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ENERGY PERFORMANCE CERTIFICATE

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Energy Performance Certificate (EPC)

Scotland

Dwellings

BEECHMOUNT, MIDDLE TERRACE, KINGUSSIE, PH21 1EY

Dwelling type: Detached house
Date of assessment: 08 September 2018
Date of certificate: 23 October 2018
Total floor area: 304 m²
Primary Energy Indicator: 324 kWh/m²/year

Reference number: 0120-2378-4110-9508-0215
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, LPG

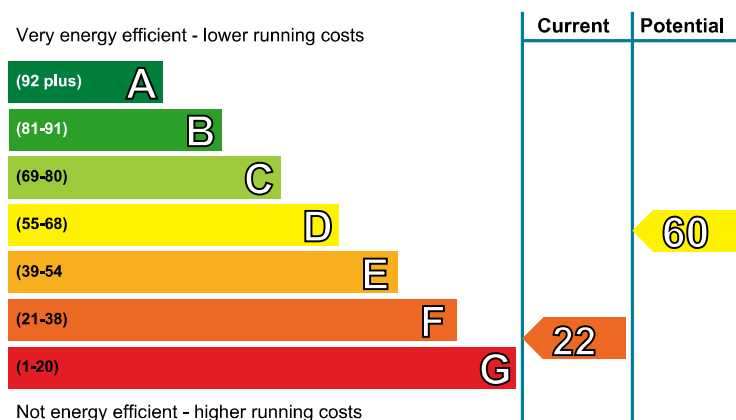
You can use this document to:

- 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*	£17,691	See your recommendations report for more information
Over 3 years you could save*	£8,130	

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

Very energy efficient - lower running costs



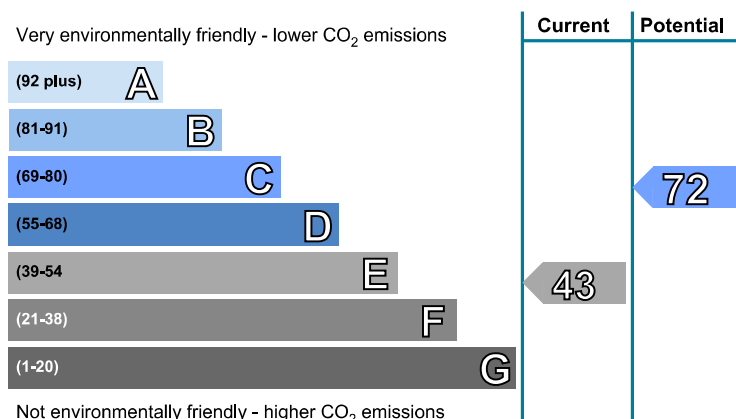
Energy Efficiency Rating

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 F (22)**. 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.

Very environmentally friendly - lower CO₂ emissions



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 E (43)**. 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	£6471.00	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£1428.00	✓
3 Solar water heating	£4,000 - £6,000	£234.00	✓

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, 400+ mm loft insulation	★★★★★	★★★★★
Floor	Suspended, no insulation (assumed)	—	—
Windows	Mostly double glazing	★★★★☆	★★★★☆
Main heating	Boiler and radiators, LPG	★★☆☆☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, LPG	—	—
Hot water	From main system	★★☆☆☆	★★★★☆
Lighting	Low energy lighting in 90% 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, 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 71 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 22 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 11 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	£16,590 over 3 years	£8,718 over 3 years	
Hot water	£678 over 3 years	£420 over 3 years	
Lighting	£423 over 3 years	£423 over 3 years	
Totals	£17,691	£9,561	

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	£2157	E 48	D 63	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£476	D 55	D 68	✓
3 Solar water heating	£4,000 - £6,000	£78	D 56	C 69	✓
4 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£257	D 60	C 72	✓

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 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 a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

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. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

4 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 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.

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)	68,044	N/A	N/A	(27,022)
Water heating (kWh per year)	3,057			

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. Andrew MacKenzie
Assessor membership number:	EES/018471
Company name/trading name:	Home Report Company
Address:	14 Rutland Square Midlothian/Edinburghshire Edinburgh EH1 2BD
Phone number:	0
Email address:	andrew@homereportcompany.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**.





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Single Survey

Property address	'BEECHMOUNT' MIDDLE TERRACE KINGUSSIE INVERNESS-SHIRE PH21 1EY
Customer	MR & MRS S SMARDON
Customer address	'BEECHMOUNT' MIDDLE TERRACE KINGUSSIE INVERNESS-SHIRE PH21 1EY
Prepared by	Home Report Company
Date of Inspection	10 th March 2021



Single Survey

1. Information and scope of inspection

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

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

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

Description	The subjects comprise a detached two storey house.
Accommodation	Ground floor: Entrance porch/sun room, vestibule, hallway, living room, sitting room, dining room, kitchen/breakfast room, utility room and three-piece bathroom suite. Middle landing: three-piece shower room suite. First floor: Landing, six bedrooms.
Gross internal floor area (m²)	304m ² or thereby.
Neighbourhood and location	The subjects are located within an established residential district within Kingussie, where surrounding properties vary with regards to age, type and character. Restricted local amenities and facilities are available within the locality with further added amenities available within nearby Aviemore.
Age	Fully 100 years old.
Weather	Dry following a period of mixed weather. <u>Replacement Inspection</u> Dry following a period of mixed weather, including snow fall.
Chimney Stacks	Visually inspected with the aid of binoculars where appropriate. From our restricted external ground floor inspection the chimney stacks were noted to be of stone construction. Restricted visual inspection carried out.

Single Survey

Roofing including roof space	Sloping roofs where visually inspected. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. The main roof structure as from our restricted external ground floor inspection was noted to be pitched clad externally slates incorporating flat sections which the Vendor has informed is overlaid with fibreglass finishes. We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected. Our inspection of the two roof void areas one accessed via a hatch within the ground floor utility room ceiling and one accessed via a hatch within the first floor main off-shoot bedroom ceiling were both restricted to visual inspections from the access hatches and areas directly adjacent. Extensive insulation materials in both roof void areas restricted our visual inspection, and we confirm that no access was gained into either roof void area due to unsafe footing.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Rainwater fittings were noted to be of cast-iron and PVC construction.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. Main walls were noted to be of stone construction.

