



# Home Report

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**SHEPHERD**

**CHARTERED SURVEYORS**

All Angles Covered

Residential | Commercial | Property & Construction



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# Scottish Single Survey



# Single Survey

survey report on:

|                           |  |
|---------------------------|--|
| <b>Property address</b>   | Jardington Farm<br>Dumfries<br>DG2 0QT |
| <b>Customer</b>           | Mr A Pelham                            |
| <b>Customer address</b>   | Jardington Farm<br>Dumfries<br>DG2 0QT |
| <b>Prepared by</b>        | Shepherd Chartered Surveyors           |
| <b>Date of inspection</b> | 10/07/2024                             |



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## 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<sup>1</sup>.

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

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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<sup>2</sup>.

## 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

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

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" *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

# Terms and Conditions

communal grounds, parking areas, and other facilities;

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

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

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

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

# Single Survey

## 1. Information and scope of inspection

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

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

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

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

|  |  |
|--|--|
| <b>Description</b>                               | Two storey detached house.   |
| <b>Accommodation</b>                             | Ground Floor:<br>Lounge, Sitting Room, Utility Room, Kitchen, Dining Room and Cloakroom with w.c.<br><br>First Floor:<br>Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and Bathroom with w.c.<br><br>Attic Floor:<br>Two Attic Rooms. |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | 193m <sup>2</sup> (attic accommodation with sloping ceilings measured to 1.5m height).   |
| <b>Neighbourhood and location</b>                | The property is situated in a semi-rural location adjoining Cluden Water, on the northwestern periphery of Dumfries, convenient to adequate facilities.  |
| <b>Age</b>                                       | It is estimated that the property was constructed in the late 1800s.   |
| <b>Weather</b>                                   | Raining.   |
| <b>Chimney stacks</b>                            | <b>Visually inspected with the aid of binoculars where appropriate.</b><br><br>There are three chimneys of sandstone pointed construction, with lead flashings and clay pots.  |

|                                     |   |
|-------------------------------------|---|
| <b>Roofing including roof space</b> | <p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof is pitched and slated with tiled ridging, and a mix of sandstone and concrete skew copings.</p> <p>A limited and partial inspection of the roof voids was undertaken through eaves hatches and a wall opening in one of the attic bedrooms, together with a ceiling hatch on the front landing. The roof is of timber frame construction overlaid with sarkingboard, and there is a felt membrane beneath the slates.</p> <p>Where seen, the roof voids are uninsulated. The loft above the main front bedroom has been floored for storage purposes.</p> |
| <b>Rainwater fittings</b>           | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater fittings are formed in a mix of cast iron and PVC.</p>  |
| <b>Main walls</b>                   | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are of solid sandstone construction, and are pointed externally.</p>  |

# Single Survey

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| <b>Windows, external doors and joinery</b> | <p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are a mix of single glazed timber sash and case, and double glazed UPVC casements.</p> <p>The external doors to the rear entrance and the sitting room are UPVC double glazed, and a UPVC double glazed door separates the hall from the conservatory (see below).</p> |
| <b>External decorations</b>                | <p><b>Visually inspected.</b></p>   |
| <b>Conservatories / porches</b>            | <p><b>Visually inspected.</b></p> <p>The walls of the conservatory are of sandstone-faced brick construction, and are pointed externally. The timber framed windows and the roof are single glazed. The conservatory is thermally separated from the main dwelling by a UPVC double glazed door.</p>  |
| <b>Communal areas</b>                      | <p>Not applicable.</p>  |
| <b>Garages and permanent outbuildings</b>  | <p><b>Visually inspected.</b></p> <p>There are two farm steading buildings to the rear, that provide storage and stable accommodation. The walls are of stone construction and the roofs are with slated.</p>   |
| <b>Outside areas and boundaries</b>        | <p><b>Visually inspected.</b></p> <p>It is understood that the site area extends to about an acre, but details must be confirmed with the title deeds.</p>  |
| <b>Ceilings</b>                            | <p><b>Visually inspected from floor level.</b></p> <p>The ceilings are mostly lined with timber lath and plaster.</p>   |
| <b>Internal walls</b>                      | <p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The main walls are mostly dry lined internally, and the partitions are a mix of solid construction and timber studs.</p>  |

|  |  |
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| <b>Floors including sub floors</b>           | <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>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.</b></p> <p>The floors are a mix of suspended timber and solid construction.</p> <p>It was not possible to inspect the floor surfaces in some rooms due to the presence of fitted coverings. No access was gained into the sub-floor areas.</p> |
| <b>Internal joinery and kitchen fittings</b> | <p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The internal doors are a mix of timber panelled and tongue and groove timber boarded types, and some of the ground floor rooms have part glazed doors.</p> <p>There are fitted units in the kitchen and utility room which are dated.</p> <p>A timber carpeted staircases provides access to the first and attic floor landings.</p>  |
| <b>Chimney breasts and fireplaces</b>        | <p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>The lounge fireplace has a wood burning stove installed. There is a tiled fireplace with open fire in the sitting room, although the opening has been boarded over.</p> <p>All other fireplaces have been removed and the openings blanked off.</p>  |
| <b>Internal decorations</b>                  | <p><b>Visually inspected.</b></p>  |
| <b>Cellars</b>                               | <p>There is no cellar as far as known.</p>   |

