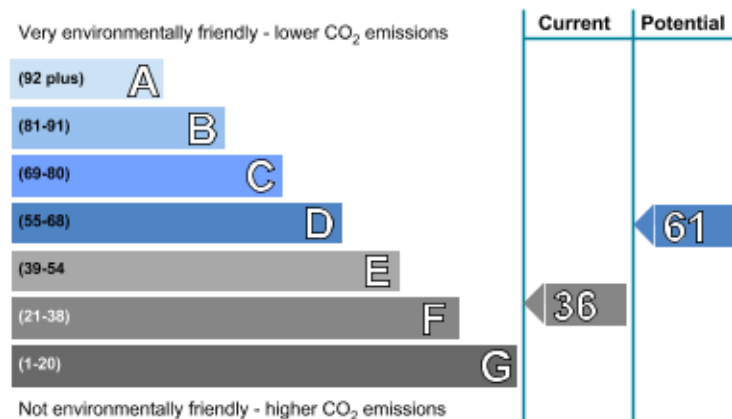


## Energy Efficiency Rating

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

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



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (36)**. 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 Internal or external wall insulation	£4,000 - £14,000	£1791.00	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£279.00	✓
3 Draughtproofing	£80 - £120	£138.00	✓

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)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
	Pitched, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Partial double glazing	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, coal	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆	★★★★☆

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> 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 74 kg CO<sub>2</sub>/m<sup>2</sup>/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 14 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 5.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.












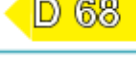
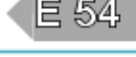




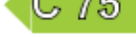
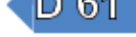

## Estimated energy costs for this home



	Current energy costs	Potential energy costs	Potential future savings
Heating	£6,684 over 3 years	£4,320 over 3 years	
Hot water	£423 over 3 years	£270 over 3 years	
Lighting	£417 over 3 years	£282 over 3 years	
<b>Totals</b>	<b>£7,524</b>	<b>£4,872</b>	

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 Internal or external wall insulation	£4,000 - £14,000	£597			
2 Floor insulation (suspended floor)	£800 - £1,200	£93			
3 Draughtproofing	£80 - £120	£46			
4 Low energy lighting for all fixed outlets	£45	£38			
5 Solar water heating	£4,000 - £6,000	£47			
6 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£63			
7 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£264			

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](http://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](http://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 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](http://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.

### 2 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://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.

### 3 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

### 4 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

### 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](http://www.microgenerationcertification.org).

### 6 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

### 7 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](http://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](http://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)	38,514	(2,018)	N/A	(11,123)
Water heating (kWh per year)	2,905			

## 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](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Paul Duncan
Assessor membership number:	EES/019937
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	<a href="mailto:p.duncan@shepherd.co.uk">p.duncan@shepherd.co.uk</a>
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](http://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](http://www.gov.scot/epc).

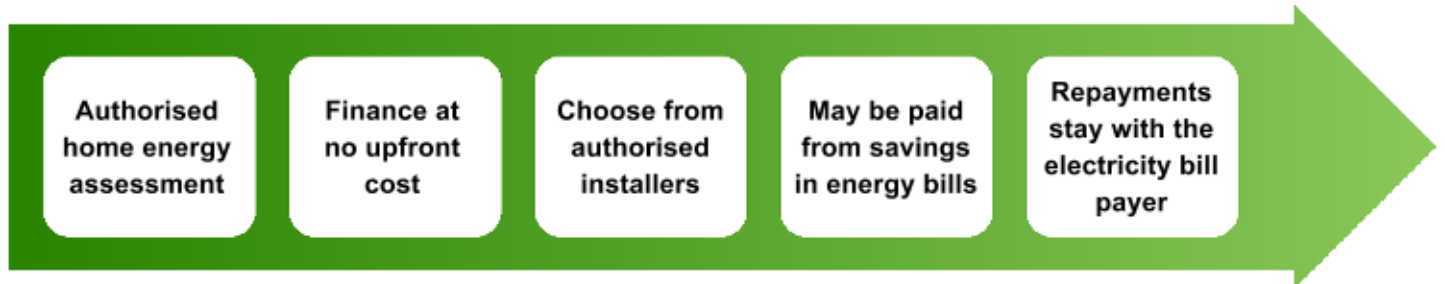
### **Opportunity to benefit from a Green Deal on this property**

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](http://www.greenerscotland.org) or call 0808 808 2282.



