Lyneriach,
Glenlivet,
Ballindalloch,
AB37 9EB

Home Report



DM HALL

Lyneriach,
Glenlivet,
Ballindalloch,
AB37 9EB

Single Survey



DM HALL

Survey Report on:

Property Address	Lyneriach, Glenlivet, Ballindalloch, AB37 9EB
Reference	1805201
Customer Name	Andrew Watson
Date of Inspection	29th October 2026
Surveyor's name, qualifications and office	Stuart McDonald DM Hall LLP Chartered Surveyors Fergus House 141 High Street Elgin IV30 1DS Tel: 01343 548501 email: elginresidential@dmhall.co.uk
Prepared By	DM Hall LLP

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 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 Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box. ☒

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

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

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.

Prior to 1 December 2008, 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.

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 adviser 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 will be prepared from information contained in the Report and the generic Mortgage Valuation Report.[2]

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.

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

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 an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and 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;

- 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, they 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 reinstatement cost, as defined below.

“Market value” The estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm’s length transaction,

after proper marketing and where 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.

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property is a detached bungalow.
Accommodation	Ground Floor: Entrance Vestibule, Hallway, Living Room, Dining Room, Dining Kitchen, Main Bedroom with Ensuite Shower Room, Three further Bedrooms, Bathroom, Utility Room and WC.
Gross Internal Floor Area (m2)	Approximately 167m².
Neighbourhood and Location	The property is located in the rural area of Glenlivet. The property is surrounded by open woodland. A range of facilities can be obtained in the towns of Aberlour and Grantown-on-Spey within reasonable commuting distance.
Age	Thought to have been built around 1990.
Weather	It was sunny and dry, following a period of mixed weather conditions.
Chimney Stacks	**Visually inspected with the aid of binoculars where appropriate.** There is a chimney stack of concrete block construction, externally rendered. The flashings are formed in metal.
Roofing including Roof Space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.**

	Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The roof is pitched and clad in concrete tiles. The ridges are formed in tile. Valleys are lined with metal materials. The roof space is accessed via a hatch in the hallway with drop down ladder. The roof is of a timber truss construction overlaid in fibreboard and felt. The roof space is insulated between the joists. The inspection was carried out from a head and shoulders view only.
Rainwater Fittings	**Visually inspected with the aid of binoculars where appropriate.** Gutters and downpipes are of PVC.
Main Walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The walls are of timber framed construction, with a masonry outer leaf externally rendered. There is provision of sub floor ventilation via air vents at ground level.
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: Triple glazed, timber framed window units are installed. Access doors are of a timber triple glazed design. There are double glazed timber sliding patio doors to the side. The soffits and fascias are formed in timber.
External Decorations	**Visually inspected.** The external timbers are painted.
Conservatories and Porches	**Visually inspected.** There is a conservatory at the side of the property. This is of timber construction with a polycarbonate roof.
Communal Areas	There are no communal areas.
Garages and Permanent Outbuildings	**Visually inspected.** The property has a double detached garage of concrete block construction, beneath a concrete tile roof. Vehicle access is via a metal door. There is a double car port of concrete block and timber construction with a profile metal sheet roof. There is a timber storage shed.
Outside Areas and Boundaries	**Visually inspected.** The property has garden areas to the front, sides and rear. The garden areas are surfaced in grass, chip stones, paving, planting and shrubbery. The boundaries are formed in timber and wire fencing. There is a drive and parking area surfaced in chip stones. There are mature trees on site. There are block retaining walls.
Ceilings	**Visually inspected from floor level.**

	The ceilings are formed in 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 lined with plasterboard. There are areas of tile wall finishes and PVC wet wall finishes.
Floors including Sub-floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** **Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.** **Physical access to the sub-floor area may be taken if the Surveyor deems it 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 of suspended timber construction. No sub floor access was available. All floors were covered.
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 internal doors are of a flush timber and timber-glazed type. There are glazed inserts to some interior doors. The door facings and skirting boards are of a flush style. The kitchen is fitted with a range of base and wall mounted units with compatible worktops. There is a range of base and wall mounted units with compatible worktops in the utility room.

