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DONALDSON
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CHARTERED SURVEYORS

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HOME
report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT



HOME REPORT INDEX



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CHARTERED SURVEYORS

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Single Survey

Property Address	16 South Guildry Street Elgin IV30 1QN
Customer	Mr J Talbot & Mrs F Talbot; Ms H Talbot
Date of Inspection	21/01/2026
Prepared by	India Georgeson Harvey Donaldson & Gibson Chartered Surveyors



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TERMS AND CONDITIONS

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 will have sufficient current local knowledge of the particular market to competently survey, value and report upon Residential Property.¹

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



Harvey Donaldson & Gibson is part of the Connells Group. In Scotland, the Connells Group also own Slater Hogg & Howison, Countrywide North and Allen & Harris. Harvey Donaldson & Gibson trades as an entirely separate company and has no financial interest whatsoever in the disposal of the property being inspected. A full list of the Connells group brands is available on <https://www.connellsgroup.co.uk/our-group/our-brands/>. Harvey Donaldson & Gibson is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all their applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Jonathan Shaw, MRICS, contact 01332 813096.

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.

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

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

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

1.3

LIABILITY

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

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

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

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

1.4

GENERIC MORTGAGE VALUATION REPORT

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

1.5

TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.²

1.6

INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7

PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8

CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an Invoice equivalent to 80% of the agreed fee.

1.9

PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.10

DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- "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.

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is

made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5

ACCESSIBILITY

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

2.6

ENERGY REPORT

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

2.7

VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a two and a half storey detached house.
Accommodation	Ground floor: Entrance vestibule, hall, living room, play room, dining room, bedroom with ensuite shower room, kitchen, utility room, sun room and separate wc. First floor: Landing, 5 bedrooms, jack and jill shower room, en-suite bathroom, 2 en-suite shower rooms, boiler room and rear landing. Attic floor: Landing, kitchenette / living area, 2 bedrooms, inner hall and shower room.
Gross internal floor area (sqm)	386
Neighbourhood and location	The property is situated in a residential area in the town of Elgin, adjacent to the Moray College. Surrounding properties are of similar age and character. Usual amenities and transport links are available nearby.
Age	1900
Weather	It was dry at the time of inspection.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimney heads are stone construction, dressed in lead flashings, where visible from ground level.

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof is pitched, timber framed and covered with slates.</p> <p>Access into the roof space is via ceiling hatches located in the attic inner hall and the downstairs w.c.</p> <p>The sun room extension has a mono-pitch/flat timber frame roof clad with fibreglass.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.</p> <p>The gutters and downpipes are of uPVC and cast-iron construction.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of pointed solid stone construction.</p> <p>The sun room walls appear to be of timber frame construction, timber clad externally. The rear and side walls appear to comprise the site stone boundary walling.</p>

Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>The windows are mostly of a sash and case UPVC design incorporating double glazed units. We understand these were recently installed. There are velux windows present to the attic floor and landing level. The sun lounge windows and doors are of timber frame design incorporating double glazed units.</p> <p>The main doors are of uPVC design incorporating double and triple glazed units.</p> <p>Eaves details are carried in timber.</p>
External decorations	<p>Visually inspected.</p> <p>External decorations are painted / finished in a decorative stain, where applicable.</p>
Conservatories / porches	<p>None</p>
Communal areas	<p>None</p>
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>In the front garden area there is a two storey outbuilding of stone construction under a pitched and slate roof, part of which has been converted to provide a double car garage, incorporating two vehicle up and over doors. At first floor level there is a studio area which has uPVC double glazed windows. The garage section of the structure has been extended to the front in concrete block, under a profiled metal sheet roof. Lighting and power are present.</p> <p>Attached to the main outbuilding is a potting shed and a bike store of stone / block / timber construction under a lean-to timber roof, mostly clad with profiled metal sheeting. There is a water supply available.</p> <p>In the rear courtyard there is a stone store under a flat masonry roof.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property benefits from private garden grounds to the front and side, suitably bounded by stone walls.</p> <p>The property benefits from a large driveway/parking area, laid grass, paving and planted shrubs. There is a courtyard area accessed via the rear hall.</p>

