YOUR ONESURVEY

HOME REPORT

ADDRESS

6 Elsher Road
Lhanbryde, Elgin
IV30 8QJ

PREPARED FOR

Joseph Gault

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

COCKBURNS

HOME REPORT GENERATED BY:

onesurvey HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
Single Survey	Final	Allied Surveyors Scotland Plc	08/02/2019
Mortgage Certificate	Final	Allied Surveyors Scotland Plc	08/02/2019
Property Questionnaire	Final	Joseph Gault	30/01/2019
EPC	Final	Allied Surveyors Scotland Plc	08/02/2019

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

PART 1.

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.

Single Survey

Survey report on:

Customer	Joseph Gault

Customer address	6 Elsher Road Lhanbryde, Elgin IV30 8QJ

Date of Inspection	01/02/2019

Prepared by	Gemma Bailey, Bsc. (Hons) MRICS Allied Surveyors Scotland Plc

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 Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

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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.

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

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

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

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

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

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

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.

- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor’s opinion, are not

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value*" 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 will not be inspected or reported on.

Description	The subjects comprise a detached Bungalow with Conservatory and detached single car Garage.
Accommodation	The accommodation is all contained at ground floor level and comprises of an Entrance Vestibule with Coat Cupboard, Hallway, Open Plan style Dining Kitchen with Utility Area, Sittingroom, Diningroom, Conservatory, Bathroom, Master Bedroom with En-suite Showerroom and 3 further double Bedrooms.
Gross internal floor area (m2)	Approx 152 m2 (excluding Conservatory and the Garage).
Neighbourhood and location	The property is situated within an established residential area of similar styled private housing on the outskirts of the village of Lhanbryde, some 4 miles East to the City of Elgin. Local village amenities and schooling is within a convenient distance from the property.
Age	The property was built in 1991. The Conservatory was added circa. 1994.
Weather	Following a period of snowfall, the weather was overcast at the time of our inspection. During the survey, there were snow coverings on roof coverings and on the ground. The report should be read in context of these weather conditions.
Chimney stacks	There are no chimney stacks pertaining to the property.
Roofing including roof space	The roof is pitched in design and is clad with concrete roof and ridge tiling. Roof valley flashings are assumed to be

	formed in lead or zinc. There are PVC trims at the roof verges. There is provision of ventilation incorporated within the soffit boards. Internally, an inspection of the roof space area was carried out via a ceiling hatch located in the Hallway ceiling. The roof is of a timber frame construction comprising plywood sarking boarding. Due to the storage of items within the roof space, our inspection was visually restricted. There was evidence of approximately 270 mm of insulation quilt laid at joist level. A water tank is located within the roof space which is adequately lagged and there was evidence that associated pipework is appropriately lagged. ***Sloping roofs were visually inspected with the aid of binoculars where required.*** ***Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.***
Rainwater fittings	The rainwater fittings are of a PVC manufacture. ***Visually inspected with the aid of binoculars where required.***
Main walls	The main principal walls are of a cavity timber frame construction with an outer leaf of rendered blockwork. Externally, the outer walls have been dash rendered and there are fyfestone decorative features to the front elevation. The basecourse is formed in a sandstone coloured fyfestone and there was adequate provision of sub-floor ventilation grilles at basecourse level. External window sills are formed in concrete. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	The windows are of a timber framed double glazed manufacture. The windows of the Conservatory are of a PVC framed double glazed manufacture. The main access doors are of a timber manufacture with inset double glazing. Fascia boards, soffit boards and weatherboarding appears to be formed in timber or a PVC manufacture. ***Internal and external doors were opened and closed where keys were available.***

