

HOME REPORT

LYNDALE LOCH FLEMINGTON

INVERNESS
IV2 7QR



DM HALL
CHARTERED SURVEYORS

ENERGY PERFORMANCE CERTIFICATE



DM HALL
CHARTERED SURVEYORS

Energy Performance Certificate (EPC)

Scotland

Dwellings

LYNDALE, LOCH FLEMINGTON, INVERNESS, IV2 7QR

Dwelling type: Detached house
Date of assessment: 21 June 2023
Date of certificate: 27 June 2023
Total floor area: 103 m²
Primary Energy Indicator: 887 kWh/m²/year

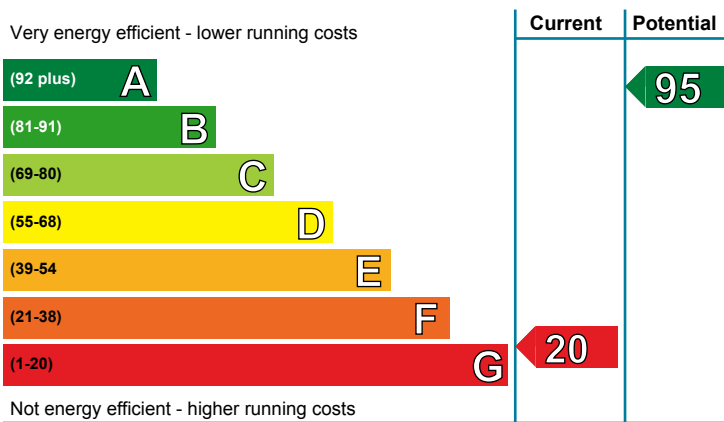
Reference number: 0190-2969-3160-2827-6315
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Electric storage heaters

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

| | | |
|--|----------------|--|
| Estimated energy costs for your home for 3 years* | £17,664 | See your recommendations report for more information |
| Over 3 years you could save* | £11,271 | |

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

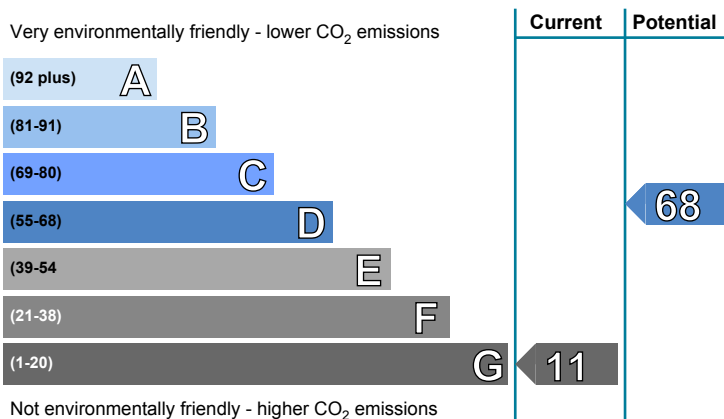


Energy Efficiency Rating

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 G (20)**. 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 (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band G (11)**. The average rating for EPCs in Scotland is **band D (59)**.

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

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--|------------------|------------------------------|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £354.00 |
| 2 Cavity wall insulation | £500 - £1,500 | £1077.00 |
| 3 Internal or external wall insulation | £4,000 - £14,000 | £2088.00 |

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

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

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

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

| Element | Description | Energy Efficiency | Environmental |
|-----------------------|---|-------------------|---------------|
| Walls | Sandstone or limestone, as built, no insulation (assumed) | ★★☆☆☆ | ★★☆☆☆ |
| | Cavity wall, as built, no insulation (assumed) | ★★☆☆☆ | ★★☆☆☆ |
| Roof | Pitched, 100 mm loft insulation | ★★★★☆ | ★★★★☆ |
| | Pitched, no insulation (assumed) | ★☆☆☆☆ | ★☆☆☆☆ |
| Floor | Solid, no insulation (assumed) | — | — |
| Windows | Single glazed | ★☆☆☆☆ | ★☆☆☆☆ |
| Main heating | Electric storage heaters | ★★★★☆ | ★☆☆☆☆ |
| Main heating controls | Manual charge control | ★★☆☆☆ | ★★☆☆☆ |
| Secondary heating | Room heaters, electric | — | — |
| Hot water | Electric immersion, off-peak | ★☆☆☆☆ | ★☆☆☆☆ |
| Lighting | Low energy lighting in 44% of fixed outlets | ★★★★☆ | ★★★★☆ |