Single Survey

Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. Windows were noted to be of replacement UPVC double glazed design along with a metal single glazed skylight, whilst the access doors were noted to be of UPVC and timber double glazed design. The Vendor has indicated the windows were installed two years ago. We recommend all documentation including any guarantees be obtained and lodged with the title deeds.
External decorations	Visually inspected. Painted.
Conservatories / porches	Visually inspected. The subjects benefit from an entrance porch/sun room of upvc double glazed design.
Communal areas	Circulation areas visually inspected. None.
Garages and permanent outbuildings	Visually inspected. The subject benefit from a detached outhouse structure which we have been informed originally comprised the gardener's cottage. This structure is formed of stonework under a pitched and slated roof. Internally the subjects comprise two rooms at ground floor level and two attic rooms above. Electrical supply noted internally.

Single Survey

Outside areas and boundaries	Visually inspected. The subjects benefit from sections of private garden ground to the front, side and rear plus a wrap around driveway.
Ceilings	Visually inspected from floor level. Ceilings were noted to be of lath and plaster and plasterboard construction with painted finishes.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls were noted to be of solid and stud plasterboard construction with papered and/or painted finishes.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted, Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted “head and shoulders” inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. Flooring appears to be of solid and suspended timber construction with fitted floor coverings throughout. No access gained to any sub-floor area at the time of inspection and our overall inspection of the flooring was restricted due to fitted floor coverings.

Single Survey

Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Internal doors are of timber design, some glazed. Facings and skirtings are of painted or stained moulded design, and the kitchen is equipped with a range of wall and base units.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. Gas fires noted.
Internal decorations	Visually inspected. Walls papered and/or painted, and woodwork either painted or stained. Bath/Shower room walls are partly tiled.
Cellars	Visually inspected. None.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off. Mains supply with fuse box located within the ground floor hallway cupboard.

Single Survey

Gas	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off. No mains supply installed. The subjects are served by a bulk submerged LPG tank located within the garden ground 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. Internal distribution pipes where seen appear to be of copper and PVC design. Sanitary arrangements comprise a three-piece bathroom suite and three-piece shower room suite.
Heating and hot water	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. LPG fired Worcester Greenstar 30i System Compact ErP LPG condensing boiler to radiators. Hot water is assumed to be supplied on demand from the aforementioned LPG gas fired boiler.
Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Mains.

Single Survey

Fire, smoke and burglar alarms

Visually inspected.

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

Smoke alarms noted. Not tested.

Single Survey

Any additional limits to inspection

For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

The property was inspected within the limits imposed. At the time of inspection, the property was fully furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested.

No access was gained to any sub-floor areas. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter.

Our inspection of the external fabric in general restricted as inspected from external ground floor level.

We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected.

Our inspection of the two roof void areas one accessed via a hatch within the ground floor utility room ceiling and one accessed via a hatch within the first floor main off-shoot bedroom ceiling were both restricted to visual inspections from the access hatches and areas directly adjacent.

Extensive insulation materials in both roof void areas restricted our visual inspection, and we confirm that no access was gained into either roof void area due to unsafe footing.

Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible and cannot, therefore guarantee that any such parts of the property are entirely free from defect.

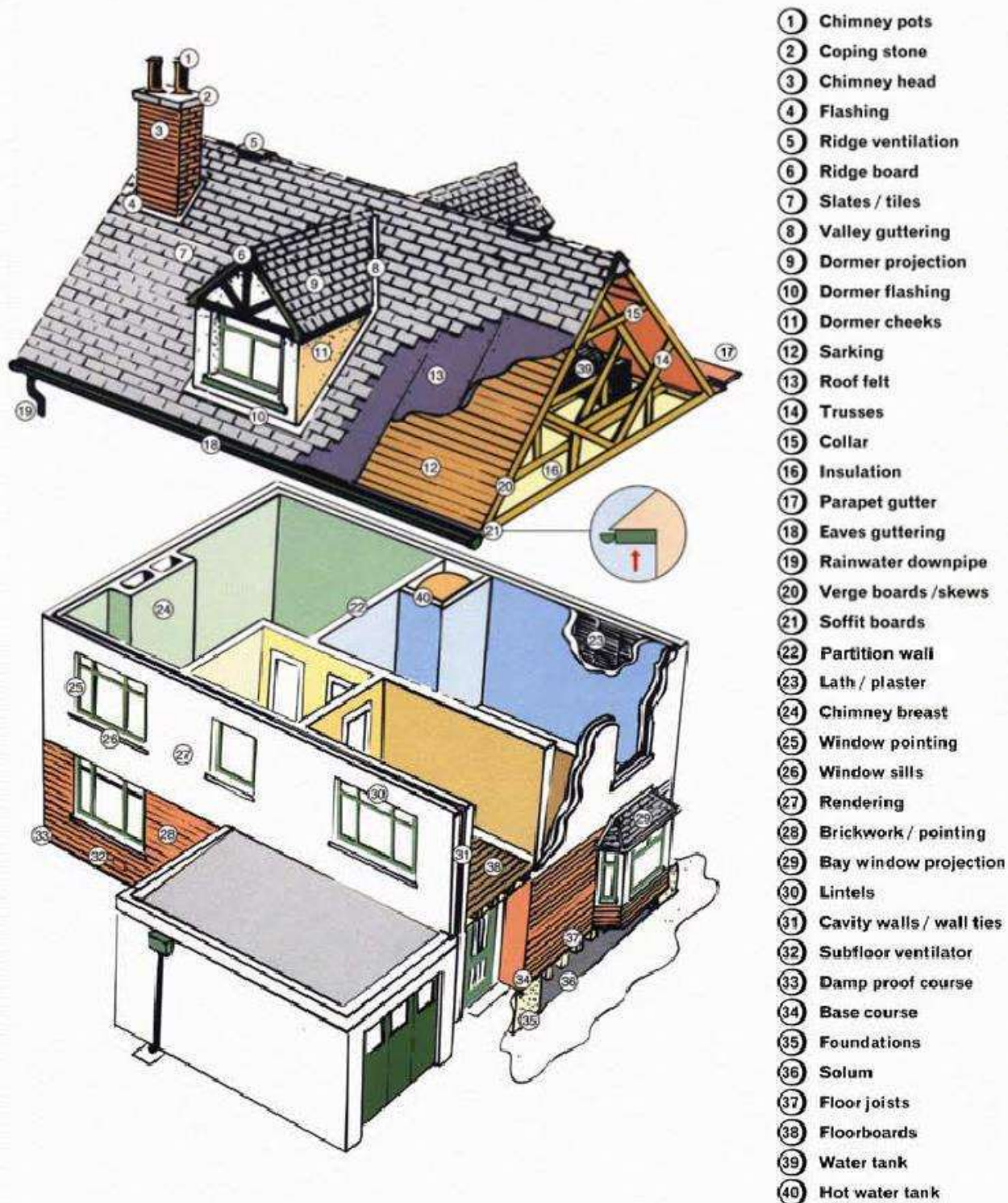
It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.