# Single Survey

|   |  |
|---|--|
| <b>Electricity</b>                        | <p><b>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.</b></p> <p>Mains electricity.</p> <p>The electric meter and consumer unit are in the rear entrance vestibule.</p>  |
| <b>Gas</b>                                | <p><b>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.</b></p> <p>Propane gas is connected to the property. The bulk storage tank is located in the front garden. It is assumed that the tank is leased from the gas supplier.</p>                        |
| <b>Water, plumbing, bathroom fittings</b> | <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Water is assumed to be from the mains supply.</p> <p>There is a redundant plastic cold water storage tank in one of the attic rooms.</p> <p>There are stainless steel sinks in the kitchen and utility room.</p> <p>The ground floor cloakroom has a dated, coloured wash hand basin and white w.c., and there is a four piece dated coloured suite in the bathroom.</p> |

|                                       |  |
|---------------------------------------|--|
| <b>Heating and hot water</b>          | <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The wall mounted 'Worcester Greenstar 32 CDi Compact ErP' propane gas fired boiler is in the kitchen. The boiler provides domestic hot water, and it also heats a partial series of radiators. The radiators are fitted with thermostatic valves and there is a room thermostat in the hall.</p>   |
| <b>Drainage</b>                       | <p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is understood to be connected to an exclusive septic tank, which is located outwith the site in an adjoining field. For the avoidance of doubt the tank was not inspected to confirm its age, type and condition, and the drainage system has not been checked or tested in any way.</p>  |
| <b>Fire, smoke and burglar alarms</b> | <p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p> <p>In the interests of security no comment is made in relation to the presence or otherwise of a burglar alarm.</p> |



**Any additional limits to inspection**

The inspection of the property was restricted by fitted floor coverings in all rooms, together with furniture and stored articles. Those parts of the property concealed behind fitted units and sanitary fittings etc. were not viewed. The external parts of the building were viewed from ground level only.

With properties of this type and age various parts of the structure, such as joists and lintels, are in direct contact with the main external walls, but are hidden from view behind wall linings etc and cannot be seen. Those areas which were not inspected cannot be reported as being free from defect, and any comments regarding the condition of the property must be read in this context.

An inspection for Japanese Knotweed was not carried out. This 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. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.

## 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 |  |
|---|--|
| <b>Repair category</b>  | 2  |
| <b>Notes</b>  | <p>The property is affected by past settlement evidenced by distortions to the fabric of the building, and there is a crack to the lefthand/southwest gable wall. On the basis of a single inspection this appears to be of a longstanding nature, with no evidence of recent significant movement.</p> <p>The cracking to the gable end requires to be raked out and repointed.</p> |

|  Dampness, rot and infestation |   |
|---|---|
| <b>Repair category</b>  | 3   |
| <b>Notes</b>  | <p>Localised areas of dampness were recorded to the floors and walls, and there have been issues with penetrating dampness to the walls and chimneys. There is rot to skirtingboards, and decay is affecting floorboards and wall panelling beneath the front, first floor landing window. Concealed timbers elsewhere in the building that have been in contact with damp may also be affected by rot. Evidence of woodworm infestation was noted to the timbers.</p> <p>Instruct a reputable firm of timber/damp specialists to carry out a detailed inspection covering the entire property, provide a report and costings prior to purchase, and to thereafter undertake all works necessary to a fully documented and guaranteed standard.</p> |

|  Chimney stacks |   |
|--|---|
| <b>Repair category</b>   | 2   |
| <b>Notes</b>   | <p>There is weathered stonework and open pointing to the chimneys. There is evidence of past damp ingress. Chimney stacks can be particularly vulnerable to defect, and should be regularly maintained.</p> |

# Single Survey



## Roofing including roof space

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | <p>There are defective concrete skew copings to the roof. There is some moss build-up on the roof, and the valleys are heavily choked with plant growth and debris and require to be cleared.</p> <p>Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight.</p> <p>The roof voids are uninsulated.</p> |



