

# Home Report

One triangle, all angles covered

RESIDENTIAL / COMMERCIAL / PROPERTY & CONSTRUCTION

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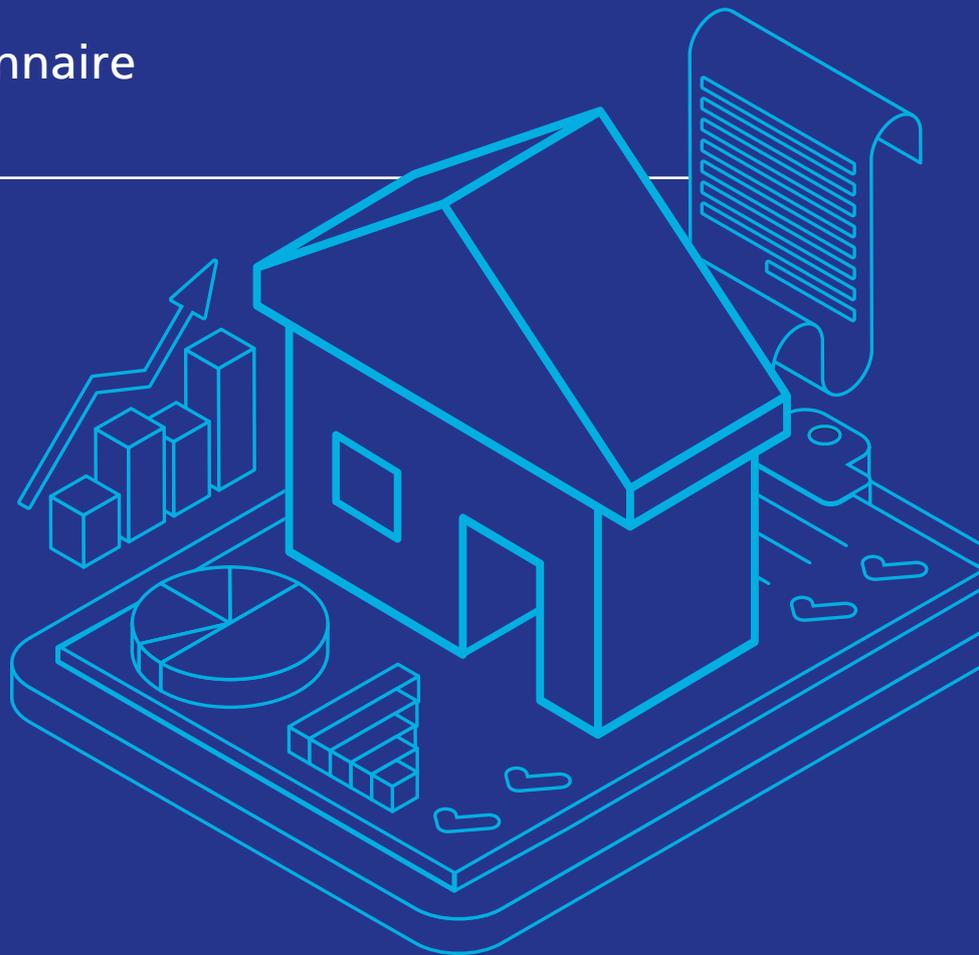
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1. Single Survey

2. Energy Performance Certificate

3. Property Questionnaire

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# Scottish Single Survey

# Single Survey

survey report on:

<b>Property address</b>	Corner Cottage Kingsford Stewarton Kilmarnock KA3 5JS
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<b>Customer</b>	Mr JK Innes
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<b>Customer address</b>	Corner Cottage Kingsford Stewarton Kilmarnock KA3 5JS
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<b>Prepared by</b>	Shepherd Chartered Surveyors
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<b>Date of inspection</b>	15/05/2024
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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

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communal grounds, parking areas, and other facilities;

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

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

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

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

## 1. Information and scope of inspection

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

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

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

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

<b>Description</b>	The subjects comprise an extended, semi-detached cottage formed over ground and attic floors.
<b>Accommodation</b>	Ground Floor - Entrance Hall, Living Room, Lounge, Breakfasting Kitchen and Bathroom with WC.  Attic Floor - Landing and Two Bedrooms.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area extends to 110 square metres or thereby.
<b>Neighbourhood and location</b>	The subjects are located within the semi-rural village of Kingsford, around two miles from the nearest town of Stewarton, where most main amenities can be found. Surrounding residential properties are of mixed age and style.
<b>Age</b>	Originally constructed around 1837.
<b>Weather</b>	Dry and overcast.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  There are two chimney stacks of brick/stone construction with pointed, painted and rendered external finishes. There are stone and concrete copings, clay terminals and lead and cement flashings. One of the chimneys appears to be shared with the neighbouring property.

<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</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 main roof is of pitched design overlaid in slate with metal ridge details. There are dormer projections to the front which are pitched and overlaid in the same materials, and there are two metal skylight details on the rear roof pitch.</p> <p>The roof over the rear extension is flat in profile and overlaid in felt.</p> <p>Our inspection of the main roof void was via an attic floor ceiling hatch, and our head and shoulders style inspection revealed the roof to be of timber framed construction overlaid in timber sarking.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>There are PVC gutters and downpipes.</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 stone construction with pointed, painted and rendered external finishes.</p> <p>The walls of the rear extension appear to be of cavity brick construction or similar, with a rendered external finish.</p>