Single Survey

	No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subject's grounds and where possible from adjoining public property. Exposure work has not been carried out. I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms & Conditions. Some descriptions may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken. It is out with the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns, you should engage the services of a qualified asbestos surveyor.
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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

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

Structural Movement	
Repair Category	Category 1
Notes	All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently, most buildings will have minor non-structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non-structural cracks of this nature will not be recorded or reported. There is evidence of a settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding. The Vendor has provided documentation from messers DiNardo Partnership Consulting Engineers (attached) relating to a previous inspection.
Dampness, rot and infestation	
Repair Category	Category 1
Notes	Random testing, where accessible, was carried out with an electronic moisture meter throughout the property. There was no evidence found of significant dampness, rot or infestation within those areas of the property available for inspection. At the time of inspection the vendor indicated that specialist rot treatment has been carried out to the bay window projection within the sitting room area by way of an insurance claim within recent times. We would recommend all documentation and guarantees etc. relating to this repair be obtained and lodged with the Title Deeds. The Vendor has provided documentation from messers Graham and Sibbald Chartered Surveyors (attached) relating to the resent works. Furthermore the Vendor has provided documentation from messers Kingfisher and Swanson (attached) relating to previous works that have been carried out.

Single Survey

Chimney Stacks	
Repair Category	Category 1
Notes	The chimney appeared to be in a generally satisfactory condition allowing for normal weathering. The chimney pots appeared sound allowing for normal weathering but the condition of the mortar bedding holding the pots in place cannot be determined from a ground level inspection. Flashings appeared satisfactory where visible.
Roofing including roof space	
Repair Category	Category 2
Notes	<u>Roof</u> The roof was noted to be in fair order commensurate with the age and type of property although some ongoing maintenance and repairs are likely to be required. Flat roof coverings are known to have a limited life requiring replacement, Experience shows that leaks can manifest themselves unpredictably and without warning. <u>Void</u> Restricted visual inspection from the access hatch, and the areas directly adjacent to the hatch only. The majority of both internal roof void areas were not visible or inspected at the time of our inspection and should not be considered free from defects. Damp staining noted to internal roof timbers.
Rainwater Fittings	
Repair Category	Category 1
Notes	At the time of our inspection there was no evidence of damp staining/water staining on wall surface which would indicate leakage. It should be noted that it was not raining at the time of our inspection.
Main Walls	
Repair Category	Category 1
Notes	Due to the age of the property regular and ongoing maintenance and repair should be anticipated and carried out in accordance with good maintenance practice.
Windows, external doors and joinery	
Repair Category	Category 1
Notes	A precautionary check of all windows and doors is advised. Window seals should be regularly monitored and upgraded to ensure water tightness.

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External decorations	
Repair Category	Category 1
Notes	The external decorations are generally in fair order. Regular repainting will be required if these areas are to be maintained in satisfactory condition.
Conservatories/porches	
Repair Category	Category 1
Notes	Whilst the external entrance porch / sun room appeared in generally fair condition consistent with age regular maintenance will be required to maintain in satisfactory condition.
Communal areas	
Repair Category	-
Notes	Not applicable.
Garages and permanent outbuildings	
Repair Category	Category 2
Notes	The outhouse former original gardener's cottage will require ongoing maintenance and repairs including the roof structure, and general overhaul required of internal areas.
Outside areas and boundaries	
Repair Category	Category 1
Notes	The boundaries appear reasonably well defined and fences etc., are in adequate condition. Regular maintenance will be required. You should verify with your conveyancer the extent of the boundaries attaching to the property.
Ceilings	
Repair Category	Category 1
Notes	Within the limits of our inspection these generally appeared in fair condition consistent with age.

Single Survey

Internal Walls	
Repair Category	Category 1
Notes	The internal walls are in reasonable condition for their age.
Floors including sub-floors	
Repair Category	Category 1
Notes	No access to the sub-floor chamber was possible at the time of our visit to the property. Within the limitations of our surface inspection there was no indication to suggest significant defects in this area. It will, however be appreciated that the area was not inspected and therefore no guarantees can be provided in this regard.
Internal joinery and kitchen fittings	
Repair Category	Category 1
Notes	The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age. The kitchen units are of a modern type and appeared in adequate condition for their age and purpose. Internal glazed sections noted, we assume suitable safety glass has been installed.
Chimney breasts and fireplaces	
Repair Category	Category 1
Notes	There are gas fires installed within the property. It should be emphasised that the flues were not checked or appliances tested.
Internal decorations	
Repair Category	Category 1
Notes	The property is generally in fresh decoration throughout.
Cellars	
Repair Category	-
Notes	Not applicable.

Single Survey

Electricity	
Repair Category	Category 1
Notes	It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check. The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition visible cabling is of pvc type. It should be emphasised that the system was not tested at the time of our inspection.
Gas	
Repair Category	Category 1
Notes	No mains supply installed – subjects are served by a bulk submerged external LPG tank. It is outwith our remit to carry out tests and as a precautionary measure it is appropriate to have the gas fittings tested by a Gas Safe Registered Engineer.
Water, plumbing and bathroom fittings	
Repair Category	Category 1
Notes	The property appears connected to mains supplies of water. The plumbing and fittings appear of copper/pvc piping where seen and appeared in serviceable condition but was not tested. The sanitary fittings are of modern style and type. Flooring beneath the shower tray/bath was not inspected, however it should be appreciated that over time the build-up of condensation together with small amounts of leakage from joints between tiling or mastic and bath/shower fittings can lead to deterioration of flooring or wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal and ongoing maintenance regime.
Heating and hot water	
Repair Category	Category 1
Notes	An LPG gas fired central heating system has been installed. This appears in functional condition. This will require ongoing and regular servicing. It is not uncommon for incoming purchasers to test / service the central heating boiler when taking occupancy. Regular servicing of the boilers will help maintain them in a workable and efficient condition.

