HOME REPORT

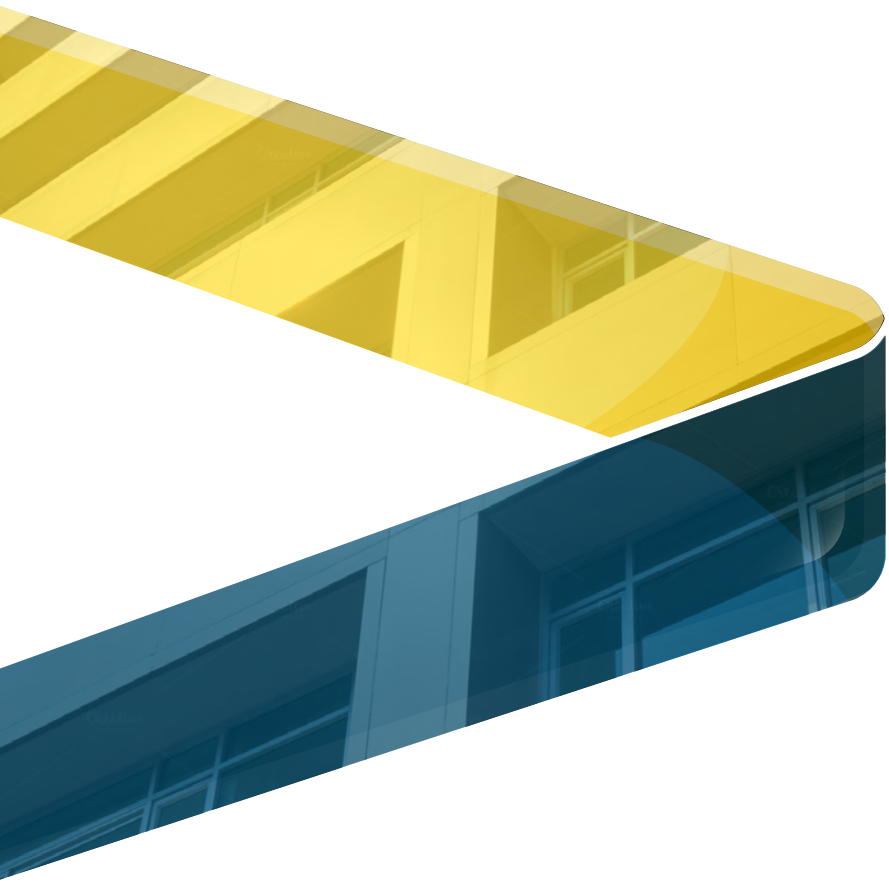
GLENCAIRN MAINS OF TONLEY TOUGH

ALFORD
AB33 8EL



DM HALL
CHARTERED SURVEYORS

ENERGY PERFORMANCE CERTIFICATE



DM HALL
CHARTERED SURVEYORS

Energy Performance Certificate (EPC)

Dwellings

Scotland

GLENCAIRN MAINS OF TONLEY, TOUGH, ALFORD, AB33 8EL

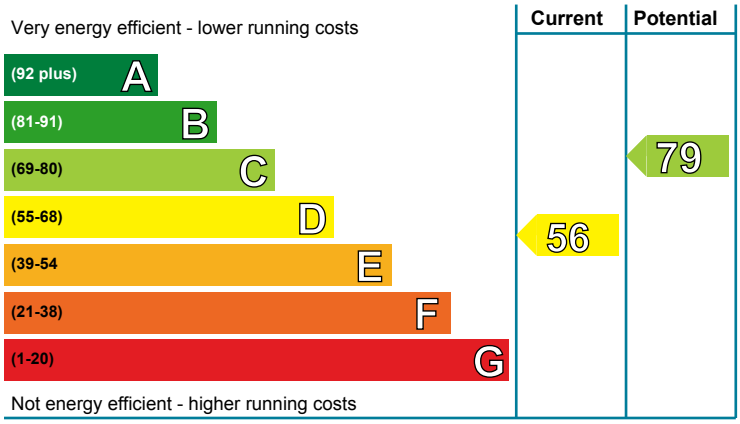
Dwelling type:	Detached house	**Reference number:**	0152-2794-7553-9828-1001
Date of assessment:	24 May 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	30 May 2018	**Approved Organisation:**	Elmhurst
Total floor area:	300 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	463 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£13,458**	See your recommendations report for more information
Over 3 years you could save*	**£3,276**	