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 150 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 15 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 10.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

| | Current energy costs | Potential energy costs | Potential future savings |
|---------------|----------------------|------------------------|---|
| Heating | £12,054 over 3 years | £5,262 over 3 years |  |
| Hot water | £4,836 over 3 years | £627 over 3 years | |
| Lighting | £774 over 3 years | £504 over 3 years | |
| Totals | £17,664 | £6,393 | |

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

Recommendations for improvement

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

| Recommended measures | Indicative cost | Typical saving per year | Rating after improvement | |
|---|-------------------|-------------------------|--------------------------|-------------|
| | | | Energy | Environment |
| 1 Increase loft insulation to 270 mm | £100 - £350 | £118 | F 21 | G 12 |
| 2 Cavity wall insulation | £500 - £1,500 | £359 | F 24 | G 15 |
| 3 Internal or external wall insulation | £4,000 - £14,000 | £696 | F 32 | F 22 |
| 4 Floor insulation (solid floor) | £4,000 - £6,000 | £254 | F 34 | F 25 |
| 5 Insulate hot water cylinder with 80 mm jacket | £15 - £30 | £698 | E 43 | F 28 |
| 6 Low energy lighting for all fixed outlets | £25 | £70 | E 44 | F 29 |
| 7 High heat retention storage heaters and dual immersion cylinder | £2,400 - £3,600 | £1201 | D 60 | F 37 |
| 8 Solar water heating | £4,000 - £6,000 | £80 | D 62 | E 40 |
| 9 Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £280 | D 66 | E 45 |
| 10 Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £612 | C 76 | E 51 |
| 11 Wind turbine | £15,000 - £25,000 | £1403 | A 95 | D 68 |

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.

- External insulation with cavity wall insulation
- 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.



About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Loft insulation

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

2 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

4 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect 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 and may also require a building warrant so it is best to check with your local authority building standards department.

5 Hot water cylinder insulation

Installing an 80 mm thick cylinder jacket around the hot water cylinder will help to maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. A cylinder jacket is a layer of insulation that is fitted around the hot water cylinder. The jacket should be fitted over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

6 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>).

7 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.

8 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.

9 Double glazed windows

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

10 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.

11 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) | 23,878 | (2,220) | (2,137) | (4,174) |
| Water heating (kWh per year) | 5,188 | | | |

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

| | |
|-----------------------------|---|
| Assessor's name: | Mr. Colin MacGregor |
| Assessor membership number: | EES/007937 |
| Company name/trading name: | D M Hall Chartered Surveyors LLP |
| Address: | Hope House Castlehill Drive Cradlehall Business Park Inverness IV2 5GH |
| Phone number: | 0131 477 6000 |
| Email address: | dmmhall@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 [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



SINGLE SURVEY



DM HALL
CHARTERED SURVEYORS

Single Survey

survey report on:

| | |
|---------------------------|--|
| Property address | LYNDALE LOCH FLEMINGTON INVERNESS IV2 7QR |
| Customer | Executors of the Late Alexanderena Camero |
| Customer address | c/o R & R Urquhart Royal Bank of Scotland Building 20 High Street Nairn IV12 4AX |
| Prepared by | DM Hall LLP |
| Date of inspection | 21st June 2023 |



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 Property¹.

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.

Terms and Conditions

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report² 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.

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 | Two storey detached villa. |
| Accommodation | GROUND FLOOR: bedroom, kitchen, living room and family room. FIRST FLOOR: 3 bedrooms and bathroom with wc. |
| Gross internal floor area (m²) | 103sqm approximately. |
| Neighbourhood and location | The property forms part of a rural scattered community of Loch Flemington. The property benefits from view of Loch Flemington and the countryside. Local amenities and facilities can be found in Nairn town centre which lies within commuting distance. |
| Age | Circa 1900. |
| Weather | Dry, bright and sunny. |
| Chimney stacks | Visually inspected with the aid of binoculars where appropriate. The chimney stacks are formed in pointed brickwork and have cement flashings. |
| 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 of pitched design clad with tiles and having tiled ridging. |