Single Survey

Drainage	
Repair Category	Category 1
Notes	The vendor has informed the subjects are connected to a mains sewer connection. Solicitor to confirm. There was no surface evidence to suggest the system was choked or leaking.

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	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	1
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
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 for accessibility information

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

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

Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed.

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

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

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

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

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

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

Replacement windows have been installed and we advise that the vendors be approached to confirm compliance or otherwise with current Building and if applicable Planning Regulations.

The Vendor has informed the Surveyor of the service provisions which are in place, and the Surveyor has relied upon this information, and has not carried out any investigations/inspections to verify the information that has been provided.

Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £975,000 (NINE HUNDRED AND SEVENTY FIVE THOUSAND POUNDS STERLING).

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishing's and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised. The figure should be reviewed annually and in light of any future alterations or additions.

Valuation and market comments

This is a replacement Home Report inspection; an original inspection was carried out on the 8th October 2018 where the valuation on a vacant possession basis was fairly stated in the region of £485,000 (FOUR HUNDRED AND EIGHTY FIVE THOUSAND POUNDS STERLING).

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis as at the 10th March 2021 would be fairly stated in the region of £495,000 (FOUR HUNDRED AND NINETY FIVE THOUSAND POUNDS STERLING).

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

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

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.

Signed



Report author

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

Address

111 Gallowgate, ABERDEEN, AB25 1BU

Date of report

10th March 2021

PART 1 – GENERAL

1.1 THE SURVEYORS

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

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

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

☐

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

Terms and Conditions

1.3 LIABILITY

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

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

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

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

1.4 INTELLECTUAL PROPERTY

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

1.5 PAYMENT

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

1.6 CANCELLATION

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

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

Terms and Conditions

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

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

1.7 PRECEDENCE

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

1.8 DEFINITIONS

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

PART 2 – DESCRIPTION OF THE REPORT

1.9 THE SERVICE

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

1.10 THE INSPECTION

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

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

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

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

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

2.1 THE REPORT

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

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

1. 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.

Terms and Conditions

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 exposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.2 SERVICES

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

2.3 ACCESSIBILITY

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

2.4 ENERGY REPORT

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

2.5 VALUATION AND CONVEYANCER ISSUES

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

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

There are rights of access and exit over all communal roadways, corridors, stairways etc and to use communal grounds, parking areas, and other facilities.

There are no particularly troublesome or unusual legal restrictions.

There is no current dispute between the occupiers of the flats or any outstanding claims or losses and the costs of repairs to the building are shared amongst the co-proprietors on an equitable basis.

Terms and Conditions

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

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

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



HOME REPORT
C O M P A N Y

PROPERTY QUESTIONNAIRE

www.homereportcompany.co.uk



SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

property questionnaire

Property address	Beechmount Middle Terrace Kingussie PH21 1EY
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Seller(s)	S C J & W A D Smardon
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Completion date of property questionnaire	09/10/2018
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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?	20 years
2.	Council tax	
	Which Council Tax band is your property in?	Band G
3.	Parking	
	What are the arrangements for parking at your property? Driveway Any other parking information: N/A	
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)?	No
	Please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	N/A
	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: N/A	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property?	Yes
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes
	(ii) Did this work involve any changes to the window or door openings?	No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): None 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? <i>(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).</i>	Yes
	What kind of central heating is there?	LPG
	i) When was your central heating system or partial central heating system installed?	2000
	(ii) Do you have a maintenance contract for the central heating system?	No
	Please give details of the company with which you have a maintenance contract: N/A	
	(iii) When was your maintenance agreement last renewed?	N/A
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	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
	Is the damage the subject of any outstanding insurance claim?	N/A
b.	Are you aware of the existence of asbestos in your property?	No
	Please give details: N/A	

10.	Services																									
a.	Please list which services are connected to your property and give details of the supplier: <table border="1"> <thead> <tr> <th>Service</th><th>Connected</th><th>Supplier</th></tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td><td>Connected</td><td>Calor</td></tr> <tr> <td>Water mains or private water supply</td><td>Connected</td><td>Scottish Water</td></tr> <tr> <td>Electricity</td><td>Connected</td><td>SSE</td></tr> <tr> <td>Mains drainage</td><td>Connected</td><td>Scottish Water</td></tr> <tr> <td>Telephone</td><td>Connected</td><td>BT</td></tr> <tr> <td>Cable TV or satellite</td><td>Not Connected</td><td>N/A</td></tr> <tr> <td>Broadband</td><td>Connected</td><td>BT</td></tr> </tbody> </table>		Service	Connected	Supplier	Gas or liquid petroleum gas	Connected	Calor	Water mains or private water supply	Connected	Scottish Water	Electricity	Connected	SSE	Mains drainage	Connected	Scottish Water	Telephone	Connected	BT	Cable TV or satellite	Not Connected	N/A	Broadband	Connected	BT
Service	Connected	Supplier																								
Gas or liquid petroleum gas	Connected	Calor																								
Water mains or private water supply	Connected	Scottish Water																								
Electricity	Connected	SSE																								
Mains drainage	Connected	Scottish Water																								
Telephone	Connected	BT																								
Cable TV or satellite	Not Connected	N/A																								
Broadband	Connected	BT																								
b.	Is there a septic tank system at your property?	No																								
	i) Do you have appropriate consents for the discharge from your septic tank?	N/A																								
	(ii) Do you have a maintenance contract for your septic tank?	N/A																								
	Please give details of the company with which you have a maintenance contract: N/A																									
	(iii) When was your maintenance agreement last renewed?	N/A																								

property questionnaire

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
	Please give details: N/A	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	No
	Please give details: N/A	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	No
	Please give details: N/A	
d.	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?	No
	Please give details: N/A	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?	No
	Please give details: N/A	
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)	No
	Please give details: N/A	
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property?	No
	Please provide the name and address, and give details of any deposit held and any charges: N/A	

property questionnaire

b.	Is there a common buildings insurance policy?	No
	Is the cost of the insurance included in your monthly/annual factor's charges?	N/A
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. None	
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	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: Replacement of Bay Window Joists. Undertaken by contractors supervised by Building Surveyor acting for insurance company. Ground floor damp prevention works undertaken in 1998	
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?	Yes
	Please give details: As above	
c.	Do you have any guarantees relating to this work?	Yes
	These guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by: Held by us	