# Scottish Single Survey





# Single Survey

survey report on:

<b>Property address</b>	59 STATION ROAD THORNTON KIRKCALDY KY1 4AY
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<b>Customer</b>	Pete Shields
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<b>Customer address</b>	59 Station Road Thornton KY1 4AY
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<b>Prepared by</b>	J & E Shepherd
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<b>Date of inspection</b>	6th November 2017
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Tel: 0845 263 7995

[www.shepherd.co.uk](http://www.shepherd.co.uk)

## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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.

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<sup>1</sup> 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 Report<sup>2</sup> will be from information contained in the Report and the generic Mortgage Valuation Report.

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<sup>2</sup> 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.

<b>Description</b>	A two storey detached dwelling house with rear single storey projection and also attached rear porch.
<b>Accommodation</b>	Ground Floor: Entrance Vestibule, Hall, Sitting Room with large Bay Window, Lounge, Bedroom (with freestanding Shower Cubicle), Inner Hall with En-Suite Toilet and Porch off, Semi Open Plan Kitchen and Dining Room, Rear Vestibule and Toilet off.  First Floor: Landing, three Bedrooms, Study (or fifth Bedroom) and Bathroom (with internal Wet Room).
<b>Gross internal floor area (m<sup>2</sup>)</b>	195 (plus porch)
<b>Neighbourhood and location</b>	The subjects are situated within the village of Thornton and are contained within a mainly residential area with neighbouring properties of mixed age and type. The local Primary School is situated nearby. A range of amenities are available in Thornton with the towns of Kirkcaldy and Glenrothes also both within reasonable travelling distance.
<b>Age</b>	1895.
<b>Weather</b>	Dry and settled.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  There are original stone chimney stacks to the roof coverings and these were viewed from ground/garden level only.

<p><b>Roofing including roof space</b></p>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The main roof is timber pitched and covered in slates while there is a timber pitched and tiled roof over the rear projection. These roof coverings were again viewed from ground/garden level only. We were able to gain access to the main roof space via the ceiling hatch in the first floor Bathroom, although our view of this roof space and timbers was obstructed by the presence of insulation products. The main roof space has been reinsulated. The ceiling hatch contained within the Rear Vestibule cupboard was screwed shut during our inspection and no access was possible. Our view of the roof timbers in general was therefore restricted.</p>
<p><b>Rainwater fittings</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Metal rhones and downpipes are provided.</p>
<p><b>Main walls</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls of the property appear to comprise solid stone construction while the walls of the rear projection comprise brick and rendered construction.</p>
<p><b>Windows, external doors and joinery</b></p>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>There is a timber entrance door with upper single glazed window to the front of the property while there is a PVC and double glazed external door in the Rear Vestibule. The windows in the property are of mixed age and type, incorporating partial double glazing which was not tested, roof lights and the timber, stained glass window in the stairwell. The double glazing may not fully comply with our interpretation of current Standards and Regulations. There are timbers visible to the upper external roof eaves areas, including the Sitting Room Bay Window.</p>

# Single Survey

<b>External decorations</b>	<b>Visually inspected.</b>  The main walls of the property comprise stonework and rendering with some timber and PVC features.
<b>Conservatories / porches</b>	<b>Visually inspected.</b>  The attached Porch comprises timber/glazed and zinc clad construction.
<b>Communal areas</b>	<b>Circulation areas visually inspected.</b>  There are no communal areas apparent.
<b>Garages and permanent outbuildings</b>	<b>Visually inspected.</b>  The property benefits from a large driveway which in turn provides access to an attached, good sized single, brick and felt car port to the rear. This car port is in turn attached to a large, brick/stone and slated former stable block which contained stored items during our inspection. The garden grounds also contain a modern style, timber and felt summerhouse.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b>  The property benefits from very large and mature areas of garden ground. The boundaries are substantial and are partially shared. The boundaries comprise a combination of brickwork, stonework and timbers.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b>  Plaster construction with some rooms incorporating attractive corning. Sections of ceiling will still comprise lath and plaster which is prone to detachment and care will be required during future redecoration and replastering.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b>  <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b>  Plaster finish and sections may also still comprise old lath and plaster, referring to our previous comments.
<b>Floors including sub floors</b>	<b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b>  <b>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.</b>  <b>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</b>