Single Survey

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| | <p>The roof space is accessed via a ceiling hatch above the landing.</p> <p>The roof is timber framed with plyboard sarking.</p> <p>Glasswool insulation has been laid to ceiling joists.</p> |
| Rainwater fittings | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Gutters and downpipes are round and half round design and are formed in cast iron.</p> |
| Main walls | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of solid stone construction externally rendered. The upper walls are of rendered cavity concrete blockwork construction.</p> |
| Windows, external doors and joinery | <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Windows are of single glazed timber casement design.</p> <p>The front access doors are of timber panels with single glazed inserts. The rear access door is of flush timber panel design with a single glazed insert.</p> |
| External decorations | <p>Visually inspected.</p> <p>External joinery is finished with wood staining.</p> |
| Conservatories / porches | <p>Not applicable.</p> |
| Communal areas | <p>Not applicable.</p> |
| Garages and permanent outbuildings | <p>Visually inspected.</p> <p>There is a detached timber single car garage with an attached door.</p> |

Single Survey

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| Outside areas and boundaries | Visually inspected. The front garden is laid with grass and has flowering borders. The rear garden is laid with grass. There are wild garden areas. Boundaries are defined by timber fencing and timber post and wire fencing. |
| Ceilings | Visually inspected from floor level. Ceilings are lined with plasterboard and hard board. |
| Internal walls | Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls and partitions are mixed in design with plaster on the hard finishes and timber stud lined in plasterboard. |
| Floors including sub floors | Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Flooring at ground level is of solid concrete design. Flooring at first floor level is of suspended timber design overlaid with timber boarding. |
| Internal joinery and kitchen fittings | Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Interior doors are of timber panel design. The kitchen has limited floor mounted units only. The staircase is of timber design. |
| Chimney breasts and fireplaces | Visually inspected. No testing of the flues or fittings was carried out. There is an open fireplace in the living room. Other fireplaces have been boarded over. |
| Internal decorations | Visually inspected. Walls and ceiling surfaces are finished with paint and paper. |

Single Survey

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|---|---|
| Cellars | Not applicable. |
| Electricity | <p>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.</p> <p>Mains supply with the meter, fuses and consumer unit located above the landing.</p> |
| Gas | Not applicable. |
| Water, plumbing, bathroom fittings | <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains water supply. There is a three piece suite comprising shower cubicle, wc and wash hand basin.</p> |
| Heating and hot water | <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is partly heated by means of electric storage and panel heaters.</p> <p>There is a copper hot water tank situated in the living room cupboard. This is connected to a back boiler and also has a separate electric immersion heater.</p> |
| Drainage | <p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is assumed to be to a private septic tank.</p> |
| Fire, smoke and burglar alarms | <p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.</p> |

| | |
|--|--|
| Any additional limits to inspection | <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.</p> <p>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. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>All floors were covered. Floor coverings restricted my inspection of flooring.</p> <p>In accordance with Health and Safety guidelines I have not disturbed insulation. Floor coverings have not been moved.</p> <p>My physical inspection of the roof void area was restricted due to insulation material and lack of suitable crawl boards. As a result the roof void area was only viewed from the access hatch.</p> <p>Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p> <p>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.</p> <p>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 out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</p> |
|--|--|

Sectional Diagram showing elements of a typical house




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


Single Survey


2. Condition

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

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

|  Structural movement | |
|---|--|
| Repair category | 1 |
| Notes | No obvious evidence of significant movement noted within the limitations of my inspection. |

|  Dampness, rot and infestation | |
|--|---|
| Repair category | 3 |
| Notes | <p>High levels of dampness has been recorded to lower outer walls. There is deflections to linings which is an indication of concealed defects. There is decay to windows and dormer timbers. Further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repair work implemented.</p> <p>There is evidence of wood boring insect infestation. This can be treated by a timber/specialist contractor.</p> <p>There is evidence of condensation in various locations. This may be alleviated by a proper balance of heating and ventilation. This should be monitored. Further advice can be obtained from a specialist contractor.</p> |

|  Chimney stacks | |
|--|--|
| Repair category | 2 |
| Notes | There is a cracked/broken can. There is cracked flashings. There is cracking to the stack. A building contractor will be able to advise on any necessary remedial works. |