## Rainwater fittings

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | <p>Within the limitations of our inspection rainwater goods were seen to be free from significant defect.</p> |



## Main walls

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | <p>As advised, the property is affected by past settlement evidenced by cracking and movement to the external walls.</p> <p>There is weathered stonework to the walls, and some works of repointing are required.</p> |



## Windows, external doors and joinery

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | <p>Consideration may be given to replacing the remaining single glazed windows. Rot is affecting the frames and there are missing sash cords. The UPVC windows are a mix of ages.</p> <p>The windows were not all fully opened or tested, and it should be appreciated that some defects may only be evident during certain weather conditions.</p> |



## External decorations

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | <p>The external paintwork is weathered.</p> |

# Single Survey



## Conservatories/porches

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | The conservatory is in poor condition, and is considered to be beyond economic repair. There is rot timbers, and significant water ingress to the windows and the roof. There is cracked and missing window glazing. There is dampness to the walls. |



## Communal areas

|                        |                 |
|------------------------|-----------------|
| <b>Repair category</b> | N/A             |
| <b>Notes</b>           | Not applicable. |



## Garages and permanent outbuildings

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | The steading outbuildings require repair. There is structural movement to the walls, and defective pointing to the stonework. There roof coverings are old and there are broken, loose and missing slates. Sections of the roof are partly collapsed due to decaying timbers and missing slates. The windows are in poor condition, and the skylights are corroded and have missing glazing. Rot is affecting joinery timbers. There is woodworm to the roof etc. |



## Outside areas and boundaries

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | Boundary fences should be regularly checked and maintained as necessary.<br><br>Mature trees within the site will require future maintenance. |



## Ceilings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | There is cracked and defective plaster to the ceilings. Some of the plaster has become damaged due to being in contact with dampness/moisture. |

# Single Survey



## Internal walls

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 3  |
| <b>Notes</b>           | <p>As advised, high damp meter readings were recorded to the internal walls and partitions. This requires investigation, before purchase, by a timber/damp specialist.</p> <p>There is defective plaster to the walls.</p> |



## Floors including sub-floors

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 3  |
| <b>Notes</b>           | <p>As advised, high damp meter readings were recorded to the floors. There is rot to floorboards below the front, first floor landing window. Concealed floor timbers that have been in contact with damp may be affected by rot. This requires investigation, before purchase, by a timber/damp specialist.</p> |



## Internal joinery and kitchen fittings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | <p>The kitchen and utility room units are dated, and would benefit from being replaced.</p> <p>Wear and tear items were noted to internal doors/facings etc., and future maintenance or upgrading should be anticipated.</p> |



## Chimney breasts and fireplaces

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | <p>It is assumed that the stove has been installed in accordance with manufacturer's recommendations for fluing and ventilation and has always utilised the correct type of fuel. The appliance has not been tested by ourselves and is therefore presumed in full, safe working order. The flue should be regularly swept.</p> <p>The flue linings should be checked, repaired if necessary and swept prior to the open fire being reused.</p> <p>The other fireplaces have been removed. It is assumed that the chimneys are adequately chimneys capped. Ventilators should be fitted to prevent the build-up of dampness within the chimney flues. There is evidence of past damp ingress to the chimney breasts.</p> |

# Single Survey



## Internal decorations

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | The internal decoration requires renewal throughout, once plaster repairs have been undertaken. |



## Cellars

|                        |                 |
|------------------------|-----------------|
| <b>Repair category</b> | N/A             |
| <b>Notes</b>           | Not applicable. |



## Electricity

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | <p>Aspects of the electrical installation are semi modern/dated lines. Upgrading and/or rewiring will be required to meet current regulations, and the advice of a qualified electrician must be sought in this regard.</p> <p>The Institution of Engineering and Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have installations which fully comply with IET regulations.</p> |



## Gas

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor. |



## Water, plumbing and bathroom fittings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | <p>Aspects of the plumbing installation are dated. Consideration may be given to replacing the sanitary fittings.</p> <p>The cold water rising main was not fully inspectable.</p> |

# Single Survey



## Heating and hot water

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system. |



## Drainage

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | We were unable to determine the position of the septic tank/private drainage system. The location of the septic tank/soakaway and legal access should be confirmed with the Title Deeds. It should also be confirmed that the drainage arrangements have SEPA consents. |



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

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

| 1. Which floor(s) is the living accommodation on?                                      | Ground, First and Attic |                                     |    |                                     |
|--|-------------------------|-------------------------------------|----|-------------------------------------|
| 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 checked="" type="checkbox"/> | No | <input 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

- 1) The assumed tenure is Absolute Ownership.
- 2) The property is accessed over a shared, unmade, private road. Details of the access rights and maintenance liability must be confirmed with the title deeds.
- 3) There are no recent alterations evident that would have required Local Authority consents.
- 4) It is understood that the site area extends to 1 acre or thereby. Details must be confirmed with the title deeds.
- 5) It must be confirmed that the septic tank is registered with SEPA, and that the appropriate servitudes are in place for all service connections that lie outwith the site boundaries.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £1,800,000.