	Random windows were opened and closed where possible. ***Doors and windows were not forced open.***
External decorations	External timbers have a painted or wood stained finish. PVC goods have a wood grain coloured finish. ***Visually inspected.***
Conservatories / porches	There is an attached single storey unheated Conservatory which is understood to have been added to the property circa. 1994. The Conservatory is constructed with PVC framed double glazing with a polycarbonate roofing over a fyfestone plinth. A set of French doors lead from the Conservatory to the rear garden. There are 2 open sided sheltered Porch areas to the front elevation of the property. ***Visually inspected.***
Communal areas	We are not aware of there being any communal areas within the boundaries of the property.
Garages and permanent outbuildings	There is a single detached car Garage of what appears to be concrete block construction under a pitched, tiled roof. There is an up and over car access door and a side timber access door and glazing. Internally, we did not inspect the Garage. Due to a layer of snow on roof coverings, our inspection of the Garage roof was restricted. We have been advised by the current Owner that there is electrical power, electrical lighting and an outside water tap plumbed internally within the Garage. There are no other permanent Outbuildings pertaining to the property. ***Visually inspected.***
Outside areas and boundaries	Spacious garden grounds extend to the front, sides and rear of the property and boundaries are defined by rendered concrete block walls and metal access gates. A driveway leads from the public road up to the front of the house to the Garage door. The front garden is laid to grassed lawn, retaining walls, slab paving and stone chippings. The rear garden is laid to grassed lawn and flower bedding. As previously noted, due to a layer of snow, our inspection of the garden areas and grounds was visually restricted. ***Visually inspected.***
Ceilings	The ceilings are plasterboard lined. ***Visually inspected from floor level.***

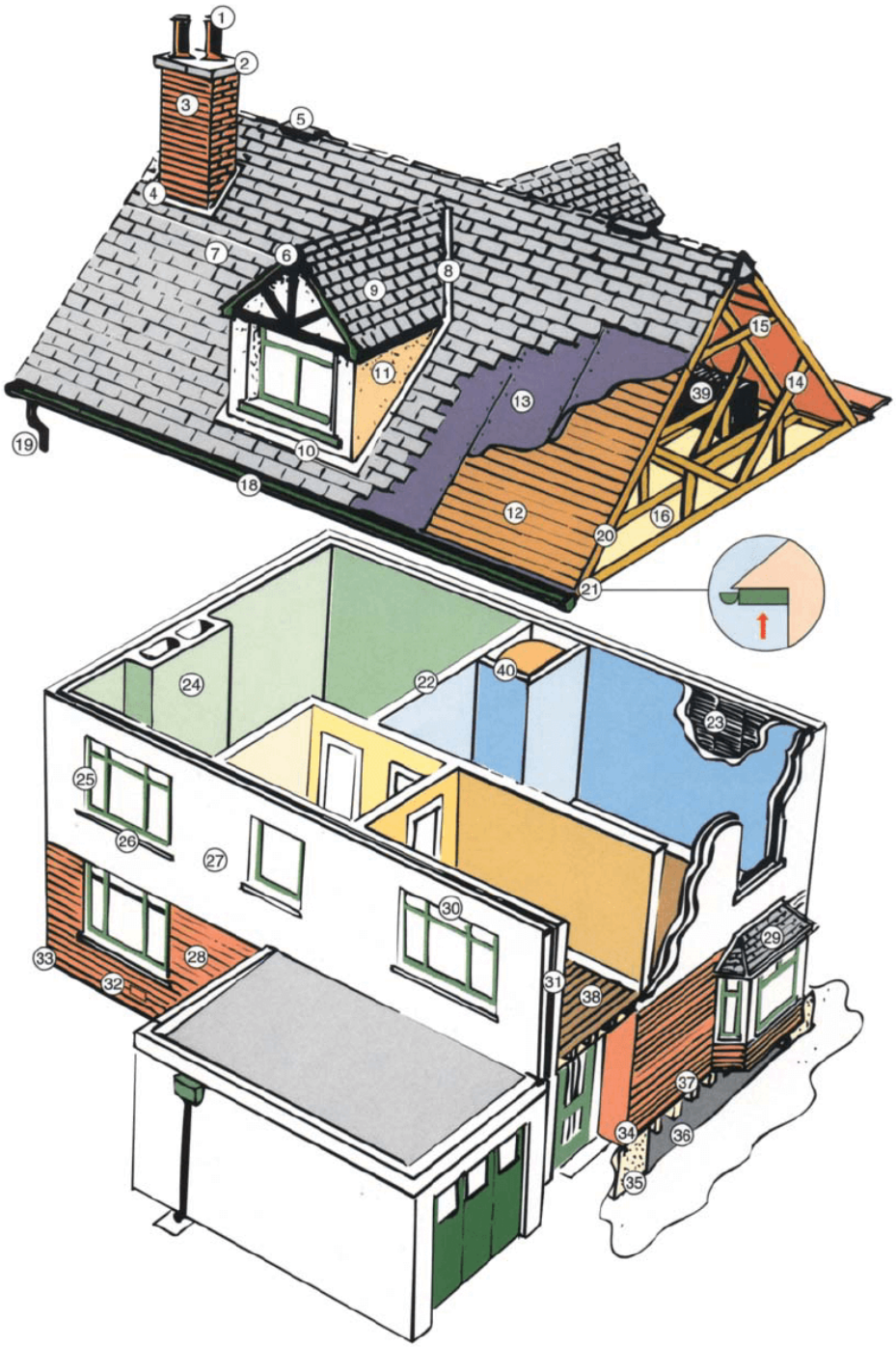
Internal walls	The internal walls are plasterboard lined. ***Visually inspected from floor level.*** ***Using a moisture meter, walls were randomly tested for dampness where considered appropriate.***
Floors including sub floors	The floors are of a suspended timber construction. There was adequate provision of sub-floor ventilation grilles at basecourse level. An inspection of the sub-floor area beneath the Utility Area within the Kitchen was carried out via a floor hatch opening by the rear access door. There was evidence that pipes have been lagged beneath the flooring. There is another floor hatch opening beneath the door mat at the front door but we did not open this hatch. Sub-floor areas and solum areas to the remaining part of the property was not inspected, as there were no other hatches to open. Our inspection of the flooring was restricted due to fitted floor coverings and the presence of house furnishings. ***Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.*** ***Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.*** ***Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.***
Internal joinery and kitchen fittings	Architraves and skirting boards are formed in softwood. Internal doors are of a hardwood and softwood manufacture, some of which have inset glazed panels. The Kitchen fittings comprise of wall and base cabinets together with a composite sink unit of the bowl and a half design together with laminate worktops. There is a laminated breakfast bar/dining table. There is an electric hob, 2 electric ovens, an integrated dishwasher and an integrated fridge and freezer unit. There are further wall and base cabinets together with laminate worktops and a stainless steel sink unit in the Utility Area. ***Built-in cupboards were looked into but no stored items were moved.*** ***Kitchen units were visually inspected excluding appliances.***