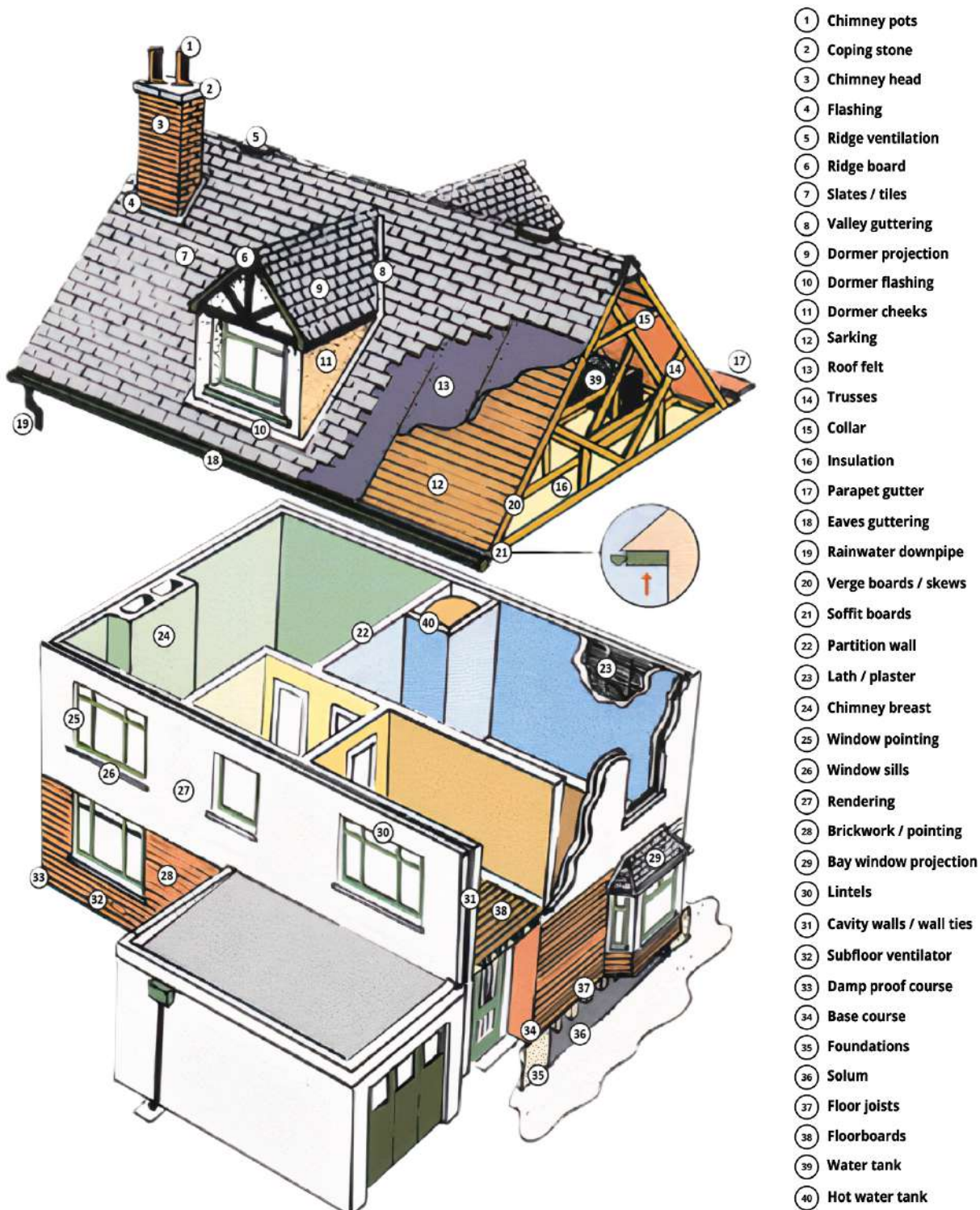
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings within the property are of plasterboard and lath/plaster.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The internal walls are of timber framed design finished in lath and plaster and stud design being lined with plasterboard.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>The floors are of solid and suspended timber construction.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal joinery comprises timber skirtings, door facings and door surrounds. The doors are part glazed, flush timber and moulded timber design.</p> <p>The staircases are of timber design.</p> <p>Kitchen fittings comprise a range of wall and base units and work surfaces, incorporating an aga.</p> <p>There is a kitchenette located on the attic floor.</p>

Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>Within the living room, there is a wood-burning stove. There are three further open fireplaces within the property.</p> <p>The internal condition and serviceability of any flue cannot be determined from a visual inspection. Old unlined flues will inevitably deteriorate with age as the acidic products of combustion erode the bricks and mortar joints. As a result they may not be completely smoke and fire tight. For this reason they should be cleaned and smoke tested before use.</p>
Internal decorations	<p>Visually inspected.</p> <p>The internal decorations are painted, papered, tiled and wet walled.</p>
Cellars	<p>Visually inspected where there was a safe and purpose-built access.</p> <p>There is a cellar accessed by a stone staircase from the rear hall. The walls are unlined stone, and the ceiling is suspended concrete.</p>
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>A mains supply of electricity is connected with power points situated throughout the property. The consumer unit is located in the understair cupboard and the meter is located in the downstairs bedroom cupboard. Wiring, where visible, is sheathed in PVC.</p> <p>The property has solar photovoltaic panels installed. The battery is located in the courtyard.</p>
Gas	<p>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.</p> <p>A mains supply of gas is connected. The gas meter is located within an external meter box in the courtyard.</p>