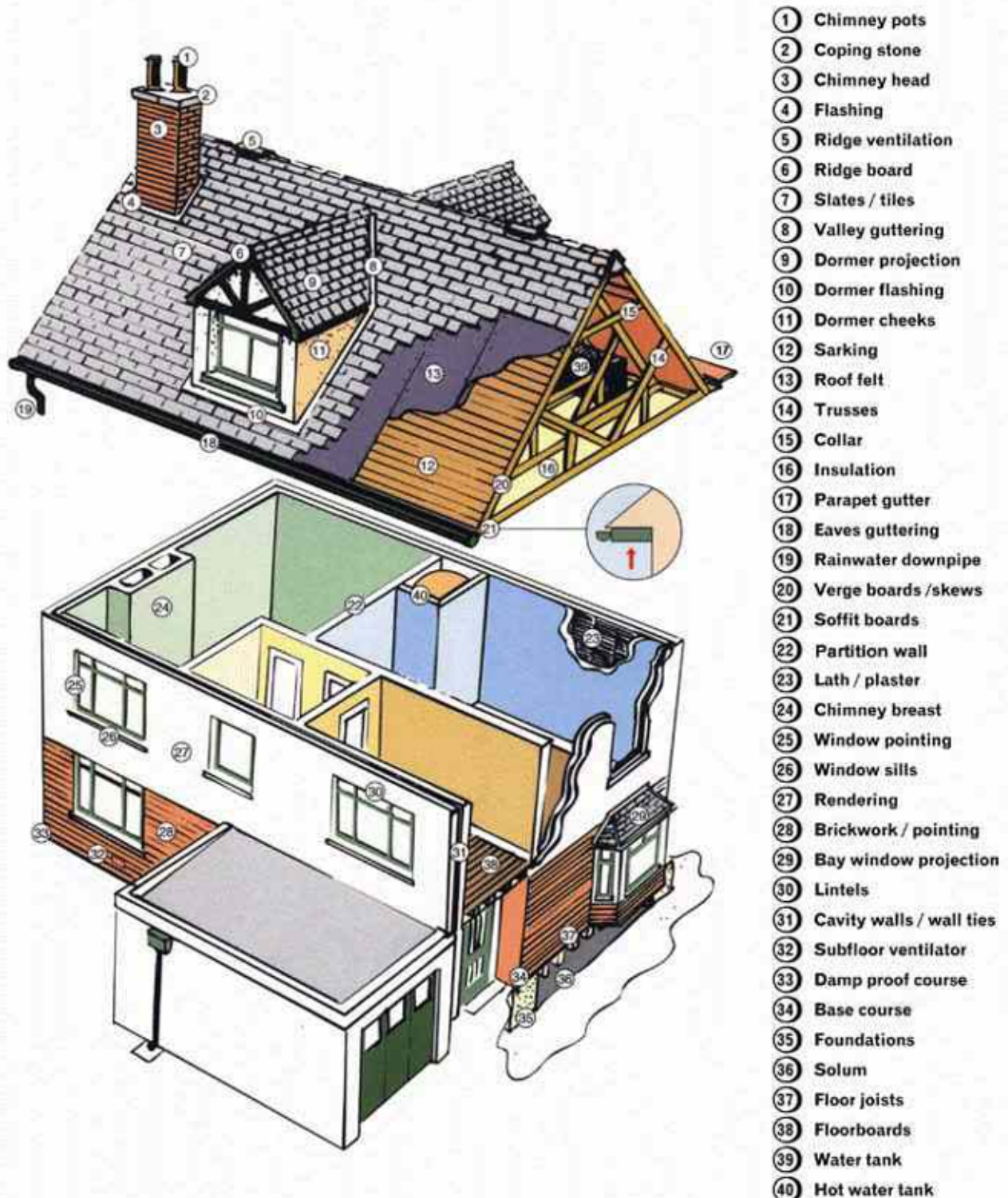
	<p><b>joists and the solum as determined from the access hatch.</b></p> <p>The internal flooring comprises concrete and timber construction with fully fitted floor coverings in place during our inspection. There was no access possible to the subfloor area of the property.</p>
<p><b>Internal joinery and kitchen fittings</b></p>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The Kitchen fittings are generally of plain appearance while some of the internal joinery appears original.</p>
<p><b>Chimney breasts and fireplaces</b></p>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There are open fireplaces provided in the ground floor Lounge and Sitting Room. There is a timber surround in the Dining Room and this contains an electric fire which again was not tested.</p>
<p><b>Internal decorations</b></p>	<p><b>Visually inspected.</b></p> <p>The internal decorations mainly comprise emulsioned, painted and tiled surfaces.</p>
<p><b>Cellars</b></p>	<p><b>Visually inspected where there was a safe and purpose-built access.</b></p> <p>There are no cellars.</p>
<p><b>Electricity</b></p>	<p><b>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.</b></p> <p>Mains electricity is connected and the meter is contained within the Lounge cupboard. There are fuse boxes provided in both the Lounge and Dining Room while we would also refer you to our comments below under Section 2.</p>
<p><b>Gas</b></p>	<p><b>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 on.</b></p> <p>Mains gas is connected with the meter box attached to the rear external wall of the Kitchen projection.</p>