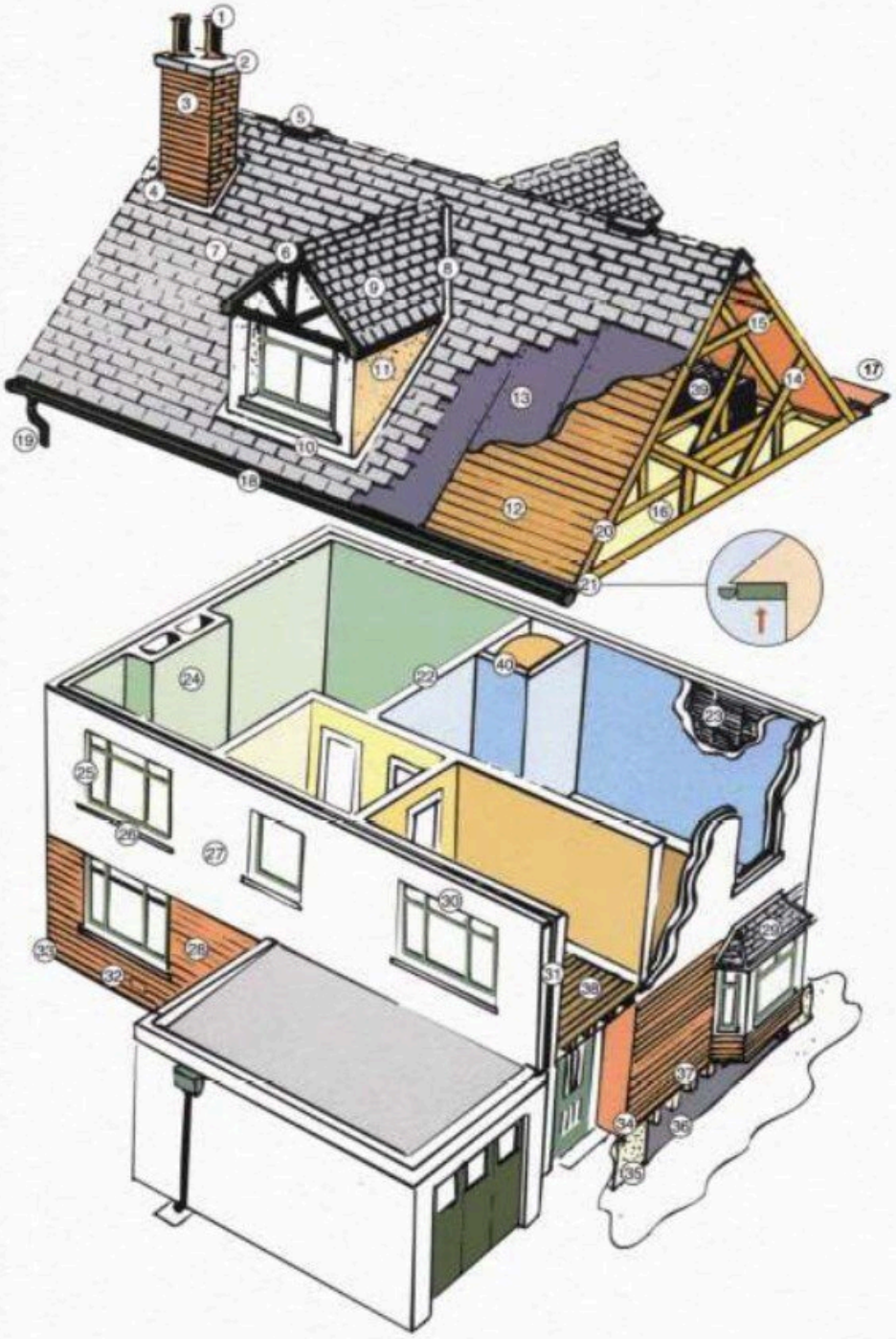
Chimney Breasts and Fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** A wood burning stove is fitted in the living room.
Internal Decorations	**Visually inspected.** The internal walls and ceilings mainly have a painted finish. The internal joinery is finished in varnish. There are internal surfaces clad with tiling and panelling.
Cellars	There are no cellars.
Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** Mains supply installed. The electricity consumer unit is located in a hallway cupboard. The electricity meter is located in an external box.
Gas	There is no gas supply.
Water, Plumbing and 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.** The owner has advised that water is from a private supply. Visible pipework is made with copper and PVC materials. The bathroom is fitted with a WC, wash hand basin, bath and shower cubicle with electric shower. The ensuite shower room is fitted with a WC, wash hand basin and shower cubicle with electric shower.