Chimney breasts and fireplaces	There are no chimney breasts or fireplaces.
Internal decorations	The walls and ceilings have been papered, ceramic tiled and painted throughout. There are textured and artex style ceiling finishes within some rooms. The floors have predominantly carpeted throughout. There are linoleum floor coverings within the open plan Kitchen with Utility Area and ceramic tiles within the Conservatory. ***Visually inspected.***
Cellars	There are no Cellars pertaining to the property.
Electricity	Electricity is provided from the mains supply via the consumer unit. Distribution wiring, only where seen, is formed in PVC sheathed cable with power points being of the square pin type. ***Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.***
Gas	Gas is provided from the mains supply. Distribution pipework, only where seen, is formed in copper. The gas meterage equipment is located in PVC boxing to an external wall of the property. ***Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.***
Water, plumbing and bathroom fittings	Water is provided from the mains public supply. Pipework, only where seen, is formed in copper or PVC. The sanitaryware within the Bathroom comprises of a wash hand basin, lavatory, bath and shower cubicle with shower having mixer tap fittings. The sanitaryware within the En-suite Showerroom comprises of a wash hand basin, lavatory and a shower cubicle with shower having mixer tap 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.***
Heating and hot water	Heating is provided by the gas fired boiler which is mounted to the wall in the Utility Area. This supplies heat to hot water radiators throughout the property and provides domestic hot