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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>Windows are predominately aluminium framed sealed unit double glazing with a timber framed double glazed unit at the rear extension. The front door is a timber unit with single glazing and there are PVC double glazed patio doors to the rear.</p> <p>There are timber and PVC soffits and fascias, along with timber cladding at dormer projections.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>Painted masonry and joinery.</p>
<b>Conservatories / porches</b>	N/A
<b>Communal areas</b>	N/A
<b>Garages and permanent outbuildings</b>	A summer house and greenhouse have been excluded.
<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>There are private garden grounds to the front, side and rear of the property overlaid in areas of lawn, concrete paving and stone chips, some of which forms a driveway. Boundaries are defined by masonry walling, fencing and vegetation. A small stream runs adjacent to the boundary.</p>
<b>Ceilings</b>	<p><b>Visually inspected from floor level.</b></p> <p>Plasterboard and lath and plaster lined with areas of timber panelling, timber beam and textured coatings.</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>Solid construction plaster on the hard, lath and plaster and plasterboard.</p>

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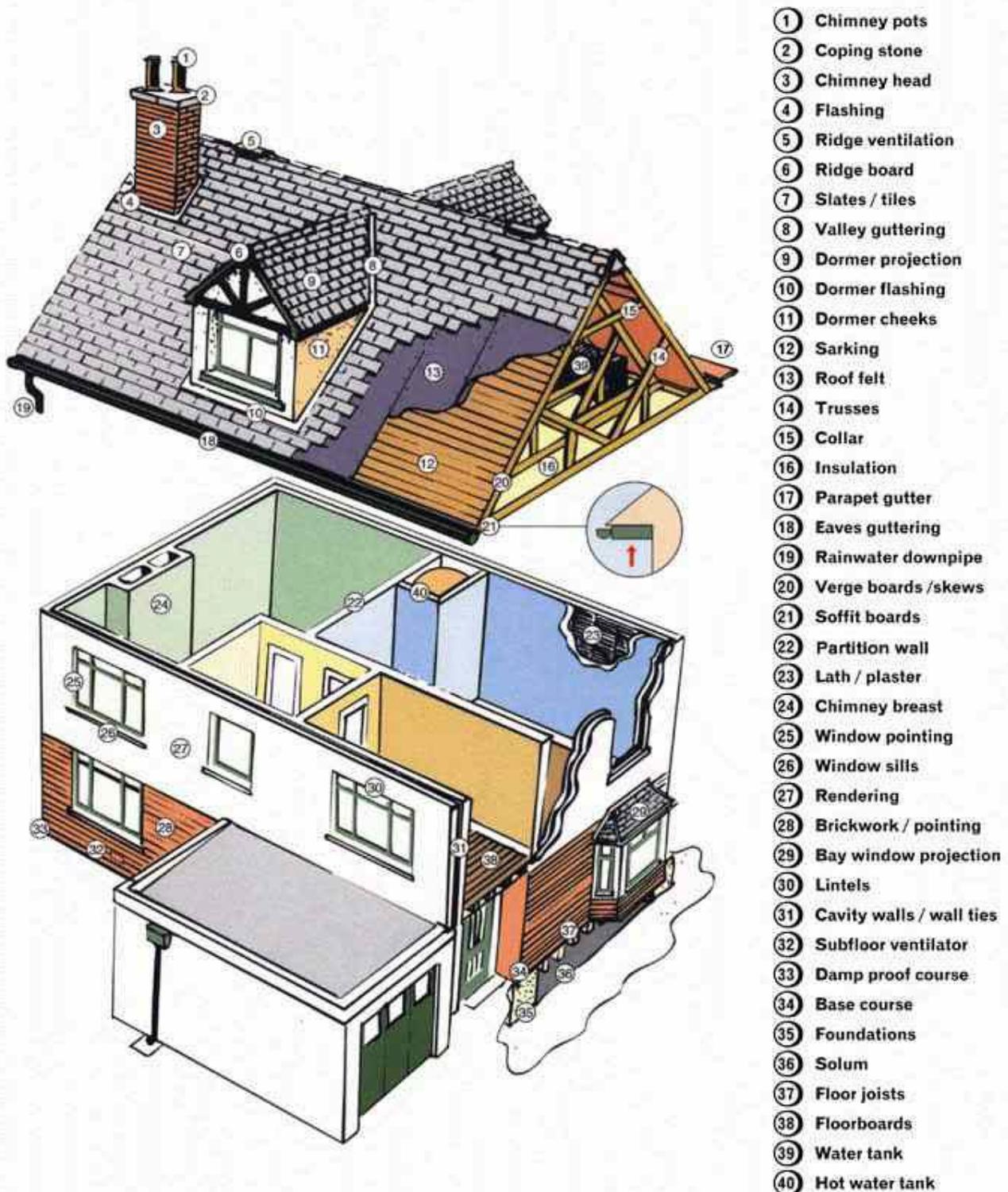
<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p>Flooring is a combination of suspended timber and solid concrete. Various fitted floor coverings exist above.</p>
<b>Internal joinery and kitchen fittings</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>There are timber panel and timber glass panel doors, timber skirtings, timber door and window surrounds and a timber tread and open riser staircase.</p> <p>Kitchen fittings comprise floor and wall mounted units.</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>There is an open fire within the living room which has tiled, timber and brick surrounds and appears to be vented to the shared chimney stack. Otherwise, fireplaces have been removed/covered over.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>There are paper, paint and tile finishes.</p>
<b>Cellars</b>	N/A
<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>Electricity is from the mains grid with the fuse box and meter located within a hall inspection cupboard.</p>

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<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>There is no mains gas supply in the area. The property does however benefit from a private oil supply, with the PVC tank located within the garden.</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>Cold water is from the mains supply and where seen, plumber fittings are of copper and PVC pipework.</p> <p>The sanitary arrangements comprise a four piece suite within 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>Heating is provided by an oil fired boiler located within the kitchen which serves the central heating system via steel radiators. Hot water is assumed to be from an immersion tank located within the bathroom.</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>We understand that drainage is to a private septic tank located within the garden.</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>Burglar alarm noted.</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>
<b>Any additional limits to inspection</b>	<p>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.</p> <p>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>No access was available to any sub-floor areas.</p> <p>Full and safe access was not available to the roof void area due to the presence of insulation and the presence of a water tank.</p> <p>We were not able to fully inspect all areas of boundary walls/fences due to garden vegetation.</p> <p>Flat roof coverings were not inspectable.</p>

## Sectional Diagram showing elements of a typical house



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

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## 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>	1
<b>Notes</b>	Evidence of settlement/movement has affected the building. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.