<p><b>Water, plumbing, bathroom fittings</b></p>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains water is connected and where visible, copper/metal and PVC plumbing installations are provided. In view of the age and construction type of the property, some concealed plumbing installations may still be of older type. There is a metal cold water storage tank situated in the main roof space. Fitted suites are provided in the ground floor Toilet and Bathroom while in the latter case, a separate Wet Room was formed in 2016 and this also incorporates underfloor heating which was not tested. The ground floor Toilet has been fully 'wet walled'.</p>
<p><b>Heating and hot water</b></p>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>A gas fired central heating system is provided, the boiler for which is situated in the Rear Vestibule cupboard. The boiler will also serve the domestic hot water supply. There is a large and fully encased hot water storage tank situated in the same Rear Vestibule cupboard and the electric immerser heater attached to this tank should supplement the hot water supply. The underfloor heating in the first floor Wet Room as previously noted was not tested.</p>
<p><b>Drainage</b></p>	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Mains drainage is connected. In view of the age and construction type of the property, the external drainage connections may be of older type.</p>
<p><b>Fire, smoke and burglar alarms</b></p>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Smoke alarms fitted.</p>
<p><b>Any additional limits to inspection</b></p>	<p>The property was vacant during our inspection but access was still restricted to the exposed and accessible fabric with fitted floor coverings and stored items. Access to the rear outbuildings was also restricted.</p> <p>It is outwith the scope of our inspection to provide detailed comment on any asbestos based products which may be found in the property. The current informed view is that asbestos poses no significant health hazard, if left undisturbed and in a good condition. Asbestos was widely used in the building industry until 1999 when it became a banned substance. If you have any concerns you should engage the services of an Asbestos Surveyor.</p>



	<p>We have not carried out an inspection for Japanese Knotweed or other invasive plant species and unless otherwise stated for the purposes of this report we have assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties. The identification of Japanese Knotweed or other invasive plant species should be made by a Specialist Contractor.</p>
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## 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	
<b>Repair category</b>	1
<b>Notes</b>	There are no signs of any recent significant structural movement having taken place.

 Dampness, rot and infestation	
<b>Repair category</b>	2
<b>Notes</b>	Using a handheld moisture meter, sporadic damp readings were obtained at ground floor level while there is evidence of woodworm infestation and staining to the roof timbers where visible. There was no access possible to the roof timbers which extend over the rear projection. Further comment should be obtained from a reputable damp and timber specialist Contractor and with a view to advising as to the cost and extent of any required treatments and repair works, the full extent of which will not become apparent until full access works are undertaken, including any flooring defects.

 Chimney stacks	
<b>Repair category</b>	2
<b>Notes</b>	The chimney stacks are generally in an order consistent with their age and type. The chimney stacks will require ongoing maintenance with general evidence, including flaunchings.

 Roofing including roof space	
<b>Repair category</b>	2
<b>Notes</b>	The roof coverings in general appeared in an order consistent with their age and type but will again require ongoing maintenance and upgrading works, including tiles, slates and timbers. There is also evidence of woodworm infestation and staining to the roof timbers which as noted above will require further investigation. Further defects may become apparent once access is possible to the rear projection roof space and timbers.