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

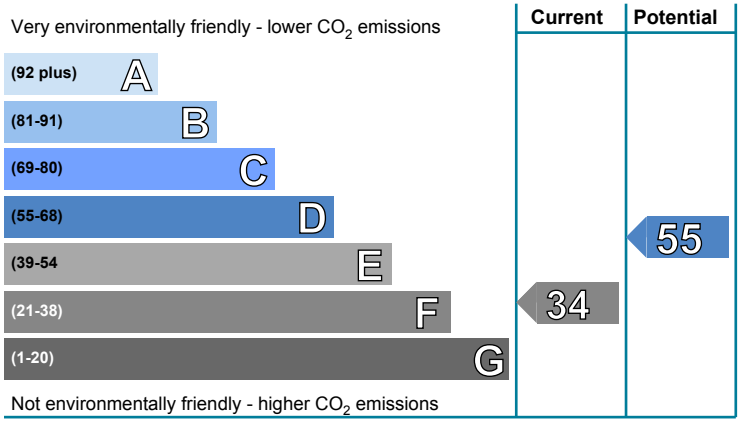


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (56)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (34)**. 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 Floor insulation (suspended floor)	£800 - £1,200	£1551.00	✓
2 Low energy lighting	£125	£222.00	
3 High heat retention storage heaters	£3,200 - £4,800	£1230.00	✓

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.

GREEN DEAL APPROVED

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	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 200 mm loft insulation Roof room(s), insulated (assumed)	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Floor	Suspended, no insulation (assumed) Suspended, limited insulation (assumed)	— —	— —
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★☆☆☆	★☆☆☆☆
Main heating controls	Automatic charge control	★★★☆☆	★★★☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★★☆☆	★★☆☆☆
Lighting	Low energy lighting in 7% of fixed outlets	★☆☆☆☆	★☆☆☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 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 78 kg $CO_2/m^2/yr$.

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 23 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 8 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	£12,057 over 3 years	£9,426 over 3 years	You could save £3,276 over 3 years
Hot water	£693 over 3 years	£390 over 3 years	
Lighting	£708 over 3 years	£366 over 3 years	
Totals	**£13,458**	**£10,182**	

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	Floor insulation (suspended floor)	£800 - £1,200	£517	D 61	E 40	✓
2	Low energy lighting for all fixed outlets	£125	£74	D 62	E 40	
3	High heat retention storage heaters and dual immersion cylinder	£3,200 - £4,800	£410	D 66	E 45	✓
4	Solar water heating	£4,000 - £6,000	£91	D 67	E 46	✓
5	Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£248	C 71	E 49	✓
6	Wind turbine	£15,000 - £25,000	£576	C 79	D 55	✓

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.

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.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- 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.

energy saving trust

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 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.

2 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).

3 High heat retention storage heaters

Modern storage heaters have better insulation and are easier to control than the older type in this property. Ask for a quotation for new, high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

4 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.

5 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.

6 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)	41,372	(204)	N/A	N/A
Water heating (kWh per year)	2,393			

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. Iain Ross
Assessor membership number: EES/009392
Company name/trading name: D M Hall Chartered Surveyors LLP
Address: 7 Chapel Street
Peterhead
AB42 1TH
Phone number: 01779 470220
Email address: enquiries@dmhall.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.