 Dampness, rot and infestation	
<b>Repair category</b>	2
<b>Notes</b>	Above average damp readings were obtained to various sections of wall lining within the property along with other areas of dry damp staining and evidence of condensation. A precautionary check of the entire property should be carried out by a reputable timber and damp specialist prior to purchase.

 Chimney stacks	
<b>Repair category</b>	2
<b>Notes</b>	Weathering was noted to external chimney stacks along with cracked render and flashing finishes. The chimneys are a possible source of water ingress. Patch repair and regular ongoing maintenance should be anticipated.



## Roofing including roof space

<b>Repair category</b>	2
<b>Notes</b>	<p>A number of loose and broken roof slates were visible along with pockets of moss growth and corroded ridge clips and skylights. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul work may be required in future.</p> <p>There is a flat roof over the rear extension. It should be appreciated that this type of covering can have a limited life span and will require a higher than normal degree of ongoing maintenance.</p> <p>There was evidence of condensation within the roof void and improved ventilation is recommended.</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> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p>



## Main walls

<b>Repair category</b>	2
<b>Notes</b>	<p>Some spalling stonework was noted along with cracked and chipped sections of render. Future repairs may be required.</p> <p>Wall climbing vegetation should be well maintained.</p>

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## Windows, external doors and joinery

<b>Repair category</b>	2
<b>Notes</b>	<p>Windows and doors were not all fully opened or tested however some items of wear and tear were visible. Some double glazed units are defective having failed and allowed condensation to form between the panes. Repairs or replacement of units and/or components may be required.</p> <p>Evidence of decay/weathering was noted to areas of external joinery which will deteriorate if left unattended.</p>



## External decorations

<b>Repair category</b>	1
<b>Notes</b>	<p>The external décor is weathered in places. Painted timbers will require future redecoration to prevent decay to the timbers.</p>



## Conservatories/porches

<b>Repair category</b>	N/A
<b>Notes</b>	



## Communal areas

<b>Repair category</b>	N/A
<b>Notes</b>	



## Garages and permanent outbuildings

<b>Repair category</b>	N/A
<b>Notes</b>	

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## Outside areas and boundaries

<b>Repair category</b>	2
<b>Notes</b>	<p>Boundary and garden walls and fences should be regularly checked and maintained as necessary, with frost damaged walling noted along with slightly misaligned sections, as well as decayed and loose sections of fencing.</p> <p>Cracked and uneven paving was also noted along with slightly high external ground levels in relation to internal floors. Some landscaping should be anticipated. Mature trees/vegetation within the grounds of the property will require ongoing maintenance.</p>



## Ceilings

<b>Repair category</b>	2
<b>Notes</b>	<p>A localised section of bulging ceiling within the kitchen will require repair.</p> <p>Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only.</p>



## Internal walls

<b>Repair category</b>	2
<b>Notes</b>	Cracked/damaged wall plaster was noted and repairs will be required.



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. Isolated loose flooring was detected underfoot.



## Internal joinery and kitchen fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>Internal joinery is generally serviceable however some wear and tear items were noted and future maintenance or upgrading may be required.</p> <p>Low level internal glazing should be checked for safety glass.</p>

# Single Survey



## Chimney breasts and fireplaces

Repair category	1
Notes	All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused.



## Internal decorations

Repair category	2
Notes	The internal decoration will require to be upgraded dependant on individual taste.



## Cellars

Repair category	N/A
Notes	



## Electricity

Repair category	2
Notes	<p>Aspects of the electrical installation are dated and the system should be checked as a precaution by a registered electrician and upgraded if necessary.</p> <p>The Institution of Engineering 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 re-wired properties will have installations which fully comply with IET regulations.</p>



## Gas

Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all appliances checked by a registered contractor.



## Water, plumbing and bathroom fittings

Repair category	1
Notes	Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.

# Single Survey



## Heating and hot water

<b>Repair category</b>	2
<b>Notes</b>	The central heating system is on dated lines. Further advice should be obtained from a gas safe registered contractor to fully ascertain the condition, life expectancy and efficiency of the system.



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	There are understood to be private drainage arrangements in the form of a septic tank. The maintenance liability, rights of access and SEPA consents should be confirmed.

# Single Survey

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

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

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

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

The property has been altered and extended to form the current layout and accommodation including the conversion of the former attic space to form living accommodation and the addition of a rear extension. It should be confirmed that all necessary permissions have been obtained.

There are understood to be private drainage arrangements in the form of a septic tank. The maintenance liability, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.

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 £470,000 (FOUR HUNDRED AND SEVENTY THOUSAND POUNDS STERLING).

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 £220,000 (TWO HUNDRED AND TWENTY THOUSAND POUNDS STERLING).

<b>Signed</b>	<i>Luke Doyle</i> Electronically signed :- 17/05/2024 15:46
<b>Report author</b>	Luke Doyle
<b>Company name</b>	J & E Shepherd Chartered Surveyors
<b>Address</b>	24 Portland Road Kilmarnock KA1 2BS

# Single Survey

<b>Date of report</b>	15/05/2024
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# Mortgage Valuation Report



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

## Property Address

Address Corner Cottage, Kingsford, Stewarton, Kilmarnock, KA3 5JS  
Seller's Name Mr JK Innes  
Date of Inspection 15/05/2024

## 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:

None.

# 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:

Oil fired boiler via radiators - not tested.