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £375,000 (THREE HUNDRED AND SEVENTY FIVE THOUSAND POUNDS STERLING).

The valuation figure is on the assumption that the cost of Category 3 repairs does not greatly exceed £5,000. It should be appreciated that this is not an indication of costs and detailed reports and estimates should be obtained from all appropriate contractors and specialists to establish the full extent of the works.

**Signed**

*Ian Young*  
Electronically signed :- 19/07/2024 16:57

# Single Survey

|                       |   |
|-----------------------|---|
| <b>Report author</b>  | Ian Young                               |
| <b>Company name</b>   | J & E Shepherd Chartered Surveyors      |
| <b>Address</b>        | 18 Castle Street<br>Dumfries<br>DG1 1DR |
| <b>Date of report</b> | 10/07/2024                              |

# Mortgage Valuation Report



[www.shepherd.co.uk](http://www.shepherd.co.uk)

## Property Address

Address Jardington Farm , Dumfries, DG2 0QT  
Seller's Name Mr A Pelham  
Date of Inspection 10/07/2024

## 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  Other

## 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

Stone/slate steadings.

# 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 and any non mains services:

Propane gas fired boiler to radiators.

## 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  Shared service connections  
 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 is situated in a semi-rural location adjoining Cluden Water, on the northwestern periphery of Dumfries, convenient to adequate facilities.

At the time of inspection the property was found to be maintained in fair condition having regard to its age and character. Fittings internally are dated, and the property is in need of modernisation, repair and upgrading. A number of items were noted which have been reflected in the valuation figure. In general, these are mostly typical of buildings of this age, or are capable of remedy by routine maintenance and repair.

The property is affected by past settlement evidenced by distortions to the fabric of the building, and there is a crack to the lefthand/southwest gable wall. On the basis of a single inspection this appears to be of a longstanding nature, with no evidence of recent significant movement.

Instruct a reputable firm of timber/damp specialists to carry out a detailed inspection covering the entire property, provide a report and costings prior to purchase, and to thereafter undertake all works necessary to a fully documented and guaranteed standard. Localised areas of dampness were recorded to the floors and walls, and here have been issues with penetrating dampness to the walls and chimneys. There is rot to skirtingboards, and decay is affecting floorboards and wall panelling beneath the front, first floor landing window. Concealed timbers elsewhere in the building that have been in contact with damp may also be affected by rot. Evidence of woodworm infestation was noted to the timbers.

Aspects of the electrical installation are semi modern/dated lines. Upgrading and/or rewiring will be required to meet current regulations, and the advice of a qualified electrician must be sought in this regard.

The property is accessed over a shared, unmade, private road. Details of the access rights and maintenance liability must be confirmed with the title deeds.

There are no recent alterations evident that would have required Local Authority consents.

It is understood that the site area extends to 1 acre or thereby. Details must be confirmed with the title deeds.

It must be confirmed that the septic tank is registered with SEPA, and that the appropriate servitudes are in place for all service connections that lie outwith the site boundaries.

In addition to the main accommodation there is a utility room two attic rooms. The dilapidated conservatory has been disregarded.

## Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended?  Yes  No

Retention amount

## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

# Mortgage Valuation Report

## Valuation

|   |   |  |
|---|---|--|
| Market value in present condition               | £ | <input type="text" value="375,000"/>   |
| Market value on completion of essential repairs | £ | <input type="text"/>                   |
| Insurance reinstatement value                   | £ | <input type="text" value="1,800,000"/> |

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

Is a reinspection necessary?  Yes  No

## Declaration

|                             |   |
|-----------------------------|---|
| Signed                      | <i>Ian Young</i><br>Electronically signed :- 19/07/2024 16:57 |
| Surveyor's name             | Ian Young   |
| Professional qualifications | MRICS   |
| Company name                | J & E Shepherd Chartered Surveyors                            |
| Address                     | 18 Castle Street, Dumfries, DG1 1DR                           |
| Telephone                   | 01387 264333  |
| Email Address               | dumfries@shepherd.co.uk                                       |
| Date of Inspection          | 10/07/2024  |