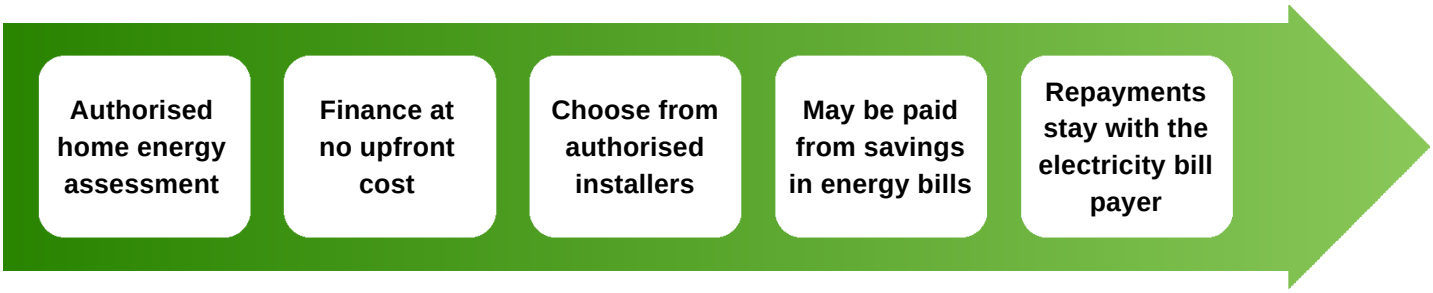
Opportunity to benefit from a Green Deal on this property

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.**



SINGLE SURVEY



DM HALL
CHARTERED SURVEYORS

Single Survey

survey report on:

Property address	GLENCAIRN MAINS OF TONLEY TOUGH ALFORD AB33 8EL

Customer	MR & MRS WHYTE

Customer address	GLENCAIRN MAINS OF TONLEY TOUGH ALFORD AB33 8EL

Prepared by	DM Hall LLP

Date of inspection	24th May 2018

DM HALL
CHARTERED SURVEYORS

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

1. Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

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

3. Category 1: No immediate action or repair is needed.

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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.

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

Description	The property is a detached Chalet.
Accommodation	GROUND FLOOR - Front and rear vestibules, hall, living room, dining room, kitchen with open plan dining area, cloakroom with WC, utility room, bathroom with WC, box room/store, conservatory, master bedroom (with en suite shower/WC) and three further bedrooms. FIRST FLOOR - Games room and store.
Gross internal floor area (m²)	Approximately 315 sqm (including conservatory).
Neighbourhood and location	The property is located in a rural location near the village of Tough. Local facilities are limited however a wide range of facilities are available nearby in the town of Alford. Rail and air links are available in the more distant city of Aberdeen. The property is in keeping of those in the vicinity.
Age	The original property was built in 1984 and extended in 1994.
Weather	Clear and dry following generally settled weather.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** There is a single chimney stack of rendered concrete block construction. The base is sealed with cement fillet pointing. The chimney has clay chimney pots. The chimney serves the solid fuel stove in the living room.

Roofing including roof space	**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.** Roof: - The roof is constructed of pitched timber trusses overlaid with plywood sarking and concrete tiles. The ridge is finished with concrete ridged tiles. The valleys/flashings are lead. Roof space: - Access to the roof space above the original part of the property is possible from a hatch in the hall. Insulation of a depth of approximately 200mm has been laid between ceiling joists. It was not possible to access the roof space above the extension as the access points were screwed shut.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater conductors are formed in PVC.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The external walls of the original property are of 320mm cavity with an inner timber frame load bearing leaf and rendered concrete block outer leaf. The extension is of 380mm cavity with an inner timber frame load bearing leaf and rendered concrete block outer leaf. Some elevations have pointed synthetic stone detail. There is provision for sub floor ventilation.

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: - The majority of windows are timber casement and double glazed. There are UPVC double glazed windows in the conservatory. External doors: - The front and rear doors are UPVC with double glazed inserts. There are double glazed French style doors leading

	from the box room/store into the garden. There are UPVC double glazed French style doors leading from the conservatory into the garden. External joinery: - The roof eaves are timber.
External decorations	**Visually inspected.** External joinery is paint/stain finished where appropriate.
Conservatories / porches	**Visually inspected.** A conservatory has been added to the property. The conservatory is of rendered concrete block detail wall under a pitched glazed roof. The conservatory has UPVC double glazing and a concrete floor.
Communal areas	**Circulation areas visually inspected.** The access road is shared with adjacent properties.
Garages and permanent outbuildings	**Visually inspected.** There is a detached double garage of rendered concrete block construction under a mono pitched corrugated iron roof. The floor is concrete. Access is via twin metal "up and over" type door. There are two UPVC double glazed windows. The garage is equipped with electric light and power. There is a timber shed/fuel store with a corrugated iron roof in the garden.
Outside areas and boundaries	**Visually inspected.** There is garden ground to the front, rear and sides. The boundaries are defined by post and wire fencing. The drive in front of the garage is surfaced with gravel. The footpaths are surfaced with concrete flag stones. I was advised that the garden extends to 3.5 acres or thereby and I have assumed this to be correct.
Ceilings	**Visually inspected from floor level.** The ceilings are suspended plasterboard.
Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The internal walls are of timber stud lined with plasterboard. The walls in the kitchen, cloakroom, utility room and bathroom are partly tiled and walls in the en suite shower room are partly tiled/partly lined.