Roofing including roof space

| | |
|------------------------|---|
| Repair category | 3 |
| Notes | <p>There is evidence of wood boring insect infestation. Please see comments under Dampness, Rot & Infestation.</p> <p>Droppings in the roof space indicate a vermin issue that could lead to health problems or an interruption of services. A pest management professional will be able to provide further advice.</p> <p>Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectancy 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/replacement costs.</p> <p>There is cracked/open verge pointing.</p> <p>There is decayed timbers to dormers.</p> <p>There is moss growth to roof pitches which can contain moisture.</p> <p>There is missing ridge pointing.</p> <p>The soffits to the roof tile verges may contain asbestos based materials. See information on Asbestos in the limitations of inspection section above.</p> |



Rainwater fittings

| | |
|------------------------|--|
| Repair category | 2 |
| Notes | <p>Metal rainwater fittings are corroded in places. There is a cracked downpipe. These should be treated and redecorated. Metal rainwater fittings require regular maintenance.</p> <p>There is evidence of some leakage from rainwater fittings and affected sections should be repaired.</p> |



Main walls

| | |
|------------------------|--|
| Repair category | 2 |
| Notes | <p>There is cracked/bossed and spalling render. There are high planters which may breach any dampproof course. A building contractor will be able to advise on the necessary remedial repairs.</p> |



Windows, external doors and joinery

| | |
|------------------------|--|
| Repair category | 2 |
| Notes | <p>There is decay to windows.</p> <p>The front access door is split.</p> |

Single Survey



External decorations

| | |
|------------------------|---------------------------------|
| Repair category | 1 |
| Notes | No significant defects evident. |



Conservatories/porches

| | |
|------------------------|-----------------|
| Repair category | - |
| Notes | Not applicable. |



Communal areas

| | |
|------------------------|-----------------|
| Repair category | - |
| Notes | Not applicable. |



Garages and permanent outbuildings

| | |
|------------------------|--|
| Repair category | 3 |
| Notes | <p>The store attached to the garage is in a dangerous state of repair with the roof collapsing. There is decay evident to both outbuildings and woodworm infestation.</p> <p>There is a derelict shed in the rear garden which has a corrugated concrete roof. This may contain asbestos based materials. Asbestos is a hazardous material and should be handled by licenced contractors only. See information on asbestos in the Limitations of Inspection section above.</p> |



Outside areas and boundaries

| | |
|------------------------|---|
| Repair category | 2 |
| Notes | <p>There is loose concrete sheeting in the garden which may contain asbestos based materials. See information on Asbestos in the Limitations of Inspection section above.</p> <p>Areas of the garden are unkempt.</p> <p>There is decay to fencing.</p> |



Ceilings

| | |
|------------------------|--|
| Repair category | 2 |
| Notes | <p>There is timber cladding to a number of ceiling surfaces. This may represent a fire hazard.</p> <p>There are visible joints, nail heads and taping. There is unevenness to linings to</p> |

Single Survey

| | |
|--|------------|
| | the walls. |
|--|------------|



Internal walls

| | |
|------------------------|---|
| Repair category | 3 |
| Notes | Dampness has been recorded to lower outer walls. There is deflection to linings which is an indication of concealed defects. See Dampness, Rot and Infestation section for further information. |



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 | 2 |
| Notes | The kitchen is limited and dated. The staircase does not appear to meet current Building Standards as it is steep in nature and the treads are narrow. |



Chimney breasts and fireplaces

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | There is open pointing to the fireplaces. Flues should ideally be swept and tested on an annual basis. |



Internal decorations

| | |
|------------------------|---|
| Repair category | 3 |
| Notes | There is mould and staining to decorations throughout. There is torn and missing paper. |



Cellars

| | |
|------------------------|-----------------|
| Repair category | - |
| Notes | Not applicable. |

Single Survey



Electricity

| | |
|------------------------|---|
| Repair category | 3 |
| Notes | <p>The electrical installation is dated with older wiring and sockets in place. There are wire fuses. Further advice will be available from a NICEIC/SELECT registered electrician.</p> <p>It is recommended that all electrical installations be checked every five 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.</p> |



Gas

| | |
|------------------------|-----------------|
| Repair category | - |
| Notes | Not applicable. |



Water, plumbing and bathroom fittings

| | |
|------------------------|---------------------------------|
| Repair category | 1 |
| Notes | No significant defects evident. |



