

Home Report

Property: **Mid Ardross Cottage
Ardross
Alness
Highland
IV17 0XW**

Prepared for: **Mike Carter**

Prepared by: **Angus Macaulay BSc MRICS**

Report reference: **722105-1-2**

Date of Report: **30/10/2020**



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate (EPC)

Scotland

Dwellings

MID ARDROSS COTTAGE, ARDROSS, ALNESS, IV17 0XW

Dwelling type: Semi-detached house
Date of assessment: 30 October 2020
Date of certificate: 02 November 2020
Total floor area: 122 m²
Primary Energy Indicator: 663 kWh/m²/year

Reference number: 1590-1800-0222-6276-1003
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, coal

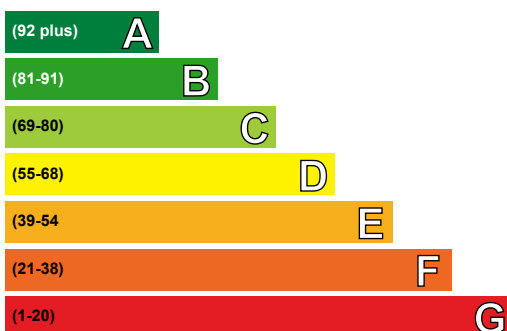
You can use this document to:

- 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*	£10,488	See your recommendations report for more information
Over 3 years you could save*	£6,765	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	97
27	

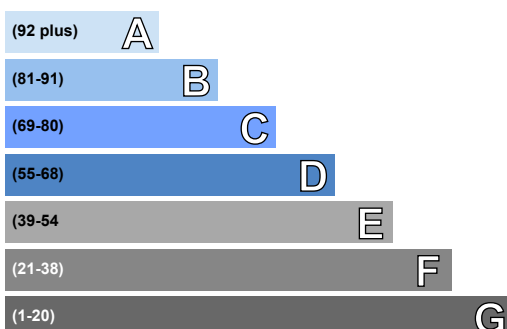
Energy Efficiency Rating

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 (27)**. 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



Not environmentally friendly - higher CO₂ emissions

Current	Potential
	117
01	

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 G (1)**. 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
1 Increase loft insulation to 270 mm	£100 - £350	£351.00
2 Room-in-roof insulation	£1,500 - £2,700	£2118.00
3 Internal or external wall insulation	£4,000 - £14,000	£1140.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

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, no insulation (assumed) Roof room(s), insulated	★☆☆☆☆ ★★☆☆☆	★☆☆☆☆ ★★☆☆☆
Floor	Solid, insulated	—	—
Windows	Some double glazing	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, coal	★★☆☆☆	★☆☆☆☆
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
Secondary heating	None	—	—
Hot water	From main system	★★☆☆☆	★☆☆☆☆
Lighting	Low energy lighting in 70% 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 257 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 31 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 32.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£9,372 over 3 years	£3,174 over 3 years	
Hot water	£780 over 3 years	£288 over 3 years	
Lighting	£336 over 3 years	£261 over 3 years	
Totals	£10,488	£3,723	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Increase loft insulation to 270 mm	£100 - £350	£117	F 29	G 1
2 Room-in-roof insulation	£1,500 - £2,700	£706	E 42	G 9
3 Internal or external wall insulation	£4,000 - £14,000	£380	E 51	G 16
4 Low energy lighting for all fixed outlets	£15	£19	E 51	G 16
5 Replace boiler with biomass boiler	£7,000 - £13,000	£868	D 68	A 95
6 Solar water heating	£4,000 - £6,000	£49	C 70	A 95
7 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£116	C 73	A 95
8 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£286	B 81	A 102
9 Wind turbine	£15,000 - £25,000	£669	A 97	A 117

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Air or ground source heat pump

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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Room-in-roof insulation

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

3 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.

4 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

5 Biomass boiler

Modern boilers are cleaner burning and more efficient than the boiler in this home and cost less to run. A biomass boiler burns renewable fuel such as wood logs or pellets and therefore is less damaging to the environment. This improvement is most appropriate when the existing heating system needs repair or replacement. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and also seek advice from a qualified heating engineer. Provisions under the Clean Air Act may determine if you can install such an appliance in your area so check this with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

6 Solar 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.

7 Double glazed windows

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

8 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.