## 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 subjects are located within the semi-rural village of Kingsford, around two miles from the nearest town of Stewarton, where most main amenities can be found. Surrounding residential properties are of mixed age and style.

At the time of inspection the property was found to be in a condition generally consistent with its age and type of construction but some works of maintenance and repair are required. Elements of the property are aging and likely to require attention.

The property has been altered and extended to form the current layout and accommodation including the conversion of the former attic space to form living accommodation and the addition of a rear extension. It should be confirmed that all necessary permissions have been obtained.

Evidence of settlement/movement has affected the building. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.

Above average damp readings were obtained to various sections of wall lining within the property. A precautionary check of the entire property should be carried out by a reputable timber and damp specialist prior to purchase.

## 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.

## Valuation

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £

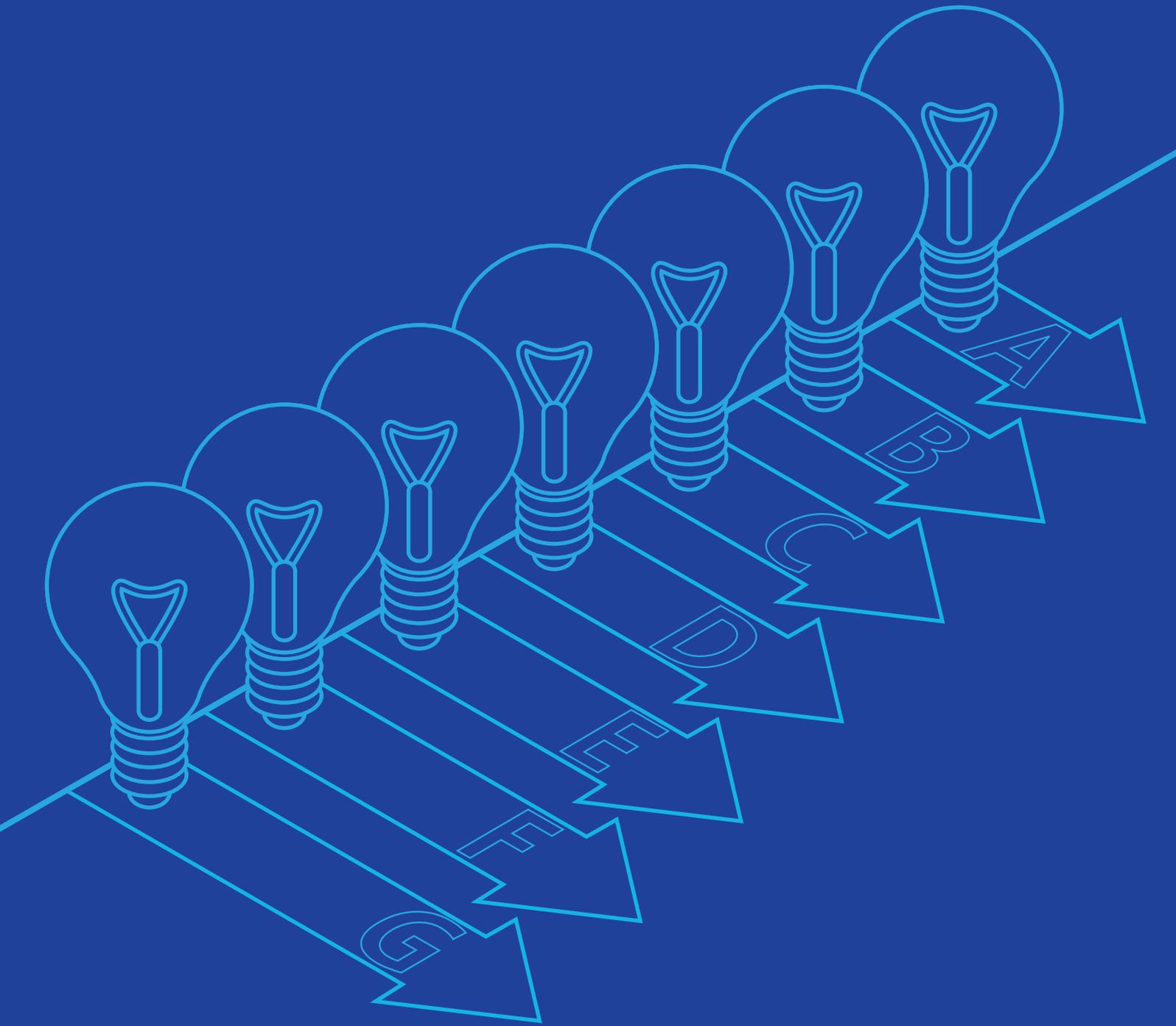
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary?  Yes  No

# Mortgage Valuation Report

## Declaration

Signed	<i>Luke Doyle</i> Electronically signed :- 17/05/2024 15:46
Surveyor's name	Luke Doyle
Professional qualifications	BSc (Hons), MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	24 Portland Road, Kilmarnock, KA1 2BS
Telephone	01563 520318
Email Address	kilmarnock@shepherd.co.uk
Date of Inspection	15/05/2024