**Energy  
Performance  
Certificate**



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

Jardington Farm, College Road, Dumfries, DG2 0QT

**Dwelling type:** Detached house  
**Date of assessment:** 10 July 2024  
**Date of certificate:** 13 July 2024  
**Total floor area:** 210 m<sup>2</sup>  
**Primary Energy Indicator:** 291 kWh/m<sup>2</sup>/year

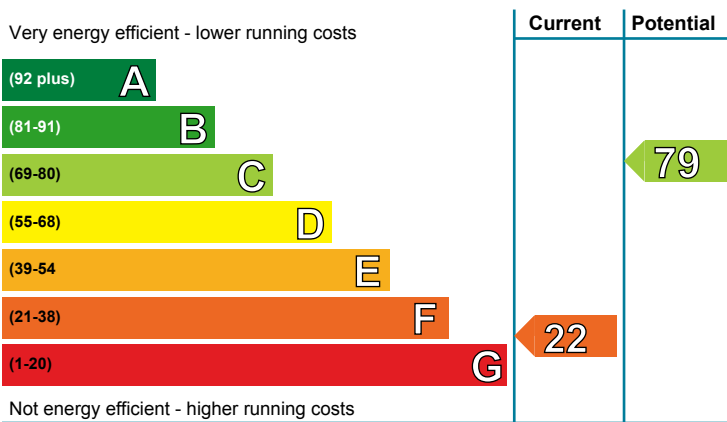
**Reference number:** 6314-9323-8630-2130-4296  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, LPG

## 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<sub>2</sub> emissions by improving your home

|  |                |  |
|--|----------------|--|
| <b>Estimated energy costs for your home for 3 years*</b> | <b>£16,437</b> | See your recommendations report for more information |
| <b>Over 3 years you could save*</b>                      | <b>£9,195</b>  |  |

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

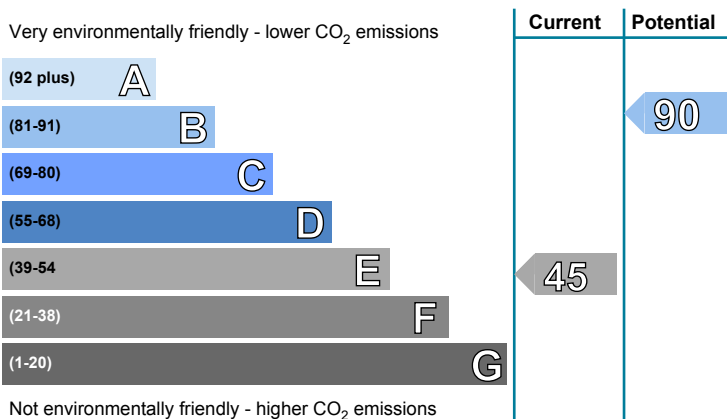


## Energy Efficiency Rating

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 F (22)**. 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<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (45)**. 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      | £1356.00                     |
| 2 Room-in-roof insulation              | £1,500 - £2,700  | £2766.00                     |
| 3 Internal or external wall insulation | £4,000 - £14,000 | £3420.00                     |

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](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

## Summary of the energy performance related features of this home

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

| Element               | Description   | Energy Efficiency | Environmental  |
|-----------------------|---|-------------------|----------------|
| Walls                 | Sandstone or limestone, as built, no insulation (assumed)       | ★★☆☆☆             | ★★☆☆☆          |
| Roof                  | Pitched, no insulation<br>Roof room(s), no insulation (assumed) | ★☆☆☆☆<br>★☆☆☆☆    | ★☆☆☆☆<br>★☆☆☆☆ |
| Floor                 | Suspended, no insulation (assumed)                              | —                 | —              |
| Windows               | Partial double glazing  | ★★★★☆☆            | ★★★★☆☆         |
| Main heating          | Boiler and radiators, LPG                                       | ★★☆☆☆             | ★★★★★          |
| Main heating controls | Programmer, room thermostat and TRVs                            | ★★★★★             | ★★★★★          |
| Secondary heating     | Room heaters, wood logs   | —                 | —              |
| Hot water             | From main system  | ★★☆☆☆             | ★★★★★          |
| Lighting              | Low energy lighting in 81% 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<sub>2</sub> 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 56 kg CO<sub>2</sub>/m<sup>2</sup>/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 12 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 9.6 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       | £15,120 over 3 years | £6,144 over 3 years    |  |
| Hot water     | £681 over 3 years    | £456 over 3 years      |   |
| Lighting      | £636 over 3 years    | £642 over 3 years      |   |
| <b>Totals</b> | <b>£16,437</b>       | <b>£7,242</b>          |   |