 Rainwater fittings	
<b>Repair category</b>	1
<b>Notes</b>	Rainwater fittings should be monitored during periods of prolonged rainfall to fully determine whether or not they are fully watertight. The rhones and downpipes will require ongoing maintenance in conjunction with the roof coverings.
 Main walls	
<b>Repair category</b>	1
<b>Notes</b>	The main walls are generally in an order consistent with their age and type. Some ongoing maintenance and pointing works may be required with general weathering in evidence but again this appears consistent with age and construction type. Vegetation where possible should be removed from wall surfaces. Some pointing works have already been carried out to sections of stonework.
 Windows, external doors and joinery	
<b>Repair category</b>	2
<b>Notes</b>	These appeared in an order consistent with their age and type. The windows and doors are of mixed age and type with ongoing maintenance required while some upgrading should also be anticipated. Sections of timbers/paintwork are weathered while there is also evidence of cracked pane glass to the stairwell stain glassed window. Some windows were also noted to be painted shut. The roof eaves timbers should be maintained as necessary, including the Sitting Room Bay Window.
 External decorations	
<b>Repair category</b>	1
<b>Notes</b>	There are signs of weathering to areas of external decoration.
 Conservatories/porches	
<b>Repair category</b>	2
<b>Notes</b>	The rear Porch appeared in fair order for its age and type but is generally dated with weathering/deterioration apparent. The Porch will require ongoing maintenance while consideration should also be given to possible upgrading/rebuilding works.

# Single Survey



## Communal areas

<b>Repair category</b>	-
<b>Notes</b>	N/A



## Garages and permanent outbuildings

<b>Repair category</b>	2
<b>Notes</b>	The rear outbuildings and car port will require repair and maintenance works, including walls, roof coverings, timbers, rhones and downpipes. There may also be some asbestos based products present, including the internal ceiling boards in the car port. Further specialist advice is recommended prior to carrying out any necessary maintenance works in these outbuildings and car port. The costs involved in the handling and removal of asbestos products can be high.



## Outside areas and boundaries

<b>Repair category</b>	2
<b>Notes</b>	Ongoing maintenance/attention to perimeter boundaries can be anticipated. Trees in close proximity should be monitored and cut back on a regular basis with no evidence of any associated defects during our inspection.



## Ceilings

<b>Repair category</b>	2
<b>Notes</b>	Slight plaster cracking and unevenness were noted in some locations. Typically this can be dealt with during the course of normal redecoration. Care should be exercised to prevent possible detachment of ceilings with plasterwork. Our inspection also noted that there is a hole to the ceiling of the Rear vestibule cupboard containing the boiler and hot water storage tank with again repair works requiring to be carried out.



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	Internal wall finishes were found to be generally satisfactory and in an order consistent with a property of this age and type. During future redecoration and replastering, some general attention may be required.



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	Where access was gained, the flooring was found to be hard, sound and free from significant defects. The sealant and flooring in the Bath/Shower Rooms will require ongoing maintenance to prevent possible water spillages and defects

	occurring.
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## Internal joinery and kitchen fittings

<b>Repair category</b>	2
<b>Notes</b>	These appeared in an order consistent with age and type but it would be prudent to budget for upgrading.



## Chimney breasts and fireplaces

<b>Repair category</b>	2
<b>Notes</b>	Flues serving operational fireplaces should be regularly checked and swept. Some general repairs are required to the fireplaces, including cracking visible to the Lounge fireplace. The Dining Room electric fire should be checked on a regular basis in conjunction with the wiring installations.



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	Decoration is generally fresh throughout.



## Cellars

<b>Repair category</b>	-
<b>Notes</b>	N/A



## Electricity

<b>Repair category</b>	2
<b>Notes</b>	The electrical system does not comply with current regulations and the system should be tested and upgraded as required by an NIC/EIC registered electrician.



## Gas

<b>Repair category</b>	1
<b>Notes</b>	All gas appliances should be checked on an annual basis by a Gas Safe registered Contractor.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	The plumbing system is to a modern pattern and would appear adequate where visible. The sanitary fittings are in fair order, consistent with their age. The fittings in the first floor Bathroom and Wet Room off were upgraded in 2016.