# Energy Performance Certificate

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

**CORNER COTTAGE, KINGSFORD, STEWARTON, KILMARNOCK, KA3 5JS**

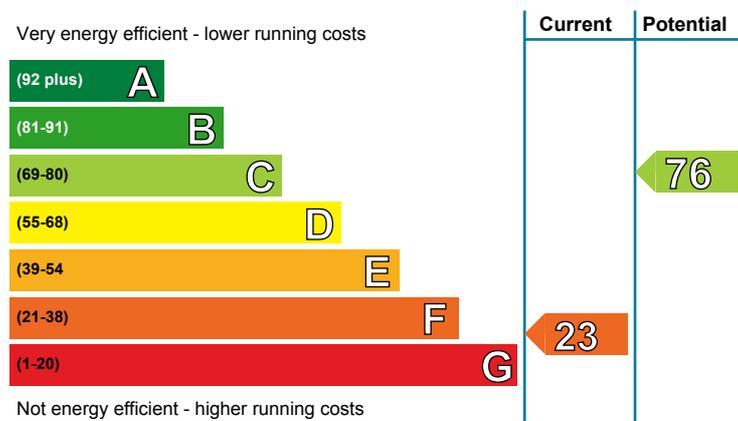
<b>Dwelling type:</b>	Semi-detached house	<b>Reference number:</b>	9456-1004-0205-0304-1204
<b>Date of assessment:</b>	15 May 2024	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	15 May 2024	<b>Approved Organisation:</b>	Elmhurst
<b>Total floor area:</b>	110 m <sup>2</sup>	<b>Main heating and fuel:</b>	Boiler and radiators, oil
<b>Primary Energy Indicator:</b>	454 kWh/m <sup>2</sup> /year		

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£10,209</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£5,976</b>	

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

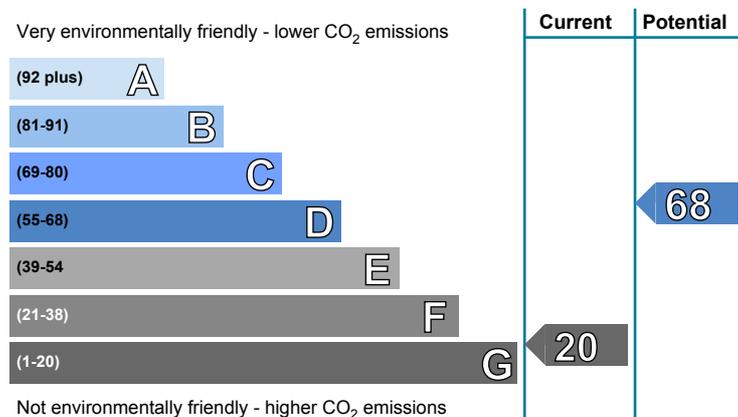


## Energy Efficiency Rating

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 (23)**. 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 G (20)**. 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 Flat roof or sloping ceiling insulation	£850 - £1,500	£399.00
2 Room-in-roof insulation	£1,500 - £2,700	£1821.00
3 Cavity wall insulation	£500 - £1,500	£237.00

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)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Flat, limited insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Roof room(s), ceiling insulated	★★☆☆☆	★★☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Mostly double glazing	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★☆☆
Main heating controls	Programmer, no room thermostat	★☆☆☆☆	★☆☆☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system, no cylinder thermostat	★★☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 70% 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 117 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 13 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 8.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£8,658 over 3 years	£3,447 over 3 years	
Hot water	£1,026 over 3 years	£381 over 3 years	
Lighting	£525 over 3 years	£405 over 3 years	
<b>Totals</b>	<b>£10,209</b>	<b>£4,233</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 Flat roof or sloping ceiling insulation	£850 - £1,500	£133	F 25	F 22
2 Room-in-roof insulation	£1,500 - £2,700	£607	F 36	F 31
3 Cavity wall insulation	£500 - £1,500	£79	F 37	F 32
4 Internal or external wall insulation	£4,000 - £14,000	£307	E 44	F 38
5 Floor insulation (suspended floor)	£800 - £1,200	£207	E 49	E 42
6 Floor insulation (solid floor)	£4,000 - £6,000	£83	E 51	E 43
7 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£16	E 52	E 44
8 Low energy lighting for all fixed outlets	£15	£34	E 52	E 44
9 Upgrade heating controls	£350 - £450	£187	D 57	E 48
10 Replace boiler with new condensing boiler	£2,200 - £3,000	£278	D 65	D 57
11 Solar water heating	£4,000 - £6,000	£64	D 68	D 60
12 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£525	C 76	D 68

### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- External insulation with cavity wall insulation

## 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 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof 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 with your local authority building standards department.

### 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 Cavity wall insulation

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

### 4 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.

### 5 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.

## 6 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation). Building regulations generally apply to this work and may also require a building warrant so it is best to check with your local authority building standards department.

## 7 Hot water cylinder insulation

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

## 8 Low energy lighting

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

## 9 Heating controls (room thermostat and thermostatic radiator valves)

A room thermostat will increase the efficiency of the heating system by enabling the boiler to switch off when no heat is required; this will reduce the amount of energy used and lower fuel bills. Thermostatic radiator valves should also be installed, to allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves and a fully pumped system with the pump and the boiler turned off by the room thermostat. Thermostatic radiator valves should be fitted to every radiator except for the radiator in the same room as the room thermostat. Remember the room thermostat is needed to enable the boiler to switch off when no heat is required, thermostatic radiator valves on their own do not turn the boiler off. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

## 10 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

## 11 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).

## 12 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).

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

**LZC energy sources present:** There are none provided for this home

## Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	25,335	N/A	(612)	(2,364)
Water heating (kWh per year)	3,622			

## 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. Luke Doyle
Assessor membership number:	EES/019306
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee 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).