	water. The domestic hot water supply can be supplemented by an electric immersion heater attached to the hot water cylinder with thermostat which is located in a cupboard off the Hallway. ***Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.*** ***No tests whatsoever were carried out to the system or appliances.***
Drainage	Drainage is connected to the public sewer. ***Drainage covers etc were not lifted.*** ***Neither drains nor drainage systems were tested.***
Fire, smoke and burglar alarms	There is a burglar alarm installed within the property. ***Visually inspected.*** ***No tests whatsoever were carried out to the system or appliances.***
Any additional limits to inspection	Roof coverings and ground coverings were covered by a layer of snow at the time of our inspection. This limited our visual inspection. The roof space area was inspected at head and shoulder height from the vicinity of the ceiling hatch only. Internally, we did not inspect the Garage. Cupboards were full of stored items and the house was fully furnished at the time of our inspection. Due to the positioning of some items of furniture, we were not able to access some internal walls to carry out a moisture test with a protimeter. We have not inspected the woodwork or other parts of the structure which were covered, unexposed or inaccessible and are, therefore, unable to report that such parts of the property are free from rot, beetle or other such defects. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns, then they should ask for a specialist to undertake appropriate tests. Asbestos is not harmful unless

	fibres are released into the air. Random testing for dampness was undertaken internally with the use of a moisture meter to walls, ceilings and flooring where considered appropriate. The services, electrical circuits, plumbing installation, heating and drainage systems have not been specifically tested. We do not carry out an inspection for Japanese Knotweed, which is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. We have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists, removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.

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. Partiton 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:	There is no evidence of any current or significant structural movement affecting the property. Any hairline cracking to the external wall rendering has been repaired and sealed over recent years and is likely to be caused by normal shrinkage/thermal movement and does not appear to be of a serious nature.

Dampness, rot and infestation	
Repair category:	1
Notes:	Readings taken within the property, where appropriate, with an electronic protimeter, were found to be within tolerable standards and no evidence of any significant dampness was recorded. There was no evidence of any significant rot or infestation seen to be affecting the internal fabric of the building.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space

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.

Repair category:	1
Notes:	No significant defects were noted. In this instance, due to the snow our visual inspection was restricted.

Rainwater fittings	
Repair category:	1
Notes:	No significant defects were noted. Some seepage marks were noted to the joins of downpipes in places.

Main walls	
Repair category:	1
Notes:	No significant defects were noted. Any hairline cracking to external render appears to have been sealed and repaired over recent years and is likely to be caused by normal shrinkage/thermal movement and from the limitations of our inspection, does not appear to be of a serious nature.

Windows, external doors and joinery	
Repair category:	1
Notes:	No significant defects were noted. Replacement/double glazed windows can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an on-going maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of

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.

	installation.

External decorations	
Repair category:	1
Notes:	The external decorations were seen to be in a good order. The external timbers will require regular routine maintenance to ensure they are safeguarded from the effects of weathering and water seepage.

Conservatories / porches	
Repair category:	1
Notes:	No major defects were noted. There appears to be a failed sealed window unit causing condensation to build up between the panes of glass.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	1
Notes:	The Garage was not internally inspected. From our external observations, no significant defects were noted.

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.

Outside areas and boundaries	
Repair category:	1
Notes:	The boundary walls are of the type which will require regular routine maintenance.

Ceilings	
Repair category:	1
Notes:	No visual defects were noted.

Internal walls	
Repair category:	1
Notes:	No visual defects were noted.

Floors including sub-floors	
Repair category:	1
Notes:	No visual defects were noted.

Internal joinery and kitchen fittings	
Repair category:	1

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.

Notes:	No significant defects were noted, just general wear and tear.

Chimney breasts and fireplaces	
Repair category:	
Notes:	Not applicable.

Internal decorations	
Repair category:	1
Notes:	No significant defects were noted. The artex style ceiling finishes and the textured ceiling finishes may be of the type which contain asbestos. In keeping with all properties built before the year 2000 elements of the property may contain asbestos based materials. The informed opinion is that these materials offer no hazard to health whilst they remain intact and undisturbed. Specialist advice and appropriate precautions should be taken prior to disturbing any material which could potentially contain asbestos fibres which may be hazardous to health if released into the atmosphere.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity

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.