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 is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.** The floors are constructed of suspended timber joists overlaid with chipboard. At the time of my inspection all floors were covered. Access to the sub floor was restricted to a small area visible from a hatch behind the back door.
Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The kitchen and utility room are fitted with a range of floor and wall mounted units incorporating stainless steel sink units. There are floor and wall mounted units in the store/box room. The internal doors are timber/glazed and flush ply panel type. Skirting boards and door frames are timber. The internal stairs are timber tread and riser types.
Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** The chimney breast is plasterboard lined. There is a solid fuel fire in the living room vented via the chimney.
Internal decorations	**Visually inspected.** The majority of wall surfaces are paper or paint finished.
Cellars	Not applicable.
Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** The property is connected to the mains electricity supply. The meter and consumer unit are located in the utility room. There is a further consumer unit at first floor level. The visible wiring is PVC coated cabling with 13amp power outlets.

Gas	No mains supply.

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.** I was advised that the property has a private water supply which is shared and located out with the feu. The visible plumbing is formed in copper and PVC. The stopcock is located beneath the floor behind the back door. The sanitary fitments in the cloakroom comprise a white two piece suite. There is a white two piece suite with separate electric shower in the en suite shower room and a coloured three piece suite with separate electric shower in the bathroom.

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.** The property is partially heated via night storage radiators, electric panel radiators and a solid fuel stove. Hot water is provided from an insulated cylinder heated by an electric immersion heater.