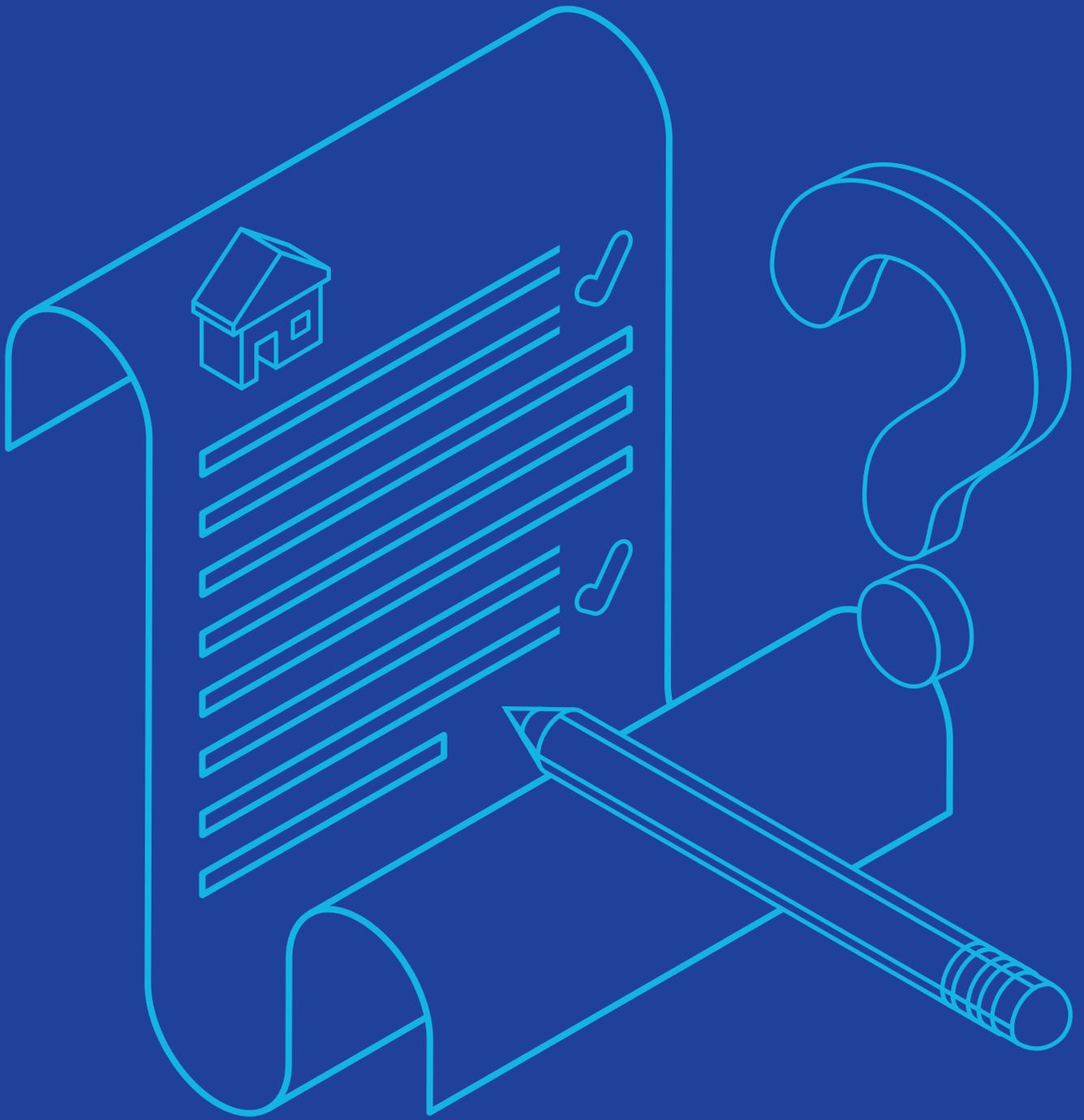
## Advice and support to improve this property

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>Corner Cottage Kingsford Stewarton Kilmarnock KA3 5JS</b>
<b>Seller(s)</b>	<b>Mr JK Innes</b>
<b>Completion date of property questionnaire</b>	<b>13/05/2024</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?	2 years
2.	<b>Council tax</b>	
	Which Council Tax band is your property in?	E
3.	<b>Parking</b>	
	<p>What are the arrangements for parking at your property? (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"/> Yes</li> <li>• Driveway <input type="checkbox"/> Yes</li> <li>• Shared parking <input type="checkbox"/> No</li> <li>• On street <input type="checkbox"/> Yes</li> <li>• Resident permit <input type="checkbox"/> No</li> <li>• Metered Parking <input type="checkbox"/> No</li> <li>• Other (please specify): <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></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

5.	<b>Listed buildings</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>No</b>
6.	<b>Alterations/additions/extensions</b>	
a.	<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.	<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>No</b>
	<b>(i) Were the replacements the same shape and type as the ones you replaced?</b>	
	<b>(ii) Did this work involve any changes to the window or door openings?</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>	
7.	<b>Central heating</b>	
a.	<p><b>Is there a central heating system in your property?</b>  <b>(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).</b></p> <p><b><u>If you have answered yes or partial</u> – what kind of central heating is there?</b>  <b>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</b></p> <p>Oil</p>	<b>Yes</b>

# property questionnaire

	<b><u>If you have answered yes, please answer the three questions below:</u></b>		
	<b>i) When was your central heating system or partial central heating system installed?</b>  Dont know		
	<b>(ii) Do you have a maintenance contract for the central heating system?</b>  <b><u>If you have answered yes, please give details of the company with which you have a maintenance contract:</u></b>  ARH Plumbing Services Ltd.		<b>Yes</b>
	<b>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</b>  Cant remember it was verbal.		
<b>8.</b>	<b>Energy Performance Certificate</b>		
	<b>Does your property have an Energy Performance Certificate which is less than 10 years old?</b>		<b>No</b>
<b>9.</b>	<b>Issues that may have affected your property</b>		
<b>a.</b>	<b>Has there been any storm, flood, fire or other structural damage to the property while you have owned it?</b>  <b><u>If you have answered yes, is the damage the subject of any outstanding insurance claim?</u></b>		<b>No</b>
<b>b.</b>	<b>Are you aware of the existence of asbestos in your property?</b>  <b><u>If you have answered yes, please give details:</u></b>		<b>No</b>
<b>10.</b>	<b>Services</b>		
<b>a.</b>	<b>Please tick which services are connected to your property and give details of the supplier:</b>		
	<b>Services</b>	<b>Connected</b>	<b>Supplier</b>
	Gas or liquid petroleum gas	No	
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	British Gas
	Mains drainage	Yes	Local Authority