Repair category:	2
Notes:	We have not had sight of an electrical installation test certificate carried out within the last 10 years. It should be noted that only the most recently built or rewired properties will have installations which fully comply with present IET regulations. It is a recommendation that electrical installations be tested at least every 10 years, or upon a change of ownership. If the installation has not been tested within the last 10 years and a satisfactory Test Certificate obtained, then it is advised that an NICEIC qualified electrician undertake a full check of the installation and any necessary upgrading works be undertaken in accordance with their recommendations.

Gas	
Repair category:	1
Notes:	No visual defects were noted. We have been advised (per Property Questionnaire) that there is a current Maintenance Contract for the central heating system. For health/safety and efficiency purposes, it is recommended that gas appliances are checked over by a qualified engineer on a regular basis.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No visual defects were noted. Seals around the bath/shower areas are frequently troublesome and require regular maintenance. Failure to maintain seals can result in dampness and decay to adjoining and underlying areas.

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.

	No inspection has been possible to the flooring or the timbers beneath, which are assumed to be in reasonable condition. No access was available beneath the sanitary fittings.

Heating and hot water	
Repair category:	1
Notes:	No visual defects were noted. We have been advised by the current Owner (per the Property Questionnaire) that there is a Maintenance Contract for the central heating system. It has been assumed that the boiler/heating system has been regularly serviced and is in a good working order. If there is no current Service Certificate, then a Heating Engineer should be instructed to check and test the system to ensure that it is in a good working order as a condition of any offer.

Drainage	
Repair category:	1
Notes:	No surface indication of any defect noted.

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.

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	
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	1
Communal areas	
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	
Internal decorations	1
Cellars	
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated 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?	[x]YES [ ]NO
3. Is there a lift to the main entrance door of the property?	[ ]YES [x]NO
4. Are all door openings greater than 750mm?	[ ]YES [x]NO
5. Is there a toilet on the same level as the living room and kitchen?	[x]YES [ ]NO
6. Is there a toilet on the same level as a bedroom?	[x]YES [ ]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?	[x]YES [ ]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 re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer
I have assumed that Scottish Ownership exists and that there are no onerous conditions or restrictive servitudes contained in the Title. The Conservatory extension was added circa. 1994. Only if applicable, it has been assumed that the relevant Local Authority documentation/consent was obtained at the time of construction. In relation to any mutual boundaries and boundary walls, any shared maintenance liabilities require verification.
Estimated re-instatement cost (£) for insurance purposes
279,000 The property should be insured for a sum of no less than Two Hundred and Seventy Nine Thousand Pounds.
Valuation (£) and market comments
215,000 The current Market Value of the heritable subjects, with the benefit of vacant possession would be fairly stated in a figure of Two Hundred and Fifteen Thousand Pounds.

Report author:	Gemma Bailey, Bsc. (Hons) MRICS
Company name:	Allied Surveyors Scotland Plc
Address:	209 High Street Elgin IV30 1DJ
Signed:	Electronically Signed: 130997-362dd4eb-808d
Date of report:	08/02/2019

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.

Mortgage Valuation Report

Property:	6 Elsher Road Lhanbryde, Elgin IV30 8QJ	Client: Joseph Gault Tenure: Ownership	
Date of Inspection:	01/02/2019	Reference:	GB/DEB/33431

This report has been prepared as part of your instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising your lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0	**LOCATION**

The property is situated within an established residential area of similar styled private housing on the outskirts of the village of Lhanbryde, some 4 miles East to the City of Elgin. Local village amenities and schooling is within a convenient distance from the property.

2.0	**DESCRIPTION**	**2.1 Age:**	The property was built in 1991. The Conservatory was added circa. 1994.	

The subjects comprise a detached Bungalow with Conservatory and detached single car Garage.

3.0	**CONSTRUCTION**

The roof is of a pitched design and is clad with concrete ridge and roof tiles.

The walls are of a cavity timber frame construction with an outer leaf of rendered concrete blockwork having fyfestone features.

The floor is of suspended timber construction.

The windows are of a timber framed double glazed manufacture and a PVC framed double glazed manufacture.