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	No
(ii)	Roofing	No
(iii)	Central heating	No
(iv)	National House Building Council (NHBC)	No
(v)	Damp course	No
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No
b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s): N/A	
c.	Are there any outstanding claims under any of the guarantees listed above?	No
	Please give details: N/A	
14.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	No
	Please give details: N/A	

property questionnaire

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

Sydney Christopher John Smardon

Date:

09/10/2018

Date: 18 June 1998

Your Ref:

Our Ref:

DIn4211/JA/mmk/si

MULTIDISCIPLINARY CONSULTANTS
& PLANNING SUPERVISORS

5 ARDROSS TERRACE
INVERNESS
IV3 5NJ
SCOTLAND, UK

Mr S Smardon
Beechmount
Middle Terrace
KINGUSSIE
PH21 1EY



MEMBER FIRM OF THE
ASSOCIATION OF CONSULTING
ENGINEERS

Dear Sir

BEECHMOUNT, MIDDLE TERRACE, KINGUSSIE

Please find enclosed two copies of the Structural Inspection Report for the above property, as requested.

Yours faithfully

JONATHAN APPLEBY
for Dinardo Partnership

Enc/si

Directors:
CARLO DINARDO
CEng, FICE, MRSA, FIHT,
KORAB, RES, TGD, FInstMet,
ADARB, NASCE (1992)
KAREN H. DINARDO
BEng, CEng, MRSA, MBE, MICE
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MICE
JOHN C. THOMSON
BSc, RF3
JAMES MACLURE
BSc, MSc, MICE
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MRB (Data & Security)
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MR JAMES SMITH
Associates:
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EngTech, AMEL (Eng), AMEL, TGD,
ETD
IAN M. (FR
BSc (Hons), AMICE
ALEXANDER PATTERSON
Eng, MRB, FInstE
GLENNEER J. PROSE
CEng, MICE, MInstE, AMET

JOB NO: DIN4211
PROPERTY: BEECHMOUNT, MIDDLE TERRACE, KINGUSSIE
CLIENT: MR & MRS S SMARDON, BEECHMOUNT, MIDDLE
TERRACE, KINGUSSIE, PH21 1EY
DATE: 18 JUNE 1998

STRUCTURAL INSPECTION

1.0 BRIEF

- 1.1 Dinardo Partnership were requested by Mr Smardon to carry out an inspection of the above property with particular regard to a crack in one of the gables, which had been highlighted in a previous Surveyor's Report.
- 1.2 The inspection was carried out by our Mr Appleby on 16 June 1998, during which the external walls were inspected, together with the internal finishings. The roof structure was not inspected, and neither were the timber floors, as these timber elements have already been surveyed by a Timber Specialist.

2.0 DESCRIPTION

- 2.1 The two storey structure was constructed between 1901 and 1905. The external walls of the building are of traditional random rubble masonry construction, with dressed stone being used at openings and corners, supporting a timber and slated roof.

3.0 **EXTERIOR**

3.1 The overall condition of the external masonry is good. Minor areas of re-pointing are needed but in general the existing pointing, whilst fairly old, is in good condition. Externally, there are three locations where movement has occurred in the masonry:

1. In the east gable, an old vertical crack following the line of the chimney flue, varying in width from 0-2.5mm.
2. In the west gable, an old vertical crack following the line of the chimney flue, varying in width from 0-1.5mm.
3. At the upper right hand window of the south face of the building, the left window jamb stone has moved outwards by some 15mm at the top.

3.2 All three locations noted above have been re-pointed since the original cracking occurred and the pointing is now fairly old. The evidence suggests that these cracks occurred fairly early on in the life of the building.

3.3 It is our view that the cracks at locations 1 and 2 are primarily due to stresses caused by temperature differences within the structure, and such cracking is common where chimney flues are built into the gable walls of traditional housing.

4.0 **INTERIOR**

4.1 None of the cracks noted above were visible internally, due to the presence of lath and plaster lining within the structure

4.2 In the Dining Room, a depression is visible in the ceiling immediately below the external wall above. We understand that there is a lintel at this location carrying the external wall above, and that this lintel when installed settled somewhat. We understand that this took place some considerable time ago. The depression in the ceiling does not appear to have been of recent origin.

5.0 **CONCLUSIONS AND RECOMMENDATIONS**

5.1 We do not consider that any of the three cracks noted a in 3.1 above are of structural significance. We do recommend that the crack noted at the south-facing window be monitored by the home owner periodically for signs of movement.

6.0 QUALIFICATIONS

This report is for the sole use of Mr S Smardon.

The liability of Dinardo Partnership and their employees does not extend to any third parties.

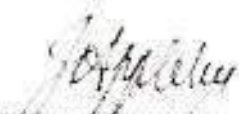
This report is based on a visual external examination of the structure and the surrounding environment.

No inspection has been made of woodwork or other parts of the structure which are covered, unexposed or inaccessible, and it is therefore not possible to report that any such part of the structure is free from defect. For advice on such matters, a report from a relevant specialist should be sought.

No investigation has been made into the mineral or subsoil conditions.

The copyright in this report and other plans and documents prepared by Dinardo Partnership is owned by them, and no such report, plan or document may be reproduced, published or adapted without their consent. However, complete copies of this report may be made and distributed by the Client in dealing with matters directly related to this commission.

For and on behalf of Dinardo Partnership


.....Engineer
JONATHAN APPLEBY


.....Director
JAMES MAGUIRE

Beechmount
Middle Terrace
Kingussie
PH21 1FY

F.A.O: Mr Sydney Smardon

4 Ardross Street
Inverness, IV3 5NN

E: Inverness@g.s.co.uk

T: +44 (0)1463 236 877
F: +44 (0)1463 224 866

For a full list of partners
visit our website

www.g.s.co.uk

Our Ref: AL/RM/2015\12\0004 (IB1816)

Date: 15/11/2016

Dear Sydney

**Beechmount, Middle Terrace, Kingussie, PH21 1FY
Storm Damage Reinstatement**

We have now received the Completion Certificate from Highland Council following their recent inspection, and hereby enclose all relevant documentation relating to the Building Warrant including the Building Warrant Drawings, Structural Engineers Certificate, and Completion Certificate for your records.