9 Wind turbine

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

Low and zero carbon energy sources

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

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	32,768	(3,386)	N/A	(3,853)
Water heating (kWh per year)	2,749			

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. Angus Macaulay
Assessor membership number:	EES/008306
Company name/trading name:	Torrance Partnership LLP
Address:	165 High Street Ross-shire Invergordon IV18 0AL
Phone number:	01349 853151
Email address:	admin@torrance-partnership.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.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





SINGLE SURVEY

Schedule 1

Survey Report

Mid Ardross Cottage

Ardross

Alness

Highland

IV17 0XW

Customer

Mike Carter

Date of Inspection

30/10/2020

Prepared by

Angus Macaulay BSc MRICS

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a 1 and 1½ storey semi detached cottage.
Accommodation	Ground floor - entrance porch, entrance hall, lounge, inner hallway, study/library, bathroom, bedroom, kitchen/dining room, utility room and rear porch. First floor - landing and two bedrooms.
Gross internal floor area (m²)	122 or thereby.
Neighbourhood and location	The property is situated within a rural location, some five miles or so from Alness in which all necessary facilities are to be found. The property is fronted by a Local Authority adopted roadway.
Age	Approximately 186 years.
Weather	Dry and bright.
Chimney stacks	Four masonry chimney stacks are provided, one of which is shared. Visually inspected with the aid of binoculars where appropriate.
Roofing including roof space	The roof is pitched, timber framed, sarked and finished on top with slates. Access to the roof void was restricted to one small hatch to the coombs. Where visible, the roof is partly insulated and of traditional construction. Sloping roofs were visually inspected with the aid of binoculars where appropriate. 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. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.
Rainwater fittings	The rainwater fittings are of cast iron manufacture. Visually inspected with the aid of binoculars where appropriate.
Main walls	The main walls to the property are of solid stone construction with pointed and smooth cement finishes externally and dry lined internally. Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Windows to the property are of double and single glazed timber sash and case design. The entrance doors are of timber manufacture. 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.
External decorations	External joinery work, where provided, is paint finished. Visually inspected.
Conservatories/Porches	There are porches provided to the front and rear elevations, both of which are of masonry construction. The roof over the front porch is slated, whilst the rear is mono pitched and finished with felt. Visually inspected.
Communal areas	None. Circulation areas visually inspected.
Garages and permanent outbuildings	There are two masonry built stores provided to the rear of the property, under a mono pitched corrugated iron sheet roof. In addition, there is a timber store/garage provided to the gable of the property. Visually inspected
Outside areas and boundaries	Garden grounds are included to the front, side and rear. Rear boundaries are fenced.

	Visually inspected.
Ceilings	Ceilings to the property are finished in plasterboard/lath and plaster. Visually inspected from floor level.
Internal walls	Internal walls to the property are timber framed and finished with lath and plaster or plasterboard. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	Flooring to the property is of suspended timber or solid concrete construction. 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 is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.
Internal joinery and kitchen fittings	Internal joinery comprises standard internal joinery for a property of this age and type. The kitchen includes floor and wall mounted units. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	There is a tiled fireplace with an open fire provided within the lounge. There is a log burning stove provided within the study/library to the rear. There is a chimney breast provided within the kitchen/dining room in which the solid fuel fired Rayburn stove is set. Finally, there is a fireplace provided within the ground floor bedroom. Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	The walls and ceilings are predominantly paint finished. Joinery work is also substantially paint finished.