Heating and hot water

| | |
|------------------------|--|
| Repair category | 2 |
| Notes | The hot water system is of an older style. A plumbing contractor can advise further. |



Drainage

| | |
|------------------------|---|
| Repair category | 2 |
| Notes | We have not been provided with any information about the septic tank maintenance and it is assumed that the tank is registered with SEPA. Regular inspection and maintenance should be anticipated. |

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 | 3 |
| Chimney stacks | 2 |
| Roofing including roof space | 3 |
| Rainwater fittings | 2 |
| Main walls | 2 |
| Windows, external doors and joinery | 2 |
| External decorations | 1 |
| Conservatories/porches | - |
| Communal areas | - |
| Garages and permanent outbuildings | 3 |
| Outside areas and boundaries | 2 |
| Ceilings | 2 |
| Internal walls | 3 |
| Floors including sub-floors | 1 |
| Internal joinery and kitchen fittings | 2 |
| Chimney breasts and fireplaces | 1 |
| Internal decorations | 3 |
| Cellars | - |
| Electricity | 3 |
| Gas | - |
| Water, plumbing and bathroom fittings | 1 |
| Heating and hot water | 2 |
| Drainage | 2 |

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

Single Survey

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

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.

Estimated reinstatement cost for insurance purposes

£550,000 (FIVE HUNDRED AND FIFTY THOUSAND POUNDS).

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).

Valuation and market comments

£240,000 (TWO HUNDRED AND FORTY THOUSAND POUNDS)

Upon completion of essential repairs £250,000 (TWO HUNDRED AND FIFTY THOUSAND POUNDS)

The opinion of Market Value is provided on the assumption that the cost of Category 3 repairs will not exceed £10,000. I reserve the right to re-consider the reported Market Value if subsequent estimates exceed this figure.

Against a backdrop of changing economic circumstances and increasing interest rates, it is not possible to predict how the market will perform in the coming months although market conditions continue to be stable at present

Signed

Security Print Code [471019 = 7183]
Electronically signed

Report author

Colin MacGregor

Company name

DM Hall LLP

Address

Hope House, Castlehill Drive, Cradlehall Business Park, Inverness,
IV2 5GH

Date of report

30th June 2023

Mortgage Valuation Report



Property Address

Address LYNDAL, LOCH FLEMINGTON, INVERNESS, IV2 7QR
Seller's Name Executors of the Late Alexanderena Camero
Date of Inspection 21st June 2023

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

Timber single car garage which appears to be reaching the end of its useful lifespan.

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:

Electric storage and panel heaters.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The property was found to be in a condition which would benefit from a program of modernisation and renovation works.

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.

Essential Repairs

High levels of dampness has been recorded to lower outer walls. There is deflections to linings which is an indication of concealed defects. There is decay to windows and dormer timbers. Further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repair work implemented.

There is evidence of wood boring insect infestation. This can be treated by a timber/specialist contractor.

There is older wiring sockets and fuses. A NICEIC/SELECT registered electrician will be able to carry out the appropriate upgrading works.

Estimated cost of essential repairs £

Retention recommended? Yes No

Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property will form as suitable security for mortgage purposes at the figure of value outlined below.

Valuations

Market value in present condition £ 240,000
Market value on completion of essential repairs £ 250,000
Insurance reinstatement value £ 550,000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)
Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £ n/a
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 [471019 = 7183]
Electronically signed by:-
Surveyor's name Colin MacGregor
Professional qualifications BSc (Hons) MRICS
Company name DM Hall LLP
Address Hope House, Castlehill Drive, Cradlehall Business Park, Inverness, IV2 5GH
Telephone 01463 241077
Fax 01463 233627
Report date 30th June 2023

PROPERTY QUESTIONNAIRE



DM HALL
CHARTERED SURVEYORS

property questionnaire

| | |
|------------------|---|
| Property Address | LYNDALE LOCH FLEMINGTON GOLLANFIELD INVERNESS IV2 7QR |
|------------------|---|

| | |
|-----------|-------------------------------------|
| Seller(s) | R + R URQUHART SOLICITORS, NAIRN |
|-----------|-------------------------------------|

| | |
|---|--------------|
| Completion date of Property Questionnaire | 22 JUNE 2023 |
|---|--------------|