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	The visual inspection has indicated that there are no obvious signs of any significant defects or deficiencies that might suggest there could be major issues with the system. It is good practice to have the system on a service contact with a Gas Safe registered Contractor to ensure adequate servicing and maintenance. Upgrading in conjunction with regular servicing should be anticipated with the central heating radiators also noted to be of mixed age and type.



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	No obvious defects were noted upon inspection of visible drainage connections.

# 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	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
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	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	1
Cellars	-
Electricity	2
Gas	1
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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## 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

At ground floor level, a Bedroom En-Suite Toilet has been formed while in the same Bedroom there is also a separate freestanding shower cubicle with drain. At first floor level, the main Bathroom has a separate Wet Room off and this appears to have been slightly extended into the adjoining Bedroom. It would be advisable to check if any necessary Consents and Certification for the aforementioned alterations have been obtained. The rear attached Porch was added many years ago and Consents will not have been required at the time. As a precaution, the full extent of boundaries/ownership, any rights of way and mutual maintenance liability for the subjects in general should be confirmed. We understand that the subjects are not Listed but subject to confirmation if required.

### Estimated reinstatement cost for insurance purposes

The reinstatement figure for insurance purposes can be stated at £850,000 (Eight Hundred and Fifty Thousand Pounds).

### Valuation and market comments

My valuation of the property as at 6 November 2017 reflecting current market conditions can be reasonably stated at £290,000 (Two Hundred and Ninety Thousand Pounds).

<b>Signed</b>	Security Print Code [577916 = 7453 ] Electronically signed
<b>Report author</b>	Paul J Duncan
<b>Company name</b>	J & E Shepherd
<b>Address</b>	The Signature Building, 8 Pitreavie Court, Dunfermline, KY11 8UU
<b>Date of report</b>	7th November 2017

# Mortgage Valuation Report



Tel: 0845 263 7995

www.shepherd.co.uk

## Property Address

Address 59 STATION ROAD, THORNTON, KIRKCALDY, KY1 4AY  
Seller's Name Pete Shields  
Date of Inspection 6th November 2017

## 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

Rear summerhouse and former stable block which will require ongoing maintenance works.

# 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:

A gas fired central heating system is provided.

## 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

A two storey detached dwelling house with rear single storey projection and also attached rear porch. The internal accommodation also incorporates the rear attached Porch and a Study at first floor level which could be used as a small fifth Bedroom. The subjects are situated within the village of Thornton and are contained within a mainly residential area with neighbouring properties of mixed age and type. The local Primary School is situated nearby. A range of amenities are available in Thornton with the towns of Kirkcaldy and Glenrothes also both within reasonable travelling distance.

The subjects were vacant during our inspection but access was still restricted to the exposed and accessible fabric. The services and double glazing were not tested, although ongoing upgrading and maintenance works are required. The valuation reflects that the subjects benefit from very large garden grounds while items of ongoing maintenance, repair and upgrading are required which appear fairly consistent with age and construction type.

At ground floor level, a Bedroom En-Suite Toilet has been formed while in the same Bedroom there is also a separate freestanding shower cubicle with drain. At first floor level, the main Bathroom has a separate Wet Room off and this appears to have been slightly extended into the adjoining Bedroom. It would be advisable to check if any necessary Consents and Certification for the aforementioned alterations have been obtained. The rear attached Porch was added many years ago and Consents will not have been required at the time. As a precaution, the full extent of boundaries/ownership, any rights of way and mutual maintenance liability for the subjects in general should be confirmed. We understand that the subjects are not Listed but subject to confirmation if required.

## Essential Repairs

None.

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

# Mortgage Valuation Report

## Comment on Mortgageability

The subjects form suitable security for normal lending purposes.

## Valuations

Market value in present condition £ 290,000  
Market value on completion of essential repairs £  
Insurance reinstatement value £ 850,000  
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)  
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? £  
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 [577916 = 7453 ]  
Electronically signed by:-  
Surveyor's name Paul J Duncan  
Professional qualifications BSc (Hons) MRICS  
Company name J & E Shepherd  
Address The Signature Building, 8 Pitreavie Court, Dunfermline, KY11 8UU  
Telephone 01383 722337  
Fax 01383 739714  
Report date 7th November 2017



Property Questionnaire







**Property Address**

59,  
Station Road,  
Thornton,  
KIRKCALDY,  
Fife,  
KY1 4AY

**Seller(s)**

Purple Bricks

**Completion date of property questionnaire**

09 June 2017

## 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?

2

### 2. Council tax

Which Council Tax band is your property in?

e

### 3. Parking

What are the arrangements for parking at your property?