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       | £452                    | F 26                     | E 49        |
| 2 Room-in-roof insulation  | £1,500 - £2,700   | £922                    | F 37                     | D 57        |
| 3 Internal or external wall insulation                           | £4,000 - £14,000  | £1140                   | E 54                     | C 69        |
| 4 Floor insulation (suspended floor)                             | £800 - £1,200     | £336                    | D 59                     | C 73        |
| 5 Solar water heating  | £4,000 - £6,000   | £76                     | D 61                     | C 74        |
| 6 Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500   | £141                    | D 63                     | C 76        |
| 7 Solar photovoltaic panels, 2.5 kWp                             | £3,500 - £5,500   | £476                    | D 68                     | C 80        |
| 8 Wind turbine   | £15,000 - £25,000 | £1025                   | C 79                     | B 90        |

## 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](http://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](http://www.nationalinsulationassociation.org.uk)).

### 2 Room-in-roof insulation

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

### 3 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://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 (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](http://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.

### 5 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](http://www.microgenerationcertification.org).

### 6 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.

### 7 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](http://www.microgenerationcertification.org).

### 8 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](http://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:

- Biomass secondary heating

## 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) | 44,843            | (4,094)                   | N/A                              | (9,299)                         |
| Water heating (kWh per year) | 2,187             |                           |                                  |                                 |

## 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](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

|                             |  |
|-----------------------------|--|
| Assessor's name:            | Mr. Ian Young  |
| Assessor membership number: | EES/012603   |
| Company name/trading name:  | J & E Shepherd   |
| Address:                    | 13 Albert Square<br>Dundee<br>DD1 1XA                            |
| Phone number:               | 01382 200454   |
| Email address:              | <a href="mailto:dundee@shepherd.co.uk">dundee@shepherd.co.uk</a> |
| 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](http://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](http://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







# Property Questionnaire



# property questionnaire

|  |   |
|--|---|
| <b>Property address</b>                          | <b>Jardington Farm<br/>Dumfries<br/>DG2 0QT</b> |
| <b>Seller(s)</b>                                 | <b>Mr A Pelham</b>                              |
| <b>Completion date of property questionnaire</b> | <b>19/07/2024</b>                               |

# 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. | <b>Length of ownership</b>  |          |
|    | How long have you owned the property?   | 50 Years |
| 2. | <b>Council tax</b>  |          |
|    | Which Council Tax band is your property in?   | F        |
| 3. | <b>Parking</b>  |          |
|    | <p>What are the arrangements for parking at your property?<br/>(Please tick all that apply)</p> <ul style="list-style-type: none"> <li>• Garage <input type="checkbox"/> No</li> <li>• Allocated parking space <input type="checkbox"/> No</li> <li>• Driveway <input type="checkbox"/> No</li> <li>• Shared parking <input type="checkbox"/> No</li> <li>• On street <input type="checkbox"/> No</li> <li>• Resident permit <input type="checkbox"/> No</li> <li>• Metered Parking <input type="checkbox"/> No</li> <li>• Other (please specify):<br/><div style="border: 1px solid black; padding: 2px; width: 60%; margin-left: 20px;">Yard</div></li> </ul> |          |
| 4. | <b>Conservation area</b>  |          |
|    | 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)?  | No       |

# property questionnaire

|           |   |            |
|-----------|---|------------|
| <b>5.</b> | <b>Listed buildings</b>   |            |
|           | <b>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)?</b>   | <b>No</b>  |
| <b>6.</b> | <b>Alterations/additions/extensions</b>   |            |
| <b>a.</b> | <p><b>(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)?</b></p> <p><b><u>If you have answered yes</u>, please describe below the changes which you have made:</b></p>   | <b>No</b>  |
|           | <p><b>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</b></p> <p><b><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.</b></p> <p><b>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</b></p>   |            |
| <b>b.</b> | <p><b>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</b></p> <p><b><u>If you have answered yes</u>, please answer the three questions below:</b></p>  | <b>Yes</b> |
|           | <b>(i) Were the replacements the same shape and type as the ones you replaced?</b>  | <b>No</b>  |
|           | <b>(ii) Did this work involve any changes to the window or door openings?</b>   | <b>No</b>  |
|           | <p><b>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</b></p> <p><b>Please give any guarantees which you received for this work to your solicitor or estate agent.</b></p> <p>1994 - 4 double glazed Velux roof windows<br/>         1995/1996 - UPVC double glazed back door<br/>         August 1996 - 6 UPVC casement double glazed windows<br/>         November 2021 - 2 UPVC double glazed doors (front and side)<br/>         September 2022 - 2 UPVC tilt and turn and 3 casement double glazed windows</p> |            |
| <b>7.</b> | <b>Central heating</b>  |            |