	There is a cloakroom fitted with a WC and wash hand basin. Stainless steel sink units are fitted within the kitchen and utility room.
Heating and Hot Water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** There is an oil fired range central heating boiler located within the kitchen. The boiler supplies a system of radiators and provides hot water. There is a hot water tank located in the loft space. The central heating system is controlled by a programmer, a room thermostat and thermostatic valves on radiators. The oil tank serving the system is located by the garage.
Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** The owner has advised that drainage is to a private septic tank located in the front garden. This has not been inspected or tested.
Fire, Smoke and Burglar Alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** There are smoke detectors fitted within the property. We are advised by the seller that inter-linked smoke alarms, carbon monoxide detectors and heat detectors have been installed to comply with Scottish Government legislation. It is outwith the scope of this report to check the compliance or functionality of such appliances and systems.
Any Additional Limits to Inspection	The property was occupied, fully furnished and all floors were covered. Consequently, the inspection of the flooring and other elements was restricted.

	In accordance with Health and Safety Guidelines, we have not disturbed insulation or furniture and floor coverings have not been moved. Where present, personal effects within cupboards and wardrobes have not been moved, therefore limiting the inspection. We were unable to inspect the sub floor area as no suitable access hatch was available. The inspection of the roof space was carried out from the floored area. The inspection of the roof void area was restricted due to insulation material. It was not raining at the time of inspection, therefore we cannot confirm the adequacy of rainwater goods. Vegetation growth obstructed our inspection of the boundaries. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. We have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation we have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties. The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns, you should engage a qualified asbestos surveyor. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. Concealed areas beneath and around sanitary fittings were not visible. Due to the presence of water, there is an inherent risk of leakage and resultant damage to concealed areas which may only become apparent when the building fabric is opened up for examination. The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific

	risk assessment of the property and building that it forms part of is required. Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is outwith the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.

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 3 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	No obvious evidence of significant movement noted within the limitations of the inspection.

Dampness, Rot and Infestation	
Repair Category	1
Notes	No obvious evidence of significant dampness, rot or wood boring insect infestation.

Chimney Stacks	
Repair Category	1
Notes	Within the limits of the inspection, no significant defects were evident to the visible sections of the chimney stack. A close quarters inspection by a roofing contractor may reveal defects not visible from ground level. Ongoing repair and maintenance should be expected.

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.**

Roofing including Roof Space	
Repair Category	2
Notes	There is missing ridge mortar. A roofing contractor can be asked to investigate and implement all required repairs. Inspection at close quarters may reveal more extensive deterioration, especially where materials are original. Sections of the fibreboard sarking are dislodged. These can be refixed/replaced by a roofing contractor. There is evidence of vermin in the roof space. A pest management professional will be able to provide further advice. There is moss growth to the roof covering which can conceal defects. Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectancy of around 50/60 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A reputable roofing contractor can advise on life expectancy and repair or replacement costs.

Rainwater Fittings	
Repair Category	1
Notes	The effectiveness of the rainwater fittings cannot be commented on as it was not raining. Heavy rainfall can often reveal localised leakage and the need for maintenance attention.

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.**

Main Walls	
Repair Category	1
Notes	No significant defects evident.

Windows, External Doors and Joinery	
Repair Category	1
Notes	Windows and doors are of an age where ongoing maintenance will be required to ensure they are kept in working order. The seals of older double glazed units can fail resulting in condensation between the panes of glass. This can occur without warning and may only be seen in certain weather conditions. Doors and random windows were tested at random but not all. The inspection can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fitments are functional.

External Decorations	
Repair Category	1
Notes	No significant defects evident. Regular repainting works will be required to maintain an attractive appearance and prevent deterioration of external joinery.

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.**

Conservatories and Porches	
Repair Category	2
Notes	Flashband has been used as a flashing between the porch roof and the adjoining wall. This is a material with a limited life span.

Communal Areas	
Repair Category	**N/A**
Notes	Not applicable.

Garages and Permanent Outbuildings	
Repair Category	1
Notes	There is a build up of moss on the garage roof.