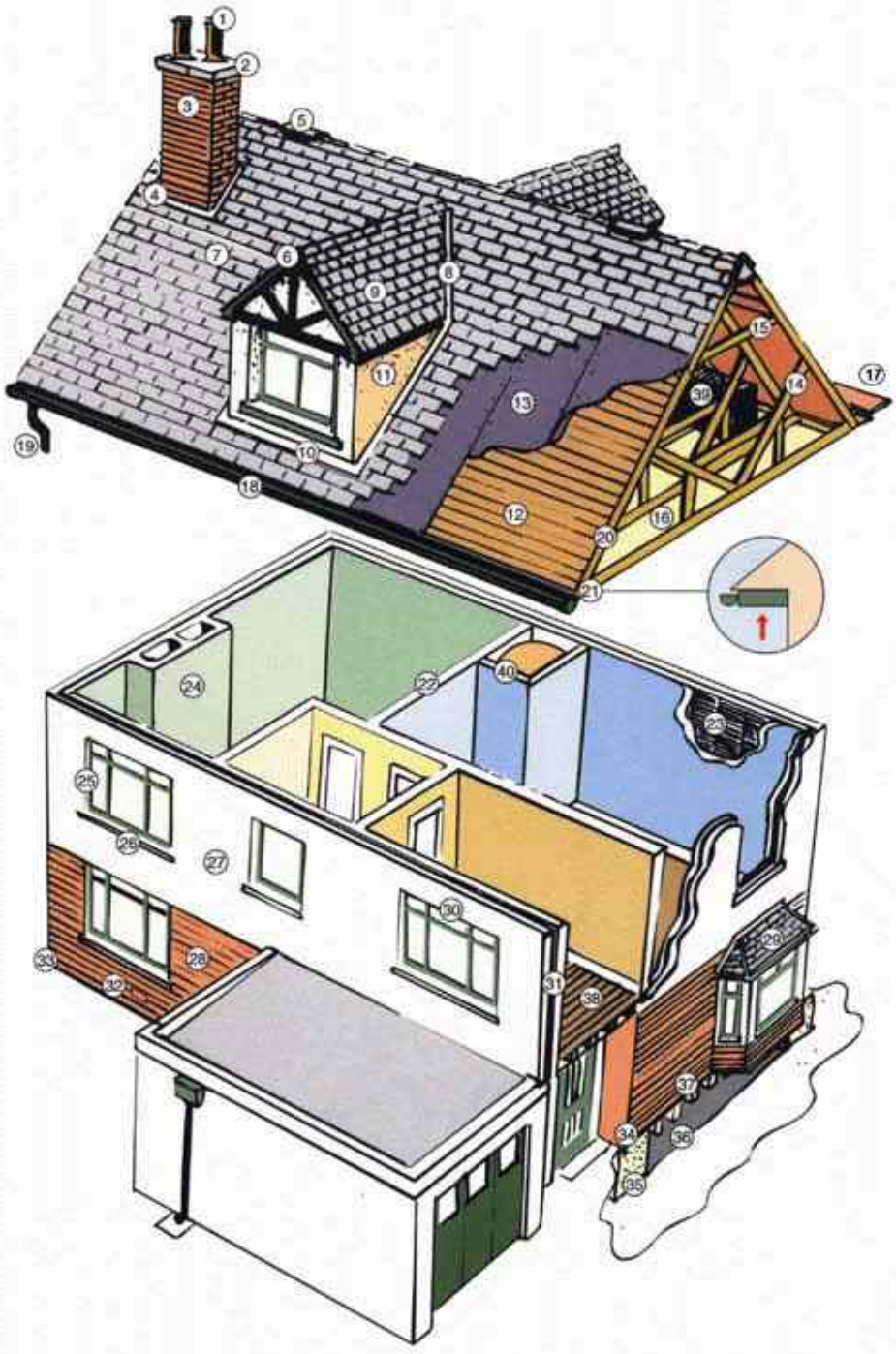
Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** I was advised that drainage is to a septic tank located within the feu.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Smoke alarms have been fitted in the hall.

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. 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. At the time of my inspection the property was occupied, furnished and all floors were covered. Access to the sub floor was restricted to a small area visible from a hatch behind the front door. My inspection of the roof space was restricted by stored items. The roof space above the extension could not be accessed as the access points have been screwed shut. I have not disturbed the insulation in accordance with Health and Safety guidelines and furniture, personal effects (particularly in cupboards) and floor coverings have not been moved. Parts of the external walls were obscured by vegetation. An inspection for Japanese Knotweed has not been carried out, and unless otherwise stated, it is assumed that there is no Japanese Knotweed present within the boundaries of the property, or within neighbouring properties.

Sectional Diagram showing elements of a typical house



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

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

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	Within the limitations of inspection no evidence of recent or serious movement were noted. I would point out, however, that parts of some elevations were obscured by vegetation.

 Dampness, rot and infestation	
Repair category	1
Notes	No significant evidence.

 Chimney stacks	
Repair category	1
Notes	No reportable defects.

 Roofing including roof space	
Repair category	1
Notes	No reportable defects.

 Rainwater fittings	
Repair category	1
Notes	The rainwater conductors can be examined during a period of heavy rain and realigned/repaired if necessary.

Main walls	
Repair category	1
Notes	No urgent repair. As stated above, parts of the external walls are obscured by vegetation. Ideally this should be removed to prevent the vegetation causing future damage to the walls and potentially the roof.

Windows, external doors and joinery	
Repair category	1
Notes	No urgent repair. See comments under "Conservatories/porches" below.

External decorations	
Repair category	1
Notes	External decoration is presently reasonable. Regular repainting to external joinery, where appropriate, will prolong its life span and retain an maintained appearance.

Conservatories/porches	
Repair category	2
Notes	There are a number of failed double glazed units. A glazier can replace the affected units however it should be understood that others may fail in a short to medium term. A glazier can provide further advice.

Communal areas	
Repair category	1
Notes	The shared access road is of sufficient quality for the expected traffic flow.

Garages and permanent outbuildings	
Repair category	1
Notes	No urgent repair. Timber sheds require regular maintenance.