# property questionnaire

|     |   |                         |                 |
|-----|---|-------------------------|-----------------|
| a.  | <p><b>Is there a central heating system in your property?</b><br/>(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><b><u>If you have answered yes or partial</u> – what kind of central heating is there?</b><br/>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>LPG gas</p> <p><b><u>If you have answered yes</u>, please answer the three questions below:</b></p> | Partial central heating |                 |
|     | <p><b>i) When was your central heating system or partial central heating system installed?</b></p> <p>November 2021</p>   |                         |                 |
|     | <p><b>(ii) Do you have a maintenance contract for the central heating system?</b></p> <p><b><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</b></p>   | No                      |                 |
|     | <p><b>(iii) When was your maintenance agreement last renewed?</b><br/>(Please provide the month and year).</p>  |                         |                 |
| 8.  | <b>Energy Performance Certificate</b>   |                         |                 |
|     | <p><b>Does your property have an Energy Performance Certificate which is less than 10 years old?</b></p>  | No                      |                 |
| 9.  | <b>Issues that may have affected your property</b>  |                         |                 |
| a.  | <p><b>Has there been any storm, flood, fire or other structural damage to the property while you have owned it?</b></p> <p><b><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</b></p>  | No                      |                 |
| b.  | <p><b>Are you aware of the existence of asbestos in your property?</b></p> <p><b><u>If you have answered yes</u>, please give details:</b></p>  | No                      |                 |
| 10. | <b>Services</b>   |                         |                 |
| a.  | <p><b>Please tick which services are connected to your property and give details of the supplier:</b></p>   |                         |                 |
|     | <b>Services</b>   | <b>Connected</b>        | <b>Supplier</b> |
|     | Gas or liquid petroleum gas   | Yes                     | Calor           |
|     | Water mains or private water supply   | Yes                     | Scottish Water  |

# property questionnaire

|     |   |     |                           |
|-----|---|-----|---------------------------|
|     | Electricity   | Yes | E-on                      |
|     | Mains drainage  | No  |                           |
|     | Telephone   | Yes | BT - cancelled April 2024 |
|     | Cable TV or satellite   | No  |                           |
|     | Broadband   | Yes | BT - cancelled April 2024 |
| b.  | Is there a septic tank system at your property?   |     | Yes                       |
|     | <u>If you have answered yes</u> , please answer the two questions below:  |     |                           |
|     | (i) Do you have appropriate consents for the discharge from your septic tank?   |     | Don't know                |
|     | (ii) Do you have a maintenance contract for your septic tank?   |     | No                        |
|     | <u>If have answered yes</u> , details of the company with which you have a maintenance contract:  |     |                           |
| 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?   |     | Yes                       |
|     | <u>If you have answered yes</u> , please give details:  |     |                           |
|     | Shared private drive up to Jardington Villa   |     |                           |
| b.  | Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  |     | Not Applicable            |
|     | <u>If you have answered yes</u> , please give details:  |     |                           |
| c.  | Has there been any major repair or replacement of any part of the roof during the time you have owned the property?   |     | Yes                       |
| d.  | Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?                           |     | Yes                       |
|     | <u>If you have answered yes</u> , please give details:  |     |                           |
|     | Right of access to septic tank in field belonging to proprietor of Newbridge Farm   |     |                           |
| 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? |     | Yes                       |

# property questionnaire

|     |  |    |
|-----|--|----|
|     | <p><b><u>If you have answered yes, please give details:</u></b></p> <p>The proprietor of Newbridge Farm owns the land around Jardington and has a right of access along the track shown on the title plan</p>  |    |
| f.  | <p><b>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.)</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p>  | No |
| 12. | <b>Charges associated with the property</b>  |    |
| a.  | <p><b>Is there a factor or property manager for your property?</b></p> <p><b><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></b></p>   | No |
| b.  | <p><b>Is there a common buildings insurance policy?</b></p> <p><b><u>If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?</u></b></p>   | No |
| c.  | <p><b>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.</b></p>   |    |
| 13. | <b>Specialist work</b>   |    |
| a.  | <p><b>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?</b></p> <p><b><u>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.</u></b></p>   | No |
| b.  | <p><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?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p>   | No |
| c.  | <p><b><u>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</u></b></p> <p><b><u>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</u></b></p> <p><b>Guarantees are held by:</b></p> |    |