Note for sellers

- Please complete this form carefully. It is important 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 you solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

property questionnaire

| | |
|-----------|---|
| 1. | Length of Ownership |
| | How long have you owned the property? 54 YEARS |
| 2. | Council Tax |
| | Which Council Tax band is your property in? <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H |
| 3. | Parking |
| | What are the arrangements for parking at your property? (Please tick all that apply) Garage <input type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input type="checkbox"/> On street <input type="checkbox"/> Resident Permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Shared parking <input type="checkbox"/> Other (please specify) REAR OF PROPERTY |

property questionnaire

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| 4. | <p>Conservation area</p> <p>Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?</p> | <p>Please select</p> <p>NO</p> |
| 5. | <p>Listed buildings</p> <p>Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?</p> | <p>Please select</p> <p>NO</p> |
| 6. | <p>Alterations/Additions/Extensions</p> <p>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)? <u>If you have answered yes</u>, please describe below the changes which you have made:</p> <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them.</p> | <p>Please select</p> <p>NO</p> <p>Please select</p> |
| b. | <p>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:</p> <p>(i) Were the replacements the same shape and type as the ones you replaced?</p> <p>(ii) Did this work involve any changes to the window or door openings?</p> <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> | <p>Please select</p> <p>YES</p> <p>Please select</p> <p>YES</p> <p>Please select</p> <p>NO</p> |
| 7. | <p>Central heating</p> | |

property questionnaire

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| | <p>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).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there? ELECTRIC STORAGE + PANEL HEATERS</p> <p>(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).</p> <p>If you have answered yes, please answer the three questions below:</p> | <p>Please select PARTIAL</p> |
| | <p>(i) When was your central heating system or partial central heating system installed?</p> <p>(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:</p> <p>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p> | <p>30 + 4 YEARS AGO.</p> <p>Please select NO</p> |
| <p>8.</p> | <p>Energy Performance Certificate</p> | |
| | <p>Does your property have an Energy Performance Certificate, which is less than 10 years old?</p> | <p>Please select NO</p> |
| <p>9.</p> | <p>Issues that may have affected your property</p> | |
| <p>a.</p> | <p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p> | <p>Please select NO</p> <p>Please select</p> |
| <p>b.</p> | <p>Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:</p> | <p>Please select NO</p> |
| <p>10.</p> | <p>Services</p> | |

property questionnaire

| <p>a.</p> | <p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th data-bbox="159 246 686 302">Services</th> <th data-bbox="686 246 798 302">Connected</th> <th data-bbox="798 246 1228 302">Supplier</th> </tr> </thead> <tbody> <tr> <td data-bbox="159 380 686 436">Gas or liquid petroleum gas</td> <td data-bbox="686 380 798 436"><input type="checkbox"/></td> <td data-bbox="798 380 1228 436"></td> </tr> <tr> <td data-bbox="159 537 686 593">Water mains or private water supply</td> <td data-bbox="686 537 798 593"><input checked="" type="checkbox"/></td> <td data-bbox="798 537 1228 593">SCOTTISH WATER</td> </tr> <tr> <td data-bbox="159 694 686 750">Electricity</td> <td data-bbox="686 694 798 750"><input checked="" type="checkbox"/></td> <td data-bbox="798 694 1228 750">SSE</td> </tr> <tr> <td data-bbox="159 896 686 952">Mains drainage</td> <td data-bbox="686 896 798 952"><input type="checkbox"/></td> <td data-bbox="798 896 1228 952"></td> </tr> <tr> <td data-bbox="159 1052 686 1108">Telephone</td> <td data-bbox="686 1052 798 1108"><input type="checkbox"/></td> <td data-bbox="798 1052 1228 1108"></td> </tr> <tr> <td data-bbox="159 1209 686 1265">Cable TV or satellite</td> <td data-bbox="686 1209 798 1265"><input type="checkbox"/></td> <td data-bbox="798 1209 1228 1265"></td> </tr> <tr> <td data-bbox="159 1366 686 1422">Broadband</td> <td data-bbox="686 1366 798 1422"><input type="checkbox"/></td> <td data-bbox="798 1366 1228 1422"></td> </tr> </tbody> </table> | Services | Connected | Supplier | Gas or liquid petroleum gas | <input type="checkbox"/> | | Water mains or private water supply | <input checked="" type="checkbox"/> | SCOTTISH WATER | Electricity | <input checked="" type="checkbox"/> | SSE | Mains drainage | <input type="checkbox"/> | | Telephone | <input type="checkbox"/> | | Cable TV or satellite | <input type="checkbox"/> | | Broadband | <input type="checkbox"/> | | |
|-------------------------------------|--|---|-----------|----------|-----------------------------|--------------------------|--|-------------------------------------|-------------------------------------|----------------|-------------|-------------------------------------|-----|----------------|--------------------------|--|-----------|--------------------------|--|-----------------------|--------------------------|--|-----------|--------------------------|--|--|
| Services | Connected | Supplier | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas or liquid petroleum gas | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water mains or private water supply | <input checked="" type="checkbox"/> | SCOTTISH WATER | | | | | | | | | | | | | | | | | | | | | | | | |
| Electricity | <input checked="" type="checkbox"/> | SSE | | | | | | | | | | | | | | | | | | | | | | | | |
| Mains drainage | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Telephone | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cable TV or satellite | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Broadband | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>b.</p> | <p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p> <p>(i) Do you have appropriate consents for the discharge from your septic tank?</p> <p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> <p style="text-align: center;">SCOTTISH WATER</p> | <p>Please select YES</p> <p>Please select YES</p> <p>Please select YES</p> | | | | | | | | | | | | | | | | | | | | | | | | |