Garage

### 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

(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.

## 7. Central heating

- a)** Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom). yes
- If you have answered yes 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: gas-fired
- (i) When was your central heating system or partial central heating system installed? December 2014
- (ii) Do you have a maintenance contract for the central heating system? no  
If you have answered yes, please give details of the company with which you have a maintenance contract:

## 8. Energy Performance Certificate

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

## 9. Issues that may have affected your property

- a)** Has there been any storm, flood, fire or other structural damage to your property while you have owned it? no
- If you have answered yes, is the damage the subject of any outstanding? #
- b)** Are you aware of the existence of asbestos in your property? no

## 10. Issues that may have affected your property

- a)** Please select which services are connected to your property: Gas or liquid petroleum gas, Water mains or private water supply, Electricity, Mains drainage, Telephone, Cable TV or satellite, Broadband
- b)** Is there a septic tank system at your property? 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? #

## 11. Responsibilities for shared or common areas

- a)** Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? no
- b)** Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? 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? no

<p><b>d)</b> Do you have the right to walk over any of your neighbours property - for example to put out your rubbish bin or to maintain your boundaries?</p>	no
<p><b>e)</b> As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p>	no
<p><b>f)</b> 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.)</p>	no
<p><b>12. Charges associated with your property</b></p>	
<p><b>a)</b> Is there a factor or property manager for your property?</p>	no
<p><b>b)</b> Is there a common buildings insurance policy?</p>	no
<p><b>c)</b> 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.</p>	
<p><b>13. Specialist works</b></p>	
<p><b>a)</b> 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?</p> <p><b>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:</b></p>	no
<p><b>b)</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?</p>	no
<p><b>14. Guarantees</b></p>	
<p><b>a) Are there any guarantees or warranties for any of the following:</b></p>	
<p><b>i)</b> Electrical work</p>	dont know
<p><b>ii)</b> Roofing</p>	dont know
<p><b>iii)</b> Central Heating</p>	dont know
<p><b>iv)</b> National House Building Council (NHBC)</p>	dont know
<p><b>v)</b> Damp course</p>	dont know
<p><b>b)</b> If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p>	
<p><b>c)</b> Are there any outstanding claims under any of the guarantees listed above?</p>	#
<p><b>15. Boundaries</b></p>	
<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p>	no



**16. Notices that affect your property**  
**In the past three years have you ever received a notice:**

- |   |    |
|---|----|
| <b>a)</b> advising that the owner of a neighbouring property has made a planning application? | no |
| <b>b)</b> that affects your property in some other way?                                       | no |
| <b>c)</b> that requires you to do any maintenance, repairs or improvements to your property?  | no |

If you have answered yes to any of the above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.

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

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

**Signature(s)**

Peter Shields

**Date**

09 June 2017



## Shepherd Offices

Aberdeen: 01224 202800  
Ayr: 01292 267987  
Coatbridge: 01236 436561  
Cumbernauld: 01236 780000  
Dumbarton: 01389 731682  
Dumfries: 01387 264333  
Dundee: 01382 200454

Dunfermline: 01383 722337  
East Kilbride: 01355 248535  
Edinburgh: 0131 2251234  
Falkirk: 01324 635999  
Fraserburgh: 01346 517456  
Forfar: 01307 466100  
Galashiels: 01896 750150  
Glasgow: 0141 3532080

Glasgow (Southside): 0141 649 8020  
Greenock: 01475 730717  
Hamilton: 01698 897548  
Inverness: 01463 712239  
Kilmarnock: 01563 520318  
Kirkcaldy: 01592 205442  
Livingston: 01506 416777  
Montrose: 01674 676768

Motherwell: 01698 252229  
Musselburgh: 0131 6533456  
Paisley: 0141 8898334  
Perth: 01738 638188  
Peterhead: 01779 470766  
Saltcoats: 01294 464228  
St Andrews: 01334 477773  
Stirling: 01786 450438



Tel: 0845 263 7995



[www.shepherd.co.uk](http://www.shepherd.co.uk)



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