# property questionnaire

|            |   |                   |
|------------|---|-------------------|
| <b>14.</b> | <b>Guarantees</b>   |                   |
| <b>a.</b>  | <b>Are there any guarantees or warranties for any of the following?</b>   |                   |
|            | <b>(i) Electrical work</b>  | <b>No</b>         |
|            | <b>(ii) Roofing</b>   | <b>No</b>         |
|            | <b>(iii) Central heating</b>  | <b>Don't know</b> |
|            | <b>(iv) National House Building Council (NHBC)</b>  | <b>No</b>         |
|            | <b>(v) Damp course</b>  | <b>No</b>         |
|            | <b>(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)</b>   | <b>No</b>         |
| <b>b.</b>  | <b><u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u></b>   |                   |
| <b>c.</b>  | <b>Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes,</u> please give details:</b>   | <b>No</b>         |
| <b>15.</b> | <b>Boundaries</b>   |                   |
|            | <b>So far as you are aware, has any boundary of your property been moved in the last 10 years?</b><br><br><b><u>If you have answered yes,</u> please give details:</b>  | <b>No</b>         |
| <b>16.</b> | <b>Notices that affect your property</b>  |                   |
|            | <b>In the past three years have you ever received a notice:</b>   |                   |
| <b>a.</b>  | <b>advising that the owner of a neighbouring property has made a planning application?</b>  | <b>No</b>         |
| <b>b.</b>  | <b>that affects your property in some other way?</b>  | <b>No</b>         |
| <b>c.</b>  | <b>that requires you to do any maintenance, repairs or improvements to your property?</b>   | <b>No</b>         |
|            | <b><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.</b> |                   |

**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**

**Name(s): Christina Wheeler**



**Date: 19/07/2024**



- Home Report
- Valuation Report
- Executory Valuation
- Tax Valuations
- Separation Valuation
- Private Sale Valuation
- New Build & Plot Valuation
- Insurance Reinstatement Valuation
- Portfolio Valuation
- Rental Valuation
- Drive By & Desktop Valuation
- Energy Performance Certificate (EPC)
- Level Two Survey & Valuation Report
- Level Two Condition Report
- Expert Witness Report

- Commercial Valuation
- Commercial Agency
- Acquisitions Consultancy
- Commercial Lease Advisory
- Rent Reviews
- Asset Management
- Development Appraisals & Consultancy
- Auctions
- Property Management
- Professional Services
- Licensed Trade & Leisure
- Expert Witness Report
- Rating
- Property Investment
- Public Sector

- Quantity Surveying
- Building Surveying
- Project Management
- Dispute Resolution Support Services
- Principal Designer
- Clerk of Works
- Commercial EPC
- Health & Safety Management
- Employer's Agent
- Energy Consultancy
- Housing Partnerships
- Housing Consultancy
- Development Monitoring
- Mediation Services

**Aberdeen**  
△△△ 01224 202800

**Ayr**  
△△ 01292 267987

**Bearsden**  
△△ 0141 611 1500

**Belfast**  
△ 02890 912975

**Birmingham**  
△ 0121 270 2266

**Coatbridge**  
△△ 01236 436561

**Cumbernauld**  
△△ 01236 780000

**Dalkeith**  
△△ 0131 663 2780

**Dumbarton**  
△△ 01389 731682

**Dumfries**  
△△△ 01387 264333

**Dundee**  
△△ 01382 200454  
△ 01382 220699

**Dunfermline**  
△△ 01383 722337  
△ 01383 731841

**East Kilbride**  
△△ 01355 248535

**Edinburgh**  
△△ 0131 2251234  
△ 0131 557 9300

**Elgin**  
△△ 01343 553939

**Falkirk**  
△△ 01324 635 999

**Fraserburgh**  
△△ 01346 517456

**Galashiels**  
△△ 01896 750150

**Glasgow**  
△△△ 0141 331 2807

**Glasgow South**  
△△ 0141 649 8020

**Glasgow West End**  
△△ 0141 353 2080

**Greenock**  
△△ 01475 730717

**Hamilton**  
△△ 01698 897548

**Inverness**  
△△△ 01463 712239

**Kilmarnock**  
△△ 01563 520318

**Kirkcaldy**  
△△ 01592 205442

**Leeds**  
△ 0113 322 5069

**Livingston**  
△△ 01506 416777

**London**  
△△ 02033 761 236

**Montrose**  
△△ 01674 676768

**Motherwell**  
△△ 01698 252229

**Musselburgh**  
△△ 0131 653 3456

**Oban**  
△△ 01631 707 800

**Paisley**  
△△ 0141 889 8334

**Perth**  
△△ 01738 638188  
△ 01738 631631

**Peterhead**  
△△ 01779 470766

**St Andrews**  
△△ 01334 477773  
△ 01334 476469

**Saltcoats**  
△△ 01294 464228

**Stirling**  
△△ 01786 450438  
△ 01786 474476