Outside areas and boundaries	
Repair category	1
Notes	Post and wire fencing requires regular maintenance particularly if it is to be kept stock proof.

Ceilings	
Repair category	1
Notes	A degree of shrinkage cracking has occurred however this is not considered serious and cosmetic repairs can be carried out when the property is next redecorated.

Internal walls	
Repair category	1
Notes	No comment.

Floors including sub-floors	
Repair category	1
Notes	Flooring was found to be level and firm under foot.

Internal joinery and kitchen fittings	
Repair category	1
Notes	Internal joinery has been subjected to wear and tear commensurate with age. It is not known whether safety glass has been utilised in internal glazed doors.

Chimney breasts and fireplaces	
Repair category	1
Notes	No defects identified. The chimney serving the solid fuel stove in the living room will require regular cleaning.

Internal decorations	
Repair category	1
Notes	Internal decoration is presently reasonable. Selective redecorating in accordance of personal taste and requirements if desired.

Cellars	
Repair category	-
Notes	Not applicable.

Electricity	
Repair category	1
Notes	The Institute of Electrical Engineers recommends that inspections and testings are undertaken at least every ten years and upon change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have wiring which complies with IEE regulations.

Gas	
Repair category	-
Notes	Not applicable.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	The sealant/grouting about the sanitary fitments and plumbing in the vicinity of the kitchen and utility room should be examined regularly together with adjacent floors and walls as such areas are prone to damage by hidden leakage.

Heating and hot water	
Repair category	1
Notes	No defects identified.

Drainage	
Repair category	1
Notes	There is no obvious surface evidence of chokage or leakage.

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	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	2
Communal areas	1
Garages and permanent outbuildings	1
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	-
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

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

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

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

3. Accessibility information

Guidance notes 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 and first.
2. Are there three steps or fewer to a main entrance door of the property?	Yes [X] No [ ]
3. Is there a lift to the main entrance door of the property?	Yes [ ] No [X]
4. Are all door openings greater than 750mm?	Yes [ ] No [X]
5. Is there a toilet on the same level as the living room and kitchen?	Yes [X] No [ ]
6. Is there a toilet on the same level as a bedroom?	Yes [X] No [ ]
7. Are all rooms on the same level with no internal steps or stairs?	Yes [ ] No [X]
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes [X] No [ ]

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

I was advised that the property was extended circa 1994. I have therefore assumed that all necessary local authority and other consents have been obtained for alterations and the appropriate documentation including building warrants and completion certificates have been issued. If any works did not require consent then I have assumed that they meet the standards required by the building regulations or are exempt.

Access to the property is via a partly made private road which is shared with adjacent proprietors. I have been advised by the owner that there is no liability for repairs.

I was advised that the property is connected to a private shared water supply, sourced outwith the feu. It is not possible to comment on legal issues or the quality or quantity of the supply. For the purposes of this report and valuation all are assumed to be satisfactory.

I was advised that drainage is to a private septic tank located within the feu. The system has not been inspected in its condition and legal and environmental issues have not been investigated. For the purposes of this report and valuation all are assumed to be satisfactory.

I was advised that the feu extends to 3.5 acres or thereby. I have not measured the feu and have assumed this information to be correct.

On the date of inspection the property was occupied, furnished and all floors were covered. Inspection of the roof space was restricted by insulation materials. The roof space above the extension could not be accessed.

Estimated reinstatement cost for insurance purposes

SIX HUNDRED AND THIRTY FIVE THOUSAND POUNDS (£635, 000).

Valuation and market comments

Market value in vacant possession: - FIVE HUNDRED THOUSAND POUNDS (£500, 000).

Market comments: - There has been a downturn in the local property market due to regional economic factors although transactions are still taking place.