4.0	**ACCOMMODATION**

The accommodation is all contained at ground floor level and comprises of an Entrance Vestibule with Coat Cupboard, Hallway, Open Plan style Dining Kitchen with Utility Area, Sittingroom, Diningroom, Conservatory, Bathroom, Master Bedroom with En-suite Showerroom and 3 further double Bedrooms.

5.0	**SERVICES (No tests have been applied to any of the services)**

Water:	Mains	**Electricity:**	Mains	**Gas:**	Mains	**Drainage:**	Mains
Central Heating:		Gas fired central heating to radiators.					
6.0	**OUTBUILDINGS**						
Garage:		Detached single car Garage.					
Others:		None.					
7.0	**GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.*						
The property was seen to be in a condition consistent with its age and type of construction and has been well maintained in recent years. Any items of disrepair noted are considered to be of a relatively minor nature and are capable of remedy during a course of regular routine maintenance.							
8.0	**ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*						
None for mortgage purposes.							
8.1 Retention recommended:		Not applicable					
9.0	**ROADS &FOOTPATHS**						
Made and adopted and maintained by the Local Authority.							
10.0	**BUILDINGS INSURANCE (£):**	279,000	**GROSS EXTERNAL FLOOR AREA**	185	**Square metres**		
	This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.						
11.0	**GENERAL REMARKS**						
I have assumed that Scottish Ownership exists and that there are no onerous conditions or restrictive servitudes contained in the Title. The Conservatory extension was added circa. 1994. Only if applicable, it has been assumed that the relevant Local Authority documentation/consent was obtained at the time of construction. In relation to any mutual boundaries and boundary walls, any shared maintenance liabilities require verification.							
12.0	**VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.*						
12.1	**Market Value in present condition (£):**	**215,000**	(Two Hundred and Fifteen Thousand Pounds)				

12.2	**Market Value on completion of essential works (£):**		N/A
12.3	**Suitable security for normal mortgage purposes?**	Yes	
12.4	**Date of Valuation:**	01/02/2019	

Signature:	Electronically Signed: 130997-362dd4eb-808d			
Surveyor:	Gemma Bailey	Bsc. (Hons) MRICS	**Date:**	08/02/2019

Allied Surveyors Scotland Plc

Office:	**209 High Street Elgin IV30 1DJ**	**Tel: 01343 547 481 Fax: email: elgin@alliedsurveyorsscotland.com**

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.

energy report on:

Property address	6 Elsher Road Lhanbryde, Elgin IV30 8QJ

Customer	Joseph Gault

Customer address	6 Elsher Road Lhanbryde, Elgin IV30 8QJ

Prepared by	Gemma Bailey, Bsc. (Hons) MRICS Allied Surveyors Scotland Plc

Energy Performance Certificate (EPC)

Dwellings

Scotland

6 ELSHER ROAD, LHANBRYDE, ELGIN, IV30 8QJ

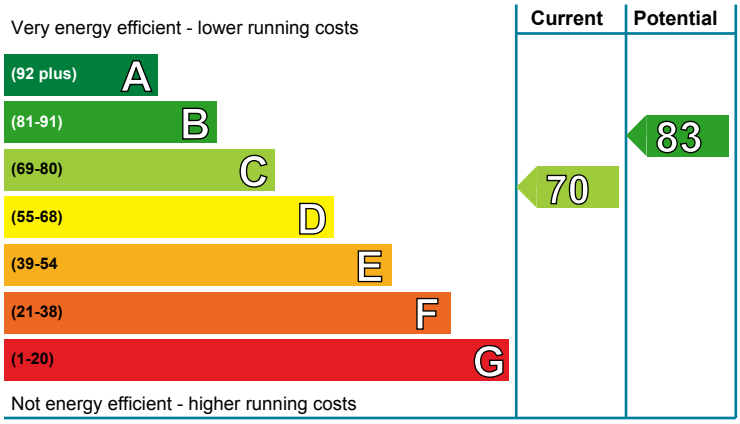
Dwelling type:	Detached bungalow	**Reference number:**	0180-2409-3020-9901-7945
Date of assessment:	01 February 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	04 February 2019	**Approved Organisation:**	Elmhurst
Total floor area:	152 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	207 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*	**£3,519**	See your recommendations report for more information
Over 3 years you could save*	**£780**	