	Visually inspected.
Cellars	None. Visually inspected where there was a safe and purpose-built access.
Electricity	Mains supply. The installation where seen comprises PVC sheathed cabling and power outlet points are square pin/13 amp design. The switchgear is located within the entrance hallway. We understand the property was rewired approximately 10 years ago. Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.
Gas	None. Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.
Water, plumbing and bathroom fittings	Mains supply. The installation where seen comprises distribution pipework formed in copper and soil/waste pipework formed in PVC. There is a combination hot water cylinder located at first floor level. There is a bathroom suite at ground floor level comprising bath, basin and WC. There is an over bath shower. 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.
Heating and hot water	Space heating is provided by way of a solid fuel fired Rayburn cooker/boiler within the kitchen, supplying underfloor heating at ground floor level and radiators at first floor level. Domestic hot water is by way of the central heating system/electric immersion. 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.
Drainage	Foul drainage is water borne to a private septic tank. The septic tank we understand, is located outwith the curtilage of the property. Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested.
Fire, smoke and burglar alarms	Smoke detectors are provided. Visually inspected. No tests whatsoever were carried out to the system or appliances.
Any additional limits to inspection	Inspection was restricted due to fitted floor coverings, furnishings and copious household items throughout the property. Stored items (particularly in cupboards) have not been moved. No access was gained to any sub floor areas. There are no fixed crawl boards to the roof void areas. Roof inspection was limited to head and shoulders. All properties built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask a specialist to undertake an appropriate test. We have not made checks to ascertain whether the property lies within a Radon area. Further advice should be sought from the National Radiological Protection Board. We have not been able to ascertain whether safety glass has been installed to glazing where required. No checks have been made with regard to flood risk. We have not carried out an inspection for Japanese Knotweed or other invasive plant species and unless otherwise stated for the purposes of this report we have assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties. The identification of Japanese Knotweed or other invasive plant species should be made by a Specialist Contractor.

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. If no inspection was 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.

▷ 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 terms.

2. CONDITION

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

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

Structural movement

Repair category:	1
Notes	There is no evidence of significant settlement, subsidence or structural movement affecting the building on the basis of this single inspection.

Dampness, rot and infestation

Repair category:	1
Notes	There is no evidence of ongoing significant dampness, rot or infestation apparent. We understand the property has been extensively treated, approximately 10 years ago, for dampness, rot and infestation and that guarantee documentation is available confirming same. This should be scrutinised for degree of cover.

Chimney stacks

Repair category:	2
Notes	Chimney stack pointing requires repairs.

Roofing including roof space

Repair category:	1
Notes	No significant defects were noted. Verge pointing to the rear projection should be undertaken in line with good building practices.

Rainwater fittings

Repair category:	2
Notes	The gutters and downpipes require to be cleared of all obstruction and it should be ensured that surface water drains away from the building at all times. It should be noted that a full assessment of the rainwater fittings can only be made during heavy rainfall.

Main walls

Repair category:	1
Notes	Various minor sections of stone pointing shall require to be attended to in due course.

Windows, external doors and joinery

Repair category:	2
Notes	Consideration should be given to replacing the single glazed windows in due course as these are showing signs of minor wet rot and poor maintenance.

	We would point out that we have not tested all windows and doors.
	We assume replacement windows and doors have been installed in line with relevant regulations and guidelines.

External decorations



Repair category:	1
Notes	No significant defects were noted.

Conservatories/porches



Repair category:	2
Notes	The front entrance porch shows signs of dampness/condensation. The entrance door to the porch requires an overhaul. Similarly, the rear entrance door to the porch requires attention/replacement in due course. Door posts to both porches contain wet rot decay.

Communal areas



Repair category:	-
Notes	

Garages and permanent outbuildings



Repair category:	2
Notes	The timber garage/store to the gable is a limited life structure and should be considered for removal in due course as it is now approaching the end of its useful lifespan. The stone/brick built outbuildings to the rear shall require attention in connection with damp ingress, surface water drainage, etc in order to fully utilise the space.

Outside areas and boundaries



Repair category:	2
Notes	Landscaping works shall require to be undertaken in due course. Boundary improvements are required. Site drainage to the front and rear of the property shall require to be improved.

Ceilings



Repair category:	1
Notes	No significant defects were noted.

Internal walls



Repair category:	1
Notes	No significant defects were noted.

Floors including sub-floors



Repair category:	1
Notes	No significant defects were noted.

Internal joinery and kitchen fittings



Repair category:	2
Notes	Various sections of skirting board, etc were noted to be missing. The kitchen shows signs of wear and tear.

Chimney breasts and fireplaces



Repair category:	1
Notes	The ground floor bedroom fireplace requires to be refitted in line with sound building practice. We assume the stoves have been installed in line with the manufacturer's guidelines. All flues should be checked and swept prior to resumption of use. It is good practice to have flues routinely checked/swept.