We trust you find the enclosed to be in order, however, should you wish to discuss any aspect of this letter, please do not hesitate to contact this office.

Yours faithfully



Andrew Lyle BSc (Hons) MRICS
For and on behalf of Graham + Sibbald, Chartered Surveyors
T: 01463 236977
E: Andrew.Lyle@g.s.co.uk

Encs.

NOTICE OF ACCEPTANCE OF COMPLETION CERTIFICATE

BUILDING (SCOTLAND) ACT 2003

Acceptance under section 18 of a completion certificate

Acceptance

This document confirms acceptance of the completion certificate submitted by:

Relevant Person

Mr Sydney Smardon
Beechmount
Middle Terrace
Kingussie
PH21 1EY

Duly Authorised Agent (if any)

Andrew Lyle
Graham & Sibbald Architects
4 Ardross Street
Inverness
IV3 5NN

Reference number of acceptance - **16/00710/DOM4** - Structural repairs, replacement of defective bressumer beam over bay window

Details of completion certificate

Date of completion certificate submission – **30 September 2016**

Address of building to which the completion certificate applies -

Beechmount
Middle Terrace
Kingussie
PH21 1EY

Grid Reference: 275476, 800882

Details of building warrant (see note 1)

Warrant reference number - **16/00710/DOM4** Date of building warrant - **10 May 2016**

Declaration

We confirm as verifiers, so far as we are able to ascertain after making reasonable enquiry, that we are satisfied the work which is the subject of the above completion certificate has now been completed in accordance with that certificate and the warrant (and any amendments) detailed above.

..... **Glenn Campbell** Signed for Highland Council
Dated - 8 November 2016

Certificate No.	228829	Schedule 1 Form	NO
Project Ref.	157136		
Project Location (As described in Warrant Application)	Beechmount, Middle Terrace, Kingussie		
Parent Certificate (Staged Certificate)	Not Staged		
Building Warrant Number (if known)	Not Known		

STRUCTURAL ENGINEERS REGISTRATION LIMITED
CERTIFICATE OF DESIGN (BUILDING STRUCTURES)
FOR ALTERATION, ALTERATION AND EXTENSION OR EXTENSION OF AN EXISTING BUILDING
Part A: To be completed by Approved Certifier of Design

Description Of Works	Internal alterations / repair to bay window lintels.
Stage Number and Description (If Applicable)	N/A

I certify that, having exercised reasonable skill care and diligence in consideration of the design proposal for the project described in the application.

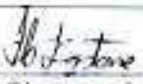
- i) The structural design complies with the Building (Scotland) Regulations 2004 (as amended) with respect to **Standards 1.1 and 1.2** of Schedule 5 to Regulation 9 (see note 2).
- ii) The overall stability of the existing building, once completed, will not be impaired as a direct result of the alteration and/or extension.
- iii) Where this certificate relates to an application for a stage, the design of this stage is consistent with the design of any previously certified stages.
- iv) I am registered by the Scottish Government Building Standards Division as competent to certify the design of such work.

Note 1: This certificate has been issued in support of an application for building warrant under the Building (Scotland) Act 2003 only and must not be used or relied upon for any other purposes including under any contract to which the Certifier is not a party.

Note 2: This certificate must relate to the building regulations in force at the date the building warrant application is made.

Note 3: This certificate relates solely to the design of the building (or the design up to the stage of construction to which the certificate relates) and does not certify any aspects of construction.

Note 4: Any structural details which have yet to be designed in detail and for which a performance specification has been supplied with the building warrant application are listed in Schedule 1 accompanying this certificate.

Signature		Day	Month	Year	Certifier registration number
Name	Mr Ian Charles Livingstone	30	03	2016	SER1-D-00215

Part B: To be completed by the certification coordinator of the Approved Body

I confirm that the person signing Part A is an Approved Certifier of Design and is a principal in or is employed by this body. This body is registered by the Scottish Government Building Standards Division to provide certification services for Design (Building Structures) and employs at least one approved certifier under that scheme. I am registered as certification coordinator for this body.

Signature		Day	Month	Year	Body registration number
Name	STUART OMAND	30	03	2016	SER1-DB-0116
Body Name	A.F.Cruden Associates				

Certificate No.	228829	Schedule 1 Form	NÖ
Project Ref.	157136		
Project Location (As described in Warrant Application)	Beechmount, Middle Terrace, Kingussie		
Parent Certificate (Staged Certificate)	Not Staged		
Building Warrant Number (if known)	Not Known		

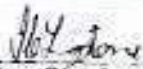
SCHEDULE 2 for Alteration, Alteration and Extension or Extension of an Existing Building

Note: It is the duty of the Approved Certifier of Design to ascertain the full extent of the structure covered by the Regulations

Scope of certification and how certified: For all certified features state how certified, using options 1-5 All features relevant to the project must be included. (N.A. may only be used if the feature is not relevant to the project and should not be used to indicate a feature of the design that has not been certified.)

- | | |
|---|---|
| 1: Certifier was Designer, check by others. | 2: Certifier was Checker, structure designed by others. |
| 3: Certifier made independent assessment (subject to limitations specified by the scheme) | 4: Certifier used competence of an identified third party (subject to limitations specified by the scheme). |
| 5: Certifier was designer and checker. | |

General Design Overview	Material	Certification Option
Bearing capacity	-	2
Condition assessment of existing building	-	2
Loading assessment (Live, Dead, Wind,)	-	2
Overall Stability	-	3
Sub-structures	Material	Certification Option
Spread foundations (Strip and Pad)	-	2
Superstructure	Material	Certification Option
Other (State) Masonry walls	-	2
Slappings	-	2
Building Envelope	Material	Certification Option
Fixings	-	2

Signature		Day	Month	Year	Certifier registration number:
Name	Mr Ian Charles Livingstone	30	03	2016	SER1-D-00215



Ulverston, Cumbria, LA12 9RA
Tel: 01229 869100 Fax: 01229 869101

P18489

30 year guarantee

FOR TIMBER TREATMENT

THIS FULLY PROTECTED GUARANTEE CAN ONLY BE USED BY KINGFISHER APPROVED TREATMENT SPECIALISTS WHO ARE SUBSCRIBED TO THE KINGFISHER 30 YEAR PROTECTION PLAN.