# property questionnaire

	Telephone	Yes	BT
	Cable TV or satellite	No	
	Broadband	Yes	British Telecom
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?		Yes
	(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?		No
	<u>If you have answered yes</u> , please give details:		
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?		No
	<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?		No
d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?		No
	<u>If you have answered yes</u> , please give details:		
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?		No
	<u>If you have answered yes</u> , please give details:		
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)		No
	<u>If you have answered yes</u> , please give details:		

# property questionnaire

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</u>, please provide the name and address, and give details of any deposit held and approximate charges:</b></p>	<b>No</b>
b.	<p><b>Is there a common buildings insurance policy?</b></p> <p><b><u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?</b></p>	<p><b>Yes</b></p> <p><b>No</b></p>
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</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</b></p>	<b>No</b>
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</u>, please give details:</b></p>	<b>No</b>
c.	<p><b><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</b></p> <p><b><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</b></p> <p><b>Guarantees are held by:</b></p>	
14.	<b>Guarantees</b>	
a.	<b>Are there any guarantees or warranties for any of the following?</b>	
	<b>(i) Electrical work</b>	<b>No</b>

# property questionnaire

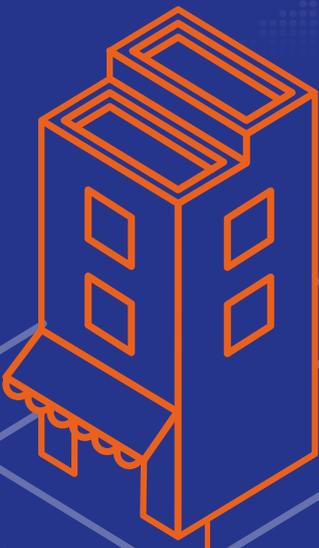
	(ii) Roofing	No
	(iii) Central heating	No
	(iv) National House Building Council (NHBC)	No
	(v) Damp course	Don't know
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	Don't know
b.	<b><u>If you have answered 'yes' or 'with title deeds', please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

**Date: 13/05/2024**



## Residential

- Home Report
- Mortgage & Re-Mortgage Valuation
- Home & Flat Buyer Report
- Energy Performance Certificate (EPC)
- Private Sale Valuation
- Inheritance Tax Valuation
- Capital Gains Tax Valuation
- Separation Valuation
- Driveby Valuation
- Desktop Valuation
- New Build, Development & Plot Valuation
- Extension & Alteration Valuation
- Portfolio Valuation
- Rental Valuation
- Expert Witness Report
- Council Tax Appeal
- Bespoke Condition Report

## Commercial

- Commercial Valuation
- Commercial Agency
- Acquisitions & Disposals
- Commercial Lease Advisory
- Rent Reviews
- Asset Management
- Project Consultancy
- Development Appraisals
- Rating
- Commercial Property Auctions
- Property Management
- Professional Services
- Licensed Trade / Leisure

## Property & Construction

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

**Aberdeen**  
▲▲ 01224 202800

**Ayr**  
▲ 01292 267987

**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**  
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▲ 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**  
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**Kilmarnock**  
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**Kirkcaldy**  
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**Livingston**  
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**Montrose**  
▲ 01674 676768

**Motherwell**  
▲ 01698 252229

**Musselburgh**  
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**Oban**  
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▲ 0141 889 8334

**Perth**  
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▲ 01738 631631

**Peterhead**  
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**St Andrews**  
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**Independent Surveyors for Fungal Decay, Woodworm  
Dampness and Basement Waterproofing**

30 John Finnie Street  
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KA1 1DD

Tel 01563 529716  
info@rowallansurveys.co.uk  
www.rowallansurveys.co.uk

## **SURVEY REPORT**

**Customer:** Mr Innes

**Property:** Corner Cottage  
Kingsford  
Stewarton  
KA3 5JS

**Surveyor:** Michael Caldow      **Survey Date:** 29/05/2024

**Ref No:** 11059      **Report Date:** 29/05/2024

Property Description: End Cottage

May we take this opportunity to thank you for choosing Rowallan Specialist Surveys to carry out this inspection. We confirm you have asked us to inspect the accessible areas for dampness.

Our objective in preparing this report for you is to ensure that you have full transparency of the problems identified, are aware of the costs involved and to provide you with the solutions to rectify these problems with the minimum of disruption.

So that you can be confident in our diagnosis, our surveyors are fully qualified to CSRT/ CSSW level.

Our inspection was restricted to the areas designated below and was of a non-disruptive nature. Should there be any other areas of concern to you that we have not commented on or if you would like a more detailed examination involving exposure works, we would be pleased to undertake this for you on receipt of further instruction (written permission will require to be obtained from the property owner). Parts of the property which cannot be accessed will not be reported upon and this will be stated in the report, however, should the surveyor suspect that a defect may exist, he may recommend that a further inspection is required.

All directions given in our report were taken from the outside of the property facing the front elevation wall.

**We have assumed that remedial works would be undertaken in conjunction with a more substantial scheme of alteration/ refurbishment and our report has been prepared accordingly.**

## **Roofs**

### **OBSERVATIONS**

Inspection of the main roof void was severely restricted due to method of construction (ie, attic rooms and dormers). Limited inspection was possible adjacent to hatch at apex and was further restricted by insulation materials, dust and debris.

Some of the timbers are water stained. Moisture penetration via roof coverings, flashings, etc can result in the moisture content of timbers being excessive, in that, it would permit the germination of spores of wood destroying fungi. We therefore recommend that you arrange for the roof coverings to be inspected and repaired as required under separate contract. If during the course of this work you require further inspection, please do not hesitate to contact us.

Where inspection was possible, no apparent surface visual evidence of fungal decay or infestation was noted.