Signed	Security Print Code [657838 = 7435] Electronically signed

Report author	IAIN C ROSS

Single Survey

Company name	DM Hall LLP
Address	64 Market Place, Inverurie, AB51 3XN
Date of report	5th June 2018

Mortgage Valuation Report

DM HALL
CHARTERED SURVEYORS

Property Address

Address	GLENCAIRN, MAINS OF TONLEY, TOUGH, ALFORD, AB33 8EL
Seller's Name	MR & MRS WHYTE
Date of Inspection	24th May 2018

Property Details

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

Property Style
- [X] Detached
- [ ] Semi detached
- [ ] Mid terrace
- [ ] End terrace
- [ ] Back to back
- [ ] High rise block
- [ ] Low rise block
- [ ] Other (specify in General Remarks)

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

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

Approximate Year of Construction [1984]

Tenure

[X] Absolute Ownership [ ] Leasehold Ground rent £ [ ] Unexpired years [ ]

Accommodation

Number of Rooms
- [3] Living room(s)
- [4] Bedroom(s)
- [1] Kitchen(s)
- [2] Bathroom(s)
- [3] WC(s)
- [3] Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) [315] m² (Internal) [379] m² (External)

Residential Element (greater than 40%) [X] Yes [ ] No

Garage / Parking / Outbuildings

- [ ] Single garage
- [X] Double garage
- [ ] Parking space
- [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

Timber/corrugated iron shed/fuel store.

© Quest End Computer Services Limited 2008
All rights reserved

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement?	☐ Yes	☒ No
If Yes, is this recent or progressive?	☐ Yes	☐ No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	☐ Yes	☒ No

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

Service Connections

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

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

Brief description of Central Heating:

The property is partially heated via night storage radiators, electric panel radiators and a solid fuel stove.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

© Quest End Computer Services Limited 2008
All rights reserved

Mortgage Valuation Report

General Remarks

The property was found to be in a suitable condition both internally and externally consistent with age and type. Any defects noted are capable of remedy by routine maintenance.

There are failed double glazed units in the conservatory. Others may fail in a short to medium term. A glazier can replace the affected units.

The properties accommodation includes a utility room, box room/study and dining area open plan to the kitchen.

On the date of inspection the property was occupied, furnished and all floors were covered. Inspection of the roof space was restricted to the roof space above the original part of the property. It was not possible to access the roof space above the extension.

The property was extended circa 1994. We have therefore assumed that all necessary local authority consents were sought and granted for all alterations and the appropriate documentation, including building warrants and completion certificates, have been issued. If any works did not require consent then we have assumed that they meet the standards required by the building regulations or are exempt.

Access to the property is via a partly made road of sufficient quality for the expected traffic flow. Access to the property is via a partly made private road which is shared with adjacent proprietors. We have been advised by the owner that there is no liability for repairs.

We were advised that the site extends to 3.5 acres or thereby. We have assumed this to be correct.

The property is located in a rural location near the village of Tough. Local facilities are limited however a wide range of facilities are available nearby in the town of Alford. Rail and air links are available in the more distant city of Aberdeen.

The property is in keeping of those in the vicinity.

Essential Repairs

None apparent.

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

© Quest End Computer Services Limited 2008
All rights reserved

Mortgage Valuation Report

Comment on Mortgageability

The property will form suitable security for normal loan purposes subject to the lending requirements of the individual lender.

Valuations

Market value in present condition	£ 500, 000
Market value on completion of essential repairs	£ N/A
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£ 635, 000
Is a reinspection necessary?	☐ Yes ☒ No

Buy To Let Cases

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

Declaration

Signed	Security Print Code [657838 = 7435] Electronically signed by:-
Surveyor's name	IAIN C ROSS
Professional qualifications	BSc BLE MRICS
Company name	DM Hall LLP
Address	64 Market Place, Inverurie, AB51 3XN
Telephone	01467 624 393
Fax	01467 622 742
Report date	5th June 2018

© Quest End Computer Services Limited 2008
All rights reserved

PROPERTY QUESTIONNAIRE



DM HALL
CHARTERED SURVEYORS

Property Questionnaire

Stronachs aspc

Property address:	Glencairn, Mains Of Tonley Tough Alford United Kingdom AB33 8EL
Seller:	Mr K Whyte/ Mrs A Whyte
Date completed:	31/05/2018

Contents

1. Length of Ownership
2. Council Tax
3. Parking
4. Conservation Area
5. Listed Buildings
6. Alterations / Additions / Extensions
7. Central Heating
8. Energy Performance Certificate
9. Issues that may have affected your property
10. Services
11. Responsibilities for Shared or Common Areas
12. Charges Associated With Your Property
13. Specialist Works
14. Guarantees
15. Boundaries
16. Notices that affect your property

Property Questionnaire

1. Length of Ownership

How long have you owned this property?