CONDITIONS OF GUARANTEE

The guaranteed period is thirty years from the contract completion date shown overleaf provided all conditions of the guarantee are fulfilled.

The guarantee is valid for all the following contingences on production of this original guarantee form duly signed and sealed:

1. Whether breakdown of the treated areas is caused by EITHER faulty materials or workmanship.
2. Whether or not, the Kingfisher Approved Specialist is still active in business
3. If the property treated as shown overleaf, changes ownership during the guarantee period

The Treatment Specialist signing this guarantee must be a current Kingfisher Treatment Specialist in possession of his Approved Certificate duly signed and sealed by Kingfisher Chemicals Limited.

This guarantee is only valid when duly signed by BOTH the Approved Treatment Specialist and Kingfisher Chemicals Limited whose Company Seal will be affixed.

Kingfisher Chemicals Limited will sign and seal this 30 year guarantee on receipt provided all contractual conditions have been met by the Approved Treatment Specialist.

GUARANTEE NO: P18484

PART ONE (to be completed by the Approved Treatment Specialist)

THE KINGFISHER TREATMENT SPECIALIST HENDRY'S TIMBER PRESERVATION

ADDRESS KEEPERS COTTAGE, BY CAMDOR, BALCROY,
NALRN

Guarantees to re-treat, any timbers described on page 3, treated under this plan, if proved to be defective due to faulty workmanship within the guarantee period of 30 years from the contract date, provided that the following conditions have been met

1. Any further infestation is from the original source.
2. All associated DAMPNESS has been rectified prior to this present treatment taking place.
3. Further moisture/water penetration has been prevented during the guarantee period.
4. Payment of the Approved Treatment Specialist's invoice has been settled. This guarantee will not be issued until such payment has been made.

The guarantee is limited to those areas treated and described on Page 3. No liability is accepted for any loss or damage arising from the work done beyond that of making good the work in question as described on Page 3.

The guarantee is valid, irrespective of whether ownership of the property changes during the period of 30 years. An assignment fee is charged by Kingfisher Chemicals Limited for such requested change of ownership registration, such requests to be made direct to Kingfisher Chemicals Limited together with a certified copy of this original document.

Should any dispute arise concerning a claim under this guarantee, it shall be referred to an independent expert appointed with the agreement of both the claimant and Kingfisher Chemicals Limited. The decision of such independent experts will be binding on both parties.

CONTRACT DETAILS Client MR V MORRISON Address of Treated Property
"BEECHMOUNT", MIDDLE TERRACE, KINGUSSIE

Contract No 73 Completion Date 29.12.96
Products Used (Name and Quantities) AQUEOUS FUNGICIDE INSECTICIDE = 4 LITRES

The Approved Treatment Specialist declares that the treatment carried out complies with the standard and specifications laid down by Kingfisher Chemicals Limited, but accepts no liability for any loss or damage arising from the treatment, for example to furniture. No re-treatments will be carried out during the period of residual fly-out.

For and on
behalf of the
KINGFISHER APPROVED
TREATMENT SPECIALIST

Name *Henry Hendry*
Address *Keepers Cottage*
Date *15.2.97*

PART TWO

Kingfisher Chemicals Limited guarantee that the products listed above and supplied to the Approved Treatment Specialist, will be effective throughout the period of guarantee if used in accordance with our ruling specifications.

Kingfisher Chemicals Limited will, under the terms of this guarantee, replace, free of charge, any further fluids deemed necessary to re-treat any previously treated timbers as described on Page 3 should the original treatment prove defective due to fluid failure.

Kingfisher Chemicals Limited, under its 30 year Protection Plan undertake to re-treat the timbers described on Page 3 should the Kingfisher Approved Treatment Specialist not be able to re-treat them due to any of the following reasons: NO LONGER IN BUSINESS - BANKRUPT - DECEASED

Alternatively, Kingfisher Chemicals Limited may, at its discretion, elect to pay a sum of money equal to the cost of carrying out the re-treatment of the timbers.

Kingfisher Chemicals Limited reserve the right to inspect the property listed above prior to co-signing of this guarantee.