property questionnaire

| 11. Responsibilities for shared or common areas | | |
|---|---|---------------------------------|
| a. | <p>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?</p> <p><u>If you have answered yes, please give details:</u></p> | <p>Please select</p> <p>NO</p> |
| b. | <p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p> | <p>Please select</p> <p>NO</p> |
| c. | <p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p> | <p>Please select</p> <p>YES</p> |
| d. | <p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p> | <p>Please select</p> <p>NO</p> |
| e. | <p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p> | <p>Please select</p> <p>NO</p> |

property questionnaire

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| f. | <p>As far as you are aware, is there a public right of way across any part of your property (public right of way is a way over privately-owned)?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>RIGHT OF WAY TO FARMER TO ACCESS HIS FIELD BEHIND PROPERTY. THIS ACCESS HAS NOT BEEN USED BY THE FARMER FOR 20+ YEARS</p> | <p>Please select</p> <p>YES</p> |
| 12. Charges associated with your property | | |
| a. | <p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p> | <p>Please select</p> <p>NO</p> |
| b. | <p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p> | <p>Please select</p> <p>NO</p> <p>Please select</p> |
| c. | <p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> | <p>NO</p> |

property questionnaire

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| 13. | Specialist works | |
| a. | <p>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? 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:</p> | <p>Please select NO</p> |
| b. | <p>As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property? <u>If you have answered yes</u>, please give details:</p> | <p>Please select NO</p> |
| c. | <p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u> 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 <u>please write below who has these documents</u> 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:</p> | <p>Please select</p> |

property questionnaire

| | | |
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| 14. | Guarantees | |
| a. | <p>Are there any guarantees or warranties for any of the following:</p> <ul style="list-style-type: none"> (i) Electrical work (ii) Roofing (iii) Central heating (iv) National House Building Council (NHBC) (v) Damp course (vi) Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy) | <p>Please select NO</p> <p>Please select NO</p> <p>Please select NO</p> <p>Please select NO</p> <p>Please select NO</p> <p>Please select NO</p> |
| b. | <p>If you have answered yes or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> | |
| c. | <p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes</u>, please give details:</p> | <p>Please select NO</p> |
| 15. | <p>Boundaries</p> <p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p> | <p>Please select NO</p> |

property questionnaire

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

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

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

**For security reasons the
signature(s) have been
obscured.**

Signature(s): _____

Date: 22 June 2023

ABERDEEN

aberdeen_residential@dmhall.co.uk
01224 594172

AYR

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01292 286974

DUMFRIES

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01387 254318

DUNDEE

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01382 873100

DUNFERMLINE

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EDINBURGH

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ELGIN

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01343 548501

FALKIRK

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01324 628321

GALASHIELS

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01896 752009

GLASGOW (Residential)

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INVERURIE

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IRVINE

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KIRKCALDY

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LIVINGSTON

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OBAN

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01631 564225

PAISLEY

Enquiries are now dealt with at our Glasgow Hub.

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