No access was possible to inspect flat roof timbers at rear.

## **First Floor Level**

### **OBSERVATIONS**

Inspection was generally restricted by furniture and floor coverings.

Evidence of isolated moisture penetration was noted to various areas and we would refer to our previous comments regarding roof maintenance.

Where inspection was possible, no apparent surface visual evidence of fungal decay or infestation was noted.

## **Ground Floor Level**

### **OBSERVATIONS**

Inspection was generally restricted by furniture and floor coverings. No sub-floor inspection was possible.

Externally, slightly high ground level was noted around the property and this has the potential to allow lateral penetration of moisture and is restricting the provision for sub-floor ventilation. We recommend that ground levels are lowered around the property and provision for ventilation increased, particularly along the gable wall. This work is to be the responsibility of others under a separate contract.

Moisture penetration was noted to the rear elevation wall of the Bathroom. This may have resulted in fungal decay to concealed timbers. We recommend this area is exposed and a further inspection carried out.

The rear wall of the Bathroom is plastered directly to masonry and susceptible to dampness. We would recommend that, as part of general refurbishment, the plaster is removed and walls dry-lined incorporating insulation. This work is to be the responsibility of others under a separate contract.

At the time of inspection, evidence of condensation was noted.

At the time of our survey, visual and instrumental inspection did not indicate the presence of rising damp.



## **RECOMMENDATIONS**

### **Works by Specialist Contractor:**

Carefully strip out and remove floorboards along all front and rear elevation walls.

Clear any accumulated debris from wallheads and inspect concealed timbers. If sound, treat with fungicide/preservative. Otherwise arrange to provide supplementary report on condition.

Fit new pre-treated floor boarding to the disturbed floor area.

Undertake limited exposure around lintels above Bathroom windows and remove ceiling linings along rear to expose rafter ends where moisture ingress has occurred.

Test bore lintels and, if sound, inject with Boracol preservative. Otherwise, provide supplementary report on condition.

Inspect exposed rafter ends and, if sound, treat with fungicide/preservative. Otherwise arrange to provide supplementary report on condition.

No allowance has been made for reinstatement of wall or ceiling linings as this would be the responsibility of others a part of general refurbishment.

## **GENERAL NOTES**

We would draw your attention to the need for you to remove all fixtures, fittings, floor coverings, stored articles, etc from the areas designated for treatments, prior to works commencing on site.

Replacement timbers will be to standard stock items, sections and mouldings, unless otherwise specified.

Our cost assessment covers only those items specifically stated in the report to be undertaken by the Specialist Contractor. All other repairs and/or ancillary works are to be the responsibility of others, under separate contract.

No allowance has been made in our cost assessment for the removal and subsequent re-instatement of any electrical, plumbing or other services unless otherwise stated.

Our inspection is based upon a close, but not intimate, examination of the areas specified. Inevitably, there will be concealed timbers that could not be inspected fully, or at all, without opening up. We have, as far as possible, inspected accessible exposed surfaces available to us. Our recommendations are, therefore, subject to the qualification that further necessary works may be required once the fabric of the building or a particular element is exposed, this applies particularly to dry rot. Should you require a full exploratory examination, we would be pleased to quote. If you proceed on the present basis, we shall advise you of any further infestation or fungal decay discovered during the execution of the works and advise/assess accordingly.

You should be aware that we have reported upon problems evident to us at the time of our visit, we are not commenting in any general sense on the risk of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn your attention to other defects, these should be regarded as helpful suggestions and not a full complete assessment of any problems that may exist. External weathered timbers (eg, windows, fascias, etc) and outbuildings are not covered by the scope of our survey.



## About Rowallan Specialist Surveys

We are a local, independent company providing professional advice and remedial solutions in relation to timber and damp problems in buildings.

Our reliability, professionalism and integrity have been proven by our many repeat customers and referrers. A small selection of our testimonials can be viewed on our website [www.rowallansurveys.co.uk](http://www.rowallansurveys.co.uk).

We would like to thank you once again for choosing us to carry out this survey for you. Our customer's opinions and satisfaction are very important to us and we believe in offering an exceptional service. We will, for that reason, follow up with a brief online survey from a specialist customer research company and would be delighted if you could provide us with your feedback. In the meantime, if you would like to comment on any aspect of our service, please feel free to call our office or drop us an email at [info@rowallansurveys.co.uk](mailto:info@rowallansurveys.co.uk).

## Cost Assessment

We advise that a competitive cost to undertake **Works by Specialist Contractor** as specified in this survey report would be:

	£	2450
VAT @ 20%	£	290
<b>Total</b>	<b>£</b>	<b>2940</b>

Whilst we do not undertake remedial works directly, we can arrange for the works specified to be undertaken by one of our **Approved Specialist Contractors**. Although any contract will be between the customer and the Approved Specialist Contractor, you can be confident that work will be undertaken in accordance with our specification by skilled and experienced technicians complying with stringent industry standards in terms of workmanship and health and safety. Works will be carried out with the minimum of disruption and within the cost assessed by ourselves (subject to a reasonable period for acceptance and fluctuations in material costs).

Please contact ourselves should you wish work to be undertaken by an Approved Specialist Contractor and we will provide them all the necessary information for them to contact you directly and arrange mutually convenient work dates.

If works are undertaken by one of our **Approved Specialist Contractors**, upon final payment of the contract, a 20 year Guarantee will be issued offering you peace of mind by protecting your property for the future.

The surveyor who has been dealing with this property is Michael Caldow and can be contacted on telephone number 01563 529716 or mobile 07976 251978 or by e:mail at [mc@rowallansurveys.co.uk](mailto:mc@rowallansurveys.co.uk).

M Caldow

**Michael Caldow BSc CSRT CSSW**  
For Rowallan Specialist Surveys