For and on behalf of
KINGFISHER CHEMICALS LIMITED

Director

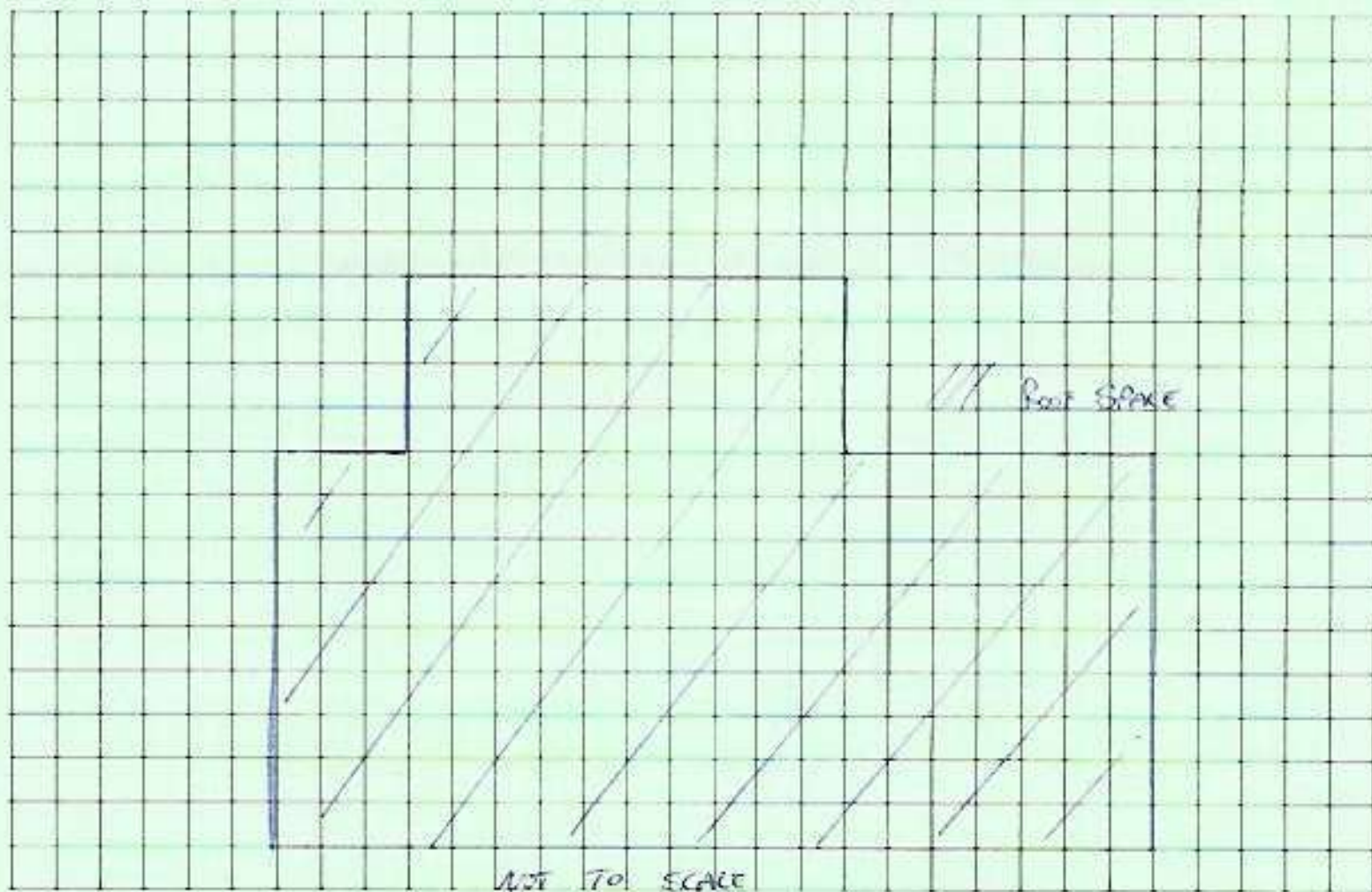
Date

14/02/97

Valid
when this
Company Seal
affixed

**DRAW PLAN BELOW OF AREAS TREATED, SHOW TYPE OF
INFESTATION AND GIVE MEASUREMENTS.**

(SEPARATE DETAILS FOR EACH LOCATION OF TREATMENT i.e. Cellar, Ground Floor, Attic etc.)
IF INSUFFICIENT SPACE USE EXTRA PLAN SPACE OVERLEAF



ALL TREATED AREAS SHOWN ABOVE ARE COVERED UNDER THE 30 YEAR PROTECTION PLAN

DECLARATION BY THE KINGFISHER APPROVED TREATMENT SPECIALIST - We/I HENDRY'S TIMBER (name)
require the Timber Treatment, carried out by our Company at "BEECHMOUNT", MIDDLE TERRACE,
KINGUSSIE (address of property) on 29,12,96 (completion date)

to be co-guaranteed by you. The guarantee number is P18489 and will be issued to our client

MR V MORRISON (name) of AS ABOVE (address)

after co-signing by you, Kingfisher Chemicals Limited, provided full settlement of our account by our client has been made.

We state that we have carried out all the treatment described on Pages 2 and 3 in a professional manner and in accordance with the required specifications and we also confirm that we are in possession of a valid Kingfisher Approved Treatment Specialist Certificate.

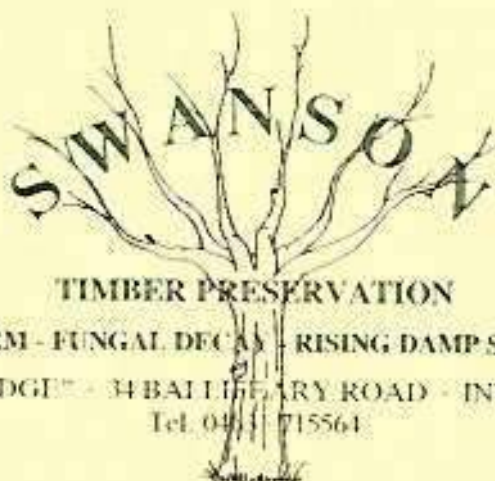
The total invoice price for all the treatment work described above is £ 150 and that this amount is covered by our subscriptions to the KINGFISHER 30 YEAR PROTECTION PLAN.

Minimum charge for contracts (see scale of charges).

Signed Brian Hendry Company H.T.P. Position OWNER

Name Brian Hendry (print) Address KEERES Cottage

LACROFT, Ry CAWDORE, WAIRIO Date 15.2.97



TIMBER PRESERVATION

WOODWORM - FUNGAL DECAY - RISING DAMP SPECIALISTS

"SEAFORTH LODGE" - 34 BATHFERRY ROAD - INVERNESS IV3 5PF
Tel. 0478 715564

Certificate of Guarantee

Client..... **MR & MRS SMARDEN**

Property..... **BETCHMOUNT, MIDDLE TERRACE, KINGUSSIE**

Date of Inspection..... **NOVEMBER 1997**

Completion of Treatment..... **7TH MAY 1998**

1. Swanson Timber Preservation issue this Guarantee in respect of the work carried out by our technicians in the above property. All works shall be carried out in accordance to our specification and report made on completion of survey.
2. From the completion date of treatment carried out in the above property we hereby guarantee for a period of Thirty years that in the event of any recurrence or continuation of infestation by wood boring insects or attack by wood rotting fungi in any part of the above property which has been treated by our technicians within the specified areas of our report, Swanson Timber Preservation will upon production of this Guarantee, the Survey Report and the Quotation, shall at our expense open up and expose the affected areas and take all such steps as may be necessary to eradicate such infestation or attack by fungi.
3. Where Treatments have been carried out against fungal attack, the property must at all times be kept in a water tight condition and well maintained including full maintenance of all water systems, i.e. all reasonable precautions being taken to protect the property from dampness at all times, both internally and externally.

For and behalf of

SWANSON TIMBER PRESERVATION

Date..... **27th May 1998**

N.B. It should be noted that the above mentioned property carries this guarantee for a period of Thirty years and in the event of sale the new owner will receive all benefits of the guarantee.



HOME REPORT
C O M P A N Y

EDINBURGH HEAD OFFICE

14 Rutland Square

Edinburgh

EH1 2BD

Phone: 0131 608 0175

GLASGOW

272 Bath Street

Glasgow

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Phone: 0141 433 8011

ABERDEEN

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Aberdeen

AB10 1UR

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