Outside Areas and Boundaries	
Repair Category	1
Notes	No significant defects evident. There are mature trees growing within influencing distance of the property. A tree surgeon will be able to provide further advice.

Ceilings	
Repair Category	1
Notes	There is plaster cracking to ceilings.

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.**

Internal Walls	
Repair Category	1
Notes	There is hairline cracking to plaster in places.

Floors including Sub-floors	
Repair Category	1
Notes	No significant defects evident. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.

Internal Joinery and Kitchen Fittings	
Repair Category	1
Notes	Fitted kitchen units are dated but serviceable. An incoming occupier can upgrade/replace to their own personal taste.

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.**

Chimney Breasts and Fireplaces	
Repair Category	1
Notes	It is assumed that the solid fuel stove was installed by an appropriately accredited contractor in accordance with good practice and the building regulations current at the time. Relevant certification should be obtained, and a suitably accredited contractor can confirm safe operation and advise further. Flues should ideally be swept and tested on an annual basis. Any records should be obtained. In the absence of recent documentation a sweep should be carried out prior to use, and on a regular basis thereafter.

Internal Decorations	
Repair Category	1
Notes	The property was generally well presented at the time of our inspection.

Cellars	
Repair Category	**N/A**
Notes	Not applicable.

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.**

Electricity	
Repair Category	1
Notes	It is recommended that electrical installations be checked every ten years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.

Gas	
Repair Category	**N/A**
Notes	Not applicable.

Water, Plumbing and Bathroom Fittings	
Repair Category	1
Notes	No significant defects evident. To prevent damage to concealed areas, the seal and grout around sanitary fittings should be regularly checked, maintained, and renewed. It is not possible to comment upon the quality or adequacy of the private water supply, but it is assumed that it is wholesome and acceptable for normal consumption patterns. We have not been advised of any supply issues, but further information can be obtained from a suitably qualified specialist contractor.

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.**

Heating and Hot Water	
Repair Category	1
Notes	The central heating boiler is of an older type. Informed opinion suggests that many boilers have a life expectancy of between 10 and 20 years. A suitably qualified heating engineer will be able to advise further on repairing requirements or whether replacement is likely to be a more viable solution. It is assumed that the heating and hot water systems have been installed in accordance with all relevant regulations and thereafter maintained on a regular basis. A copy of any relevant documentation in this regard should be obtained. It is common practice for purchasers to have systems checked by an engineer immediately upon taking ownership, as stated in most offers to purchase used by conveyancers. Boilers and central heating systems should be tested and serviced by a Oftec oil registered engineer on an annual basis to ensure their safe and efficient operation. The radiators are of an older style and future upgrading should be expected.

Drainage	
Repair Category	1
Notes	It is assumed that the septic tank is registered and has been suitably maintained. A copy of relevant documentation in this regard should be obtained prior to purchase. Regular inspection and maintenance should be anticipated.

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

Structural Movement	1
Dampness, Rot and Infestation	1
Chimney Stacks	1
Roofing including Roof Space	2
Rainwater Fittings	1
Main Walls	1
Windows, External Doors and Joinery	1
External Decorations	1
Conservatories and Porches	2
Communal Areas	N/A
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	N/A
Electricity	1
Gas	N/A
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
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 [X] No [ ]
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
Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase. We are unaware of any significant or recent alterations having been undertaken. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds. All ownership and maintenance liabilities over the boundaries should be clarified. Drainage is to a septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified. The seller has advised that water is from a private supply. For the purposes of the valuation, it is assumed that legal, statutory and other standard requirements to facilitate a sale are satisfied. We are unaware of any adverse planning proposals affecting the subjects although this can be confirmed by obtaining a property enquiry certificate from the local authority.
Estimated Reinstatement Cost (£) for Insurance Purposes
Five Hundred and Sixty Thousand Pounds: £560,000 It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS). It is prudent to keep the Estimated Reinstatement Cost for insurance under regular review to reflect inflationary effects. RICS guidance recommends that a reassessment be undertaken every three years, or sooner if significant alterations are made to the property.
Valuation (£) and Market Comments
Three Hundred and Eighty Thousand Pounds: £380,000 The stated market valuation reflects prevailing market conditions and recent sales evidence.