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

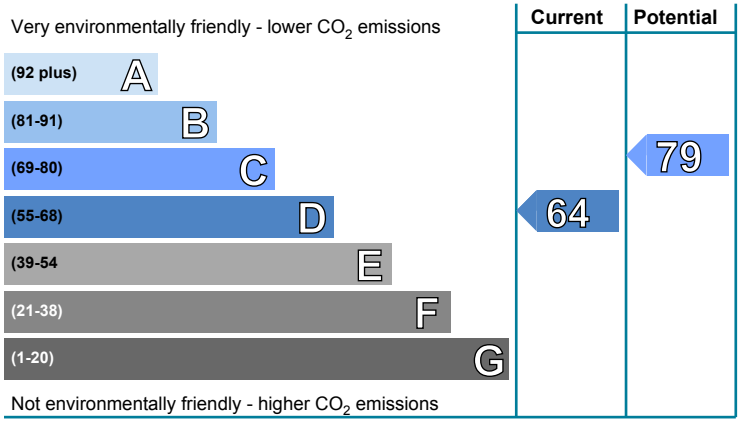


Energy Efficiency Rating

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 C (70)**. 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 D (64)**. 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 Floor insulation (suspended floor)	£800 - £1,200	£459.00
2 Low energy lighting	£90	£168.00
3 Solar water heating	£4,000 - £6,000	£156.00

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	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 28% of fixed outlets	★★★☆☆	★★★☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 37 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 5.5 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 2.1 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	£2,625 over 3 years	£2,217 over 3 years	You could save £780 over 3 years
Hot water	£435 over 3 years	£255 over 3 years	
Lighting	£459 over 3 years	£267 over 3 years	
Totals	**£3,519**	**£2,739**	

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)	£800 - £1,200	£153	C 74	C 70
2	Low energy lighting for all fixed outlets	£90	£56	C 75	C 71
3	Solar water heating	£4,000 - £6,000	£52	C 76	C 73
4	Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£282	B 83	C 79

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

energy saving trust

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

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

1 Floor insulation (suspended floor)
Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

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

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

4 Solar photovoltaic (PV) panels
A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.
LZC energy sources present: There are none provided for this home

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	17,364	N/A	N/A	N/A
Water heating (kWh per year)	3,161			

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:	Mrs. Gemma Bailey
Assessor membership number:	EES/021063
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	Lyle House, Pavilion 1 Fairways Business Park Invernesshire Inverness IV2 6AA
Phone number:	01463 239 494
Email address:	inverness@alliedsurveyorsscotland.com
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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PART 4.

PROPERTY **QUESTIONNAIRE**

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.

130997

Property Questionnaire

Property Address: 6 ELSNER RD.
LHANBRYDE
IV30 8QJ

Seller/s: JOSEPH MITCHELL GAULT

Completion date of Property Questionnaire:

BAND E.

Property Questionnaire

Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1	**Length of ownership**		
	How long have you owned the property?	MORE THAN 25 YEARS APRIL 1992	
2	**Council Tax**		
	Which Council tax band is your property in?	E	
3	**Parking** (tick all applicable)		
	☑ 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 (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**Yes**	
		No	✓
		Unknown	

Property Questionnaire

5	**Listed buildings**		
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	**Yes**	
		No	✓
		Unknown	
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 below the changes which you have made: CONSERVATORY	**Yes**	✓
		No	
		Unknown	
(ii)	Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	**Yes**	✓
		No	
		Unknown	
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	UNABLE TO LOCATE DOCUMENTS	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered Yes, please answer the 3 questions below:	**Yes**	✓
		No	
		Unknown	
(i)	Were the replacements the same shape and type as the ones you replaced?	**Yes**	✓
		No	
		Unknown	
(ii)	Did this work involve any changes to the window or door openings?	**Yes**	
		No	✓
		Unknown	
(iii)	Please describe the changes made to the windows, doors, or patio doors (with approximate dates when the work was completed): DOORS BROKE ON CONSERVATORY & WERE REPLACED. Please give any guarantees which you received for this work to your solicitor or estate agent.		