Internal decorations



Repair category:	2
Notes	The property shall require considerable redecoration throughout to personal tastes and standards.

Cellars



Repair category:	-
Notes	

Electricity



Repair category:	1
Notes	No significant defects were noted. However, no evidence of recent testing was apparent. The Institution of Engineering and Technology recommends that inspection and testing is undertaken at least every 10 years and on change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have installations which fully comply with present IET regulations.

Gas



Repair category:	-
Notes	

Water, plumbing and bathroom fittings



Repair category:	2
Notes	The bathroom fittings are to an older pattern. Ongoing checks should be made to plumbing fittings and sealants. Failure of seals can result in dampness and decay to adjoining/underlying areas.

Heating and hot water



Repair category:	1
Notes	We assume the heating system has been fitted/serviced in line with the manufacturers guidelines. Failure of seals can result in dampness and decay to adjoining/underlying areas.

Drainage



Repair category:	1
Notes	No significant defects were noted. It is understood that the installation is registered with the Scottish Environmental Protection Agency (SEPA).

Summary:

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.

Category 3	Structural Movement	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.	Dampness, rot and infestation	1
	Chimney stacks	2
	Roofing including roof space	1
	Rainwater fittings	2
	Main walls	1
Category 2	Windows, external doors and joinery	2
Repairs or replacement requiring future attention, but estimates are still advised.	External decorations	1
	Conservatories/porches	2
Category 1	Communal areas	-
No immediate action or repair is needed.	Garages and permanent outbuildings	2
	Outside areas and boundaries	2
	Ceilings	1
	Internal walls	1
	Floors including sub floors	1
	Internal joinery and kitchen fittings	2
	Chimney breasts and fireplaces	1
	Internal decorations	2
	Cellars	-
	Electricity	1
	Gas	-
	Water, plumbing and bathroom fittings	2
	Heating and hot water	1
	Drainage	1

Remember:

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

Warning:

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

3. ACCESSIBILITY INFORMATION

Guidance notes on Accessibility Information:

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

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

Unrestricted parking within 25 metres:

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

1	Which floor(s) is the living accommodation on?	Ground & First
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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer:

We assume a clear Property Enquiry Certificate shall be provided in due course and that the property has a clear Title. We further assume that any necessary statutory consents for the property in its current state are in place. If any works did require consent then it has been assumed they meet the standards required by the Building Regulations or are exempt.

The Solicitor must also ensure that any prospective purchaser fully understands the nature, criteria and basis of a Home Report and in particular what a Home Report is and what it is not (an exhaustive Condition Report) and this should be done before any prospective purchaser makes an offer for this property based on the content of this report. If the Solicitor or purchaser requires any clarification in relation to this they must contact the surveyor or familiarise themselves with the nature and criteria of this type of report.

It should be checked/confirmed that the tenure is absolute ownership and that there are no unduly onerous conditions or restrictive servitudes contained in the Title.

Advice should be sought with regard to the exact extent of ground pertaining to the subjects.

We understand that the property is Listed. Legislation in connection with the listing should be checked to satisfaction.

It should be checked/confirmed that the private drainage system meets with the current requirements of the Scottish Environmental Protection Agency (SEPA) and has full certification where necessary.

Estimated re-instatement cost for insurance purposes:

£375,000

This figure is an opinion of an appropriate sum for which the property and garage should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and materials. Furnishings 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 the light of any future alterations or additions.

Valuation and market comments:

The market value of the property as described in this report is £185,000 (One Hundred and Eighty Five Thousand Pounds).

This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, Title restrictions or servitude rights.

The property is of a type for which there tends to be a reasonable demand.

Property market activity has been impacted due to the current response to COVID19. This has resulted in an unprecedented set of circumstances on which to make a valuation judgement. This advice is therefore reported on the basis of material valuation uncertainty as per the RICS Red Book Global definition.

Consequently less certainty can be attached to the valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.