28 years

2. Council Tax

Which Council Tax band is your property in?

F

3. Parking

What are the arrangements for parking at your property?

in a garage

in the driveway

4. Conservation Area

Is your property in a designated Conservation Area?

No

5. Listed Buildings

Is your property a Listed Building, or contained within one?

No

6. Alterations / Additions / Extensions

Structural Alterations

During your time in the property, have you carried out any structural alterations, additions or extensions?

Yes

Please describe the changes which you have made

extension and conservatory added

Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

Yes

Do you have all of these documents yourself?

Yes

Replacement Windows and Doors

Have you had replacement windows, doors, patio doors or double glazing units installed in your property?

Yes

Were the replacements the same shape and type as the ones you replaced?

No

Did this work involve any changes to the window or door openings?

No

Please describe the changes which you have made (with approximates dates)

replaced front door and side panels replaced back door work undertaken many years ago

7. Central Heating

Is there a central heating system in your property?

Yes

Is it full or partial?

Full

What kind of central heating is it?

Electric storage and direct heaters (THTC tarrif)

When was it installed?

At time of construction. Heaters have been replaced.

Do you have a maintenance contract for the central heating?

No

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

Structural Damage

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

No

Asbestos

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

No

10. Services

Connected services

Gas/Liquid Petroleum Gas

No

Water mains/private water

Yes

Supplier

Private supply

Electricity

Yes

Supplier

SSE

Mains Drainage

No

Telephone

Yes

Supplier

BT

Cable TV/Satellite

No

Broadband

Yes

Supplier

BT

Septic Tanks

Is there a septic tank system at your property?

Yes

Do you have appropriate consents for the discharge from your spetic tank?

Yes

Do you have a maintenance contract for your septic tank?

Yes

Please give details of the company holding the contract

On annual emptying contract with Scottish Water

11. Responsibilities for Shared or Common Areas

Joint responsibilities

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

Common Areas

Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common area?

No

Major Repairs to the Roof

Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

No

Rights of Access to Neighbouring Property

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?

Yes

Please give details

Shared driveway / road up to Glencairn private driveway

Maintenance Access Rights of Neighbours

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

Rights of Way

As far as you are aware, is there a Public Right of Way across any part of your property?

No

12. Charges Associated With Your Property

Is there a factor or property manager for your property?

No

Is there a common buildings insurance policy?

No

Are there any other charges you have to pay on a regular basis for the upkeep of common areas or repair works?

No

13. Specialist Works

Treatment

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?

No

Preventative Work

As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

No

Guarantees

Do you have any guarantees relating to the treatment or preventative work described above?

No

14. Guarantees

Select those applicable

Electrical work

No

Roofing

No

Central heating

No

NHBC (National House-Building Council)

No

Damp Course

No

Any other work or installations (e.g. cavity wall insulation, underpinning, indemnity policy)

No

Outstanding claims

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

No

15. Boundaries

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

No

16. Notices that affect your property

In the last 3 years have you ever received a notice:

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

No

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

No

That affects your property in some other way?

No

Comments

Space for numerous cars on the drive

DM Hall Offices

Aberdeen
01224 594172

Ayr
01292 286974

Cumbernauld
01236 618900

Cupar
01334 844826

Dumfries
01387 254318

Dundee
01382 873100

Dunfermline
01383 621262

Edinburgh
0131 477 6000

Elgin
01343 548501

Falkirk
01324 628321

Galashiels
01896 752009

Glasgow (North)
0141 332 8615

Glasgow (South)
0141 636 4141

Hamilton
01698 284939

Inverness
01463 241077

Inverurie
01467 624393

Irvine
01294 311070

Kirkcaldy
01592 598200

Livingston
01506 490404

Musselburgh
0131 665 6782

Oban
01631 564225

Paisley
0141 887 7700

Perth
01738 562100

Peterhead
01779 470220

Stirling
01786 475785

DMHALL.CO.UK