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7	**Central heating**		
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom/s, the hall and the bathroom) If you have answered Yes or Partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas, warm air). If you have answered Yes, please answer the 3 questions below:	**Yes** **No** **Partial** **Unknown**	✓
		GAS FIRED CENTRAL HEATING WITH RADIATORS	
(i)	When was your central heating system or partial central heating system installed? INSTALLED WITH HOUSE CONSTRUCTION		
(ii)	Do you have a maintenance contract for the central heating system? If yes, please give details of the company with which you have a maintenance contract:	**Yes** **No** **Unknown**	✓
(iii)	When was your maintenance agreement last renewed? (please provide the month and year)		
8	**Energy Performance Certificate**		
	Does your property have an Energy Performance Certificate which is less than 10 years old? (**PLEASE NOTE:** Please tick '**YES**' as the surveyor will complete this at the time of inspection)	**Yes**	✔
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? If you have answered Yes, is the damage the subject of any outstanding insurance claim?	**Yes** **No** **Unknown** **Yes** **No**	✓
b	Are you aware of the existence of asbestos in your property? If you have answered Yes, please give details:	**Yes** **No** **Unknown**	✓

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10	Services
a	Please tick which services are connected to your property and give details of the supplier

Services	Connected	Supplier
Gas or liquid petroleum gas	✓	
Water mains or private water supply	✓	
Electricity	✓	
Mains drainage	✓	
Telephone	✓	
Cable TV or satellite	—	
Broadband	✓	

b	Is there a septic tank system at your property?	**Yes**	
		No	✓
		Unknown	
	If you have answered Yes, please answer the 2 questions below:		
(i)	Do you have appropriate consents for the discharge from your septic tank? N/A	**Yes**	
		No	
		Unknown	
(ii)	Do you have a maintenance contract for your septic tank?	**Yes**	
		No	
	If you have answered Yes, please give details of the company with which you have a maintenance contract: N/A		

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11	**Responsibilities for shared or common areas**		
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered Yes, please give details:	**Yes** **No** **Unknown**	 ✓
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	**Yes** **No** **Unknown** **N/A**	 ✓
c	Has there been any major repair or replacement to any part of the roof during the time you have owned the property?	**Yes** **No** **Unknown**	 ✓
d	Do you have the right to walk over any of your neighbours' property – for example to put out your rubbish bin or maintain your boundaries? If you have answered Yes, please give details:	**Yes** **No** **Unknown**	 ✓
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:	**Yes** **No** **Unknown**	 ✓
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you have answered Yes, please give details:	**Yes** **No** **Unknown**	 ✓
12	**Charges associated with your property**		
a	Is there a factor or property manager for your property? If you have answered Yes, please provide the name and address, and give details of any deposit held and approximate charges:	**Yes** **No** **Unknown**	 ✓

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b	Is there a common buildings insurance policy? If you have answered Yes, is the cost of the insurance included in your monthly/annual factor's charges?	**Yes** **No** **Unknown** **Yes** **No** **Unknown**	 ✓
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. N/A		
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? 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:	**Yes** **No** **Unknown**	 ✓
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? If you have answered Yes, please give details:	**Yes** **No** **Unknown**	 ✓
c	If you have answered Yes to 13(a) or 13(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, <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:	**Yes** **No** **Unknown**	 ✓ N/A

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14	**Guarantees**					
a	Are there any guarantees or warranties for any of the following?					
		No	Yes	Don't know	With title deeds	Lost
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)	✓				
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:	**Yes**		**No**	✓	**Unknown**
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?	**Yes**		**No**	✓	**Unknown**

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16	Notices that affect your property		
In the past 3 years have you ever received notice:			
a	Advising that the owner of a neighbouring property has made a planning application?	**Yes**	
		No	✓
		Unknown	
b	That affects your property in some other way?	**Yes**	
		No	✓
		Unknown	
c	That requires you to do any maintenance, repairs or improvements to your property?	**Yes**	
		No	
		Unknown	
If you have answered Yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.			

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

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

Signature(s): John M. Scott

Date: 29/1/19