Signed:	Electronically by Angus Macaulay BSc MRICS
Report author:	Angus Macaulay BSc MRICS
Company name	Torrance Partnership LLP (Invergordon)
Address:	165 High Street, Invergordon, Ross-Shire, IV18 0AP
Date of report:	04/11/2020

Mortgage Valuation Report

Mid Ardross Cottage

Ardross

Alness

Highland

IV17 0XW

Seller's Name:

Mike Carter

Date of Inspection:

30/10/2020

Prepared by:

Angus Macaulay BSc MRICS

1. Property Details

Property type:	House
Floor(s) on which located (<i>Flat or maisonettes only</i>):	
Number of floors in block (<i>Flat or maisonettes only</i>):	
Number of units in block (<i>Flat or maisonettes only</i>):	
Is there a lift provided? (<i>Flat or maisonettes only</i>):	
Property style:	Semi-detached
Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?	No
Approximate year of construction:	1834

2. Tenure

Tenure:	Absolute Ownership
Ground rent:	
Unexpired years:	

3. Accommodation

Number of living rooms:	1
Number of bedrooms:	3
Number of kitchens:	1
Number of Bathrooms	1
Number of water closets:	0
Other Rooms:	2 - Study/library and utility room.
Internal gross floor area (excluding garages and outbuildings):	122m ²
External gross floor area (excluding garages and outbuildings):	m ²
Does the property have a residential element greater than 40%?	Yes

4. Garage / Parking / Outbuildings

Parking type:	Single garage
Available on site?	Yes
Permanent Outbuildings:	

5. Construction

Main wall type:	Stone
Other (please specify):	
Roof type:	Slate
Other (please specify):	

6. Special Risks

Has the property suffered structural movement?	No
Is this recent or progressive?	
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the	No

immediate vicinity?

If yes, please specify any of the above:

7. Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in the 'brief description of central heating' section below

Drainage:	Private
Electricity:	Mains
Central Heating:	Yes
Water:	Mains
Gas:	None
Brief description of central heating:	Solid fuel stove to underfloor heating/radiators.

8. Site

Apparent legal issues to be verified by the conveyancer

Legal Issue	Verification	Description
Rights of way:		
Shared drives / access:		
Garage or other amenities on separate site:		
Shared service connections:		
Ill-defined boundaries:		
Agricultural land included with property:		
Other:		

9. Location

Location type:	Isolated rural property
Other (if not specified):	

10. Planning Issues

Has the property been extended / converted / altered?	No
Details (if extended, converted, or altered):	

11. Roads

Roads that relate to the property:	Made up road
---	--------------

12. General Remarks

General remarks on the property:	The subjects comprise a 1 and 1½ storey semi detached traditionally built dwelling house which is situated within a rural setting, some 5 miles or so from Alness in which most necessary facilities are to be found. The property is fronted by a local authority adopted road and includes areas of
---	---

garden ground to the front, side and rear.

The property was fully treated for damp, rot and woodworm approximately 10 years ago and for which we assume a long term guarantee is available.

Improvements which have been undertaken over the years include re-slating, partial double glazing, rewiring, partial re-plumbing and installation of a central heating system. However, further repairs and improvements are required throughout in order to bring the property up to a good standard.

Property market activity has been impacted due to the current response to COVID19. This has resulted in an unprecedented set of circumstances on which to make a valuation judgement. This advice is therefore reported on the basis of material valuation uncertainty as per the RICS Red Book Global definition.

Consequently less certainty can be attached to the valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.

13. Essential Repairs

Information relating to essential repairs for the property:

Estimated cost of essential repairs:

Retention recommendation?

Amount:

14. Comment on Mortgageability

Information relating to mortgageability of the property:

The property is in mortgageable condition.

15. Valuations

Market value in present condition:

£185,000.00

Market value on completion of essential repairs:

Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

£375,000.00

Is re-inspection necessary?