Report author:	Stuart McDonald
Company name:	DM Hall LLP
Address:	DM Hall LLP Chartered Surveyors Fergus House

	141 High Street Elgin IV30 1DS Tel: 01343 548501 email: elginresidential@dmhall.co.uk
Signed:	
Date of report:	6th November 2026

Lyneriach, Glenlivet,
Ballindalloch, AB37 9EB

Mortgage Valuation Report



DM HALL

Property Address: Lyneriach, Glenlivet, Ballindalloch, AB37 9EB

Date of Inspection: 29th October 2026

Reference: 1805201

Location & Description

1. Location:

The property is located in the rural area of Glenlivet. The property is surrounded by open woodland. A range of facilities can be obtained in the towns of Aberlour and Grantown-on-Spey within reasonable commuting distance.

2. Description:

The property is a detached bungalow.

3. Age:

Thought to have been built around 1990.

4. Main Construction:

Walls: Timber frame and block. Roof: Pitched and tiled.

5. Accommodation:

Ground Floor: Entrance Vestibule, Hallway, Living Room, Dining Room, Dining Kitchen, Main Bedroom with Ensuite Shower Room, Three further Bedrooms, Bathroom, Utility Room and WC.

6. Floor Area - excluding garages and outbuildings (m2):

Gross internal floor area: 167 Gross external floor area: 187

7. Garage and Outbuildings:

Double garage. Car Port.

Services / Roads

8 Main Service:				
Water:	Yes:		No:	✔
Electricity:	Yes:	✔	No:	
Gas:	Yes:		No:	✔
Drainage:	Yes:		No:	✔

For comments on non-mains services, see section 15.

8a. Heating:

Oil fired boiler.

9. Roads - assumed adopted (If no see section 15. General Remarks)

Yes:	✔	No:	

General Condition

10. Essential Repairs - comments confined to defects which would materially affect the property and/or value/suitability for mortgage purposes.

No essential repairs are required for mortgage purposes.

Retention:	Yes:	No:	✔

Retention amount:

11. Subsidence, Settlement and Landslip:

No obvious evidence of significant movement noted within the limitations of the inspection.

12. General Condition:

The property appeared to be in a condition generally consistent with its age and type.

Legal & Other Matters

13. Alterations: Has the property been extended/converted/altered? (If yes, see section 15)

Yes:		No:	✔

14. Tenure - assumed ownership with marketable title (If no, see section 15)

Yes:	✔	No:	

15. General Remarks:

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

We are unaware of any significant or recent alterations having been undertaken.

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

All ownership and maintenance liabilities over the boundaries should be clarified.

Drainage is to a septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.

The seller has advised that water is from a private supply. For the purposes of the valuation, it is assumed that legal, statutory and other standard requirements to facilitate a sale are satisfied.

We are unaware of any adverse planning proposals affecting the subjects although this can be confirmed by obtaining a property enquiry certificate from the local authority.

16. Comments on Mortgageability:

The property is considered suitable for mortgage purposes subject, as always, to the policy of the individual lender.

Valuation & Insurance

17.1 Valuation in present condition (words and figures):

Three Hundred and Eighty Thousand Pounds: £380,000

17.2 Valuation upon completion of any works required under section 10 (words and figures):

17.3 Insurance reinstatement: Approximate current reinstatement cost including site clearance and professional fees, excluding VAT except on fees. (words and figures):

Five Hundred and Sixty Thousand Pounds: £560,000

18. Declaration:

Signed: 

Valuer's name and Qualifications: Stuart McDonald 6740132

Date: 6th November 2026

Office Address: DM Hall LLP Chartered Surveyors
Fergus House
141 High Street
Elgin
IV30 1DS

Tel: 01343 548501

email: elginresidential@dmhall.co.uk

DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144

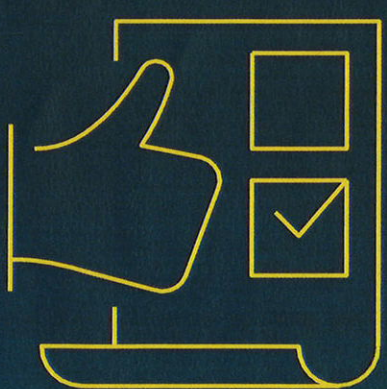
A full list of members can be obtained from the head office, 17 Corstorphine Road, Edinburgh EH12 6DD. 0131 477 6000

DM Hall has a network of offices across Scotland and offices in Carlisle, Kendal and Cornwall

Regulated by RICS

RICS®
Registered valuer

Property Questionnaire



DM HALL

Property Address:

LYNERIACH,
GLENLIVET,
BALLINDALLOCH
AB37 9EB.