No

Signed:	Electronically by Angus Macaulay BSc MRICS
Report author:	Angus Macaulay BSc MRICS
Company name:	Torrance Partnership LLP (Invergordon)
Address:	165 High Street, Invergordon, Ross-Shire, IV18 0AP
Date of report:	04/11/2020



PROPERTY QUESTIONNAIRE

Property Questionnaire

Mid Ardross Cottage

Ardross

Alness

Highland

IV17 0XW

Property Address:

Mid Ardross Cottage
Ardross
Alness
Highland
IV17 0XW

Seller(s):

Mike Carter

Completion date of Property Questionnaire:

28/10/2020

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?	10 years
---------------------------------------	----------

2. Council Tax

Which Council Tax band is your property in?	C
---	---

3. Parking

What are the arrangements for parking at your property?	Garage, Driveway
---	------------------

4. Conservation Area

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes
---	-----

5. Listed Buildings

Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	Yes
---	-----

6. Alterations/additions/extensions

a.	No
-----------	----

(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)?	
--	--

<i>If you have answered yes, please describe the changes which you have made:</i>	
---	--

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

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

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

b. Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below:

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

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

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

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

7. Central Heating

a.
Is there a central heating system in your property?

Note: A partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).

If you answered yes/partial:

What kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas, warm air).

If you answered yes, please answer the following three questions:

(i). When was your central heating system or partial central heating system installed?

(ii). Do you have a maintenance contract for the central heating system?

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

(iii). When was your maintenance agreement last renewed? (Please provide the month and year).

8. Energy Performance Certificate

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

No

Note: The surveyor will provide this within their inspection.

9. Issues that may have affected your property

a.

Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

No

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

b.

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

No

If you have answered yes, please give details:

10. Services

a.

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

Services	Connected	Supplier
Gas/liquid petroleum gas		
Water mains/private water supply	Yes	Scottish Water
Electricity	Yes	Octopus (SSE)
Mains drainage		
Telephone	Yes	CFWN
Cable TV/Satellite		
Broadband	Yes	CFWN

b.

Is there a septic tank system in the property?

Yes

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

(i). Do you have appropriate consents for the discharge from your septic tank?

Yes

(ii). Do you have maintenance contract for your septic tank? <i>If you have answered yes, please give details of the company with which you have a maintenance contract:</i>	No
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? <i>If you have answered yes, please give details:</i>	No
b. Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <i>If you have answered yes, please give details:</i>	No
c. Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes
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? <i>If you have answered yes, please give details:</i>	Yes
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? <i>If you have answered yes, please give details:</i>	Access to septic tank
f. As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned).	No

<i>If you have answered yes, please give details:</i>	
12. Charges associated with your property	
a. Is there a factor or property manager for your property?	No
<i>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</i>	
b. Is there a common buildings insurance policy?	No
<i>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</i>	
c. Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Resident's Association, or maintenance or stair fund.	
13. Specialist Works	
a. As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	Yes
<i>If you have answered yes, please say what the repairs were for, whether they carried out the repairs (and when), or if they were done before you bought the property:</i>	Whole house treated spring 2011 for dry rot, wet rot, woodworm etc, Electronic damp proofing installed
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
<i>If you have answered yes, please give details:</i>	Whole house treated spring 2011 for dry rot, wet rot, woodworm etc, Electronic damp proofing installed
c. If you have answered yes to 13 (a) or (b), do you have any guarantees relating to this work?	Yes
<i>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself, please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be</i>	Guarantee against fungul infestation & worm (I believe these are covered, I hold the documents)

shown in the original estimate.

Guarantees are held by:

14. Guarantees

a.

Are there any guarantees or warranties for any of the following?

(i). Electrical work

No

(ii). Roofing

No

(iii). Central Heating

No

(iv). NHBC

No

(v). Damp course

Yes

(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):

Electro-osmosis damp-proofing

c.

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

If you have answered yes, please give details

No

15. Boundaries

a.

So far as you are aware, has any boundary of your property been moved in the last 10 years?

No

If you have answered yes, please give details:

16. Notices that affect your property

In the past 3 years, have you ever received a notice;

a.

advising that the owner of a neighbouring property has made a planning application?

Yes

b.

that affects your property in some other way?

No

c.

that requires you to do any maintenance, repairs or improvements to your property?

No

Notice:

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

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)



PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

☐

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

1.2 THE REPORT

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid.

Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

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

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

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.

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

There are no particularly troublesome or unusual legal restrictions;

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

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

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

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

In line with the General Data Protection Regulation 2018 (GDPR), where we are provided with personal data directly or by a third party, we shall only process and retain this data in compliance with GDPR. Any details received shall be kept for a period as stipulated by the RICS. By signing these terms and conditions you are giving your express consent for your personal data to be held in this way.