Seller(s):

ANDREW ISON GRAY WATSON.

Completion Date of Property Questionnaire 22/10/26.

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.**

1. Length of ownership

How long have you owned the property? 10yrs

2. Council Tax

Which Council Tax band is your property in? A B C D E (F) G H

3. Parking

What are the arrangements for parking at your property? (Please indicate all that apply)

Garage	☑	Allocated parking space	☐	Driveway	☐
Shared parking On street	☐		☐	Resident permit	☐
Metered parking	☐	Other (please specify):	☐		

4. Conservation Area

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)? No

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)? No

6. Alterations/additions/extensions

A. (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet or bedroom)?

If you have answered yes, please describe the changes which you have made:

REPLACEMENT MAIN BATHROOM

(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? No.

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

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

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):

SOME TRIPLE GLAZED GLASS ONLY REPLACED AS AND WHEN NEEDED.

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

NONE.

7. Central Heating

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

If you have answered yes/partial – what kind of central heating is there? OIL.
(Examples: gas-fired, solid fuel, electric storage heating, gas warm air)

If you have answered yes, please answer the 3 questions below:

b. When was your central heating system or partial central heating system installed? 2013

c. Do you have a maintenance contract for the central heating system? YES

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

NORTH EAST BOILER SALES & SERVICES LTD.
WOOLEA
DELGATY
TURRIFF
ABERDEENSHIRE AB53 5TD.

d. 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.

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?**

If you have answered yes, please give details: NO.

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	✓	SPRING
Electricity	✓	OCTOPUS ENERGY
Mains Drainage		
Telephone	✓	BT
~~Cable TV~~/Satellite	✓	SKY
Broadband	✓	BT.

b. **Is there a septic tank system at your property?** YES

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

c. **Do you have appropriate consents for the discharge from your septic tank?** NO KNOWN

d. **Do you have a maintenance contract for your septic tank?** NO

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

11. Responsibilities for a Shared or Common Areas

a. **Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?** No.
If you have answered yes, please give details:

b. **Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** No
If you have answered yes, please give details:

c. **Has there been any major repair or replacement of any part of the roof during the time you have owned the property?** No.

d. **Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?** No
If you have answered yes, please give details:

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?**
If you have answered yes, please give details: No.

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

If you have answered yes, please give details:

12. Charges associated with your property

a. Is there a factor or property manager for your property? No

If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:

b. Is there a common buildings insurance policy? No

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?

c. Please give details of any other charges you must pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.

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? No

If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.

b. 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

If you have answered yes, please give details.

c. If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?

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 shown in the original estimate.

Guarantees are held by:

14. Guarantees

a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical work	No	Yes	Don't Know ✓	With title deeds	Lost
(ii)	Roofing	No	Yes	Don't Know ✓	With title deeds	Lost
(iii)	Central heating	No	Yes	Don't know ✓	With title deeds	Lost
(iv)	NHBC	No	Yes	Don't know ✓	With title deeds	Lost
(v)	Damp course	No	Yes	Don't know ✓	With title deeds	Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know ✓	With title deeds	Lost

B. If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

C. **Are there any outstanding claims under any of the guarantees listed above?** If you have answered yes, please give details: No

15. Boundaries

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

If you have answered yes, please give details: No

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? No

b. That affects your property in some other way? No

c. That requires you to do any maintenance, repairs or improvements to your property? No.

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

Energy Performance Certificate



DM HALL

Energy Performance Certificate (EPC)

Dwellings

Scotland

LYNERIACH, GLENLIVET, BALLINDALLOCH, AB37 9EB

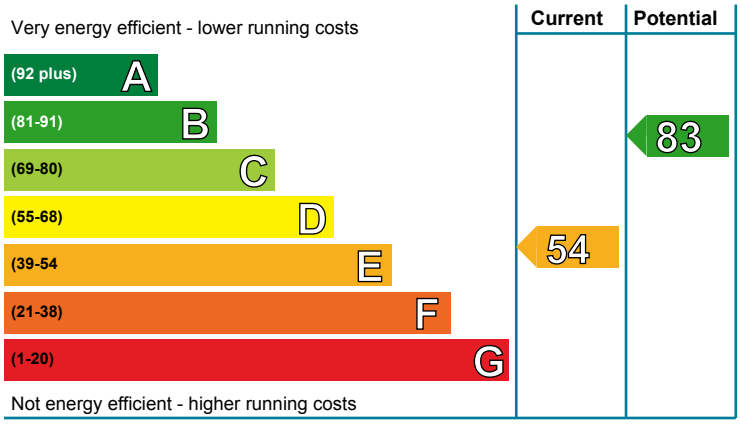
Dwelling type:	Detached bungalow	**Reference number:**	4416-0820-6009-0801-2226
Date of assessment:	29 October 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	06 November 2026	**Approved Organisation:**	Elmhurst
Total floor area:	167 m²	**Main heating and fuel:**	Boiler and radiators, oil
Primary Energy Indicator:	275 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*	**£9,300**	See your recommendations report for more information
Over 3 years you could save*	**£3,204**	

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

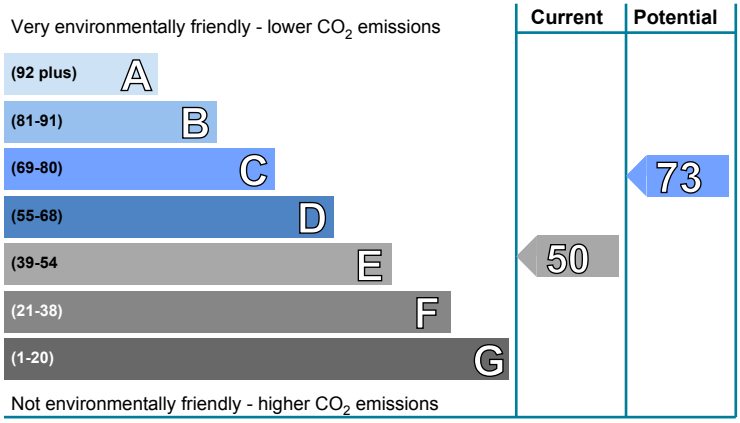


Energy Efficiency Rating

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

Your current rating is **band E (54)**. 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 E (50)**

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 Floor insulation (suspended floor)	£5,000 - £10,000	£987.00
2 Condensing boiler	£2,200 - £3,500	£2220.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£648.00

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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully triple glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, oil	★★☆☆☆	★★☆☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★☆☆☆	★★☆☆☆
Lighting	Below average lighting efficiency	★★☆☆☆	★★☆☆☆

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 64 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 11 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 5.1 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	£7,602 over 3 years	£4,686 over 3 years	You could save £3,204 over 3 years
Hot water	£1,329 over 3 years	£1,041 over 3 years	
Lighting	£369 over 3 years	£369 over 3 years	
Totals	**£9,300**	**£6,096**	

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	Floor insulation (suspended floor)	£5,000 - £10,000	£329	D 59	D 55
2	Condensing boiler	£2,200 - £3,500	£740	C 70	C 70
3	Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£216	C 74	C 70
4	Wind turbine	£5,000 - £20,000	£651	B 83	C 73

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)

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 Condensing boiler (separate from the range cooker)
A condensing boiler is capable of higher efficiencies than other types of boiler, meaning it will burn less fuel to heat the property. It is recommended to install a separate condensing boiler, independent of the range cooker, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location. 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 seek advice from a qualified heating engineer.

3 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.

4 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

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	20,641.82	N/A	N/A	N/A
Water heating (kWh per year)	2,752.11			

Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

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. Stuart McDonald
Assessor membership number:	EES/028639
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	27 High Street Toryglen Elgin IV30 1EE
Phone number:	07786331629
Email address:	stuart.mcdonald@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.

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 greenerscotland.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
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A full list of members can be obtained from the head office,
17 Corstorphine Road, Edinburgh EH12 6DD. 0131 477 6000

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