Water, plumbing and bathroom fittings	<p>Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation.</p> <p>Water is supplied from the mains. The visible pipework is a mixture of copper and plastic.</p> <p>The shower rooms contain three piece suites consisting of a shower enclosure, wash-hand basin and toilet.</p> <p>The bathroom contains a three piece suite consisting of a bath with shower over, wash-hand basin and toilet.</p> <p>The cloakroom contains a two piece suite consisting of toilet and wash-hand basin.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is centrally heated by means of a gas fired boiler located in the second floor boiler room. Heating to rooms is provided by water filled radiators. Hot water is supplied from the central heating boiler and can be supplemented by an immersion. The unvented hot water cylinder is also located in the boiler room.</p> <p>Underfloor heating is present to the shower / bathrooms.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Mains drainage is understood to be connected.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property has smoke, carbon monoxide and heat detection devices installed.</p> <p>Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Purchasers should satisfy themselves with regards to compliance.</p>

Any additional limits to inspection	<p>The property was inspected within the limits imposed by occupation which included, throughout, closely nailed and fixed fitted carpeting, floor coverings, stored items and furnishings etc. The owner's personal belongings were not removed from cupboards.</p> <p>It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.</p> <p>No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report.</p> <p>The external building fabric has been inspected from ground level only from the subjects grounds and where possible from adjoining public property. Exposure work has not been carried out.</p> <p>It was dry on the date of inspection. Leakage and water penetration may only be visible to building components such as roof spaces, rainwater goods, around chimney breasts, window openings, etc. These are sometimes only visible during or immediately after, adverse weather conditions. Similarly, sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.</p> <p>The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported and you have concerns you should engage a qualified asbestos surveyor.</p> <p>Our inspection of the roof void was restricted due to the attic accommodation being converted into living accommodation. Access into ceiling hatches were of a head and shoulders inspection only due to insulation material laid. The eaves access hatches were screwed shut at the time of inspection.</p> <p>Our inspection of the subfloor inspection was restricted to the area within the cellar only.</p> <p>No close inspection was possible to enclosed areas beneath and around washing appliances and sanitary fittings.</p>
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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.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

Category 1 1	Category 2 2	Category 3 3
No immediate action or repair is needed.	Repairs or replacement requiring future attention, but estimates are still advised.	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.

Structural movement	
Repair category:	1
Notes	There is evidence of previous movement in the form of cracking to masonry, distortion around window/door openings and uneven/sloping floors. The movement is considered to be longstanding in nature with no indication of recent structural deterioration. On the basis of a limited single inspection, no further significant movement is anticipated, although on the basis of a single inspection, no assurances can be given as to the future.

Dampness, rot and infestation	
Repair category:	2
Notes	<p>An electronic moisture meter was used to measure levels of dampness, at random locations, to lower wall surfaces and floors, where accessible and without moving furniture or lifting floor coverings, if present.</p> <p>Localised higher than normal meter readings were recorded to the lower walls within the downstairs bedroom and to some wall surfaces within the cellar.</p> <p>Woodworm flight holes were noted to the roofing timbers and visible flooring timbers. We understand this has been treated in the past. In the absence of valid guarantees for previous timber specialist treatment works, it is recommended that a reputable timber & damp specialist firm be employed to carry out a detailed inspection of the entire subjects (including exposure works). Thereafter implement all necessary remedial works under the cover of a long term guarantee.</p>

Chimney stacks

Repair category:	2
Notes	<p>Areas of open jointing and erosion was evident to the chimney heads. The vendor has advised recent works have been carried out to the chimney stacks.</p> <p>The chimney pots appear sound allowing for normal weathering but the condition of the mortar bedding holding the pots in place cannot be determined from a ground level inspection.</p> <p>It should be noted that unused chimney heads are a common source of water ingress with the resultant risk of deterioration to the masonry and surrounding timbers within the roof void.</p>

Roofing including roof space

Repair category:	2
Notes	<p>The property is covered with its original slated roof and a number of slates were noted to be loose and/or broken, deterioration was evident to the skews and patch repair work was evident to the ridge tile pointing. A reputable roofing contractor can advise on life expectancy etc however on-going and increasing maintenance expenditure should be anticipated for a roof of this type and age. The vendor has advised the roof has been regularly maintained and a roof survey was carried out prior to the installation of the solar panels.</p> <p>The sun room extension roof show signs of weathering and staining in places.</p> <p>Woodworm was noted to the roofing timbers. Whilst we have been advised it has been treated, it would be prudent to monitor periodically.</p> <p>Previous roof leaks have left some of the internal roofing timbers stained/bleached however there was no evidence of damp ingress at the time of the inspection.</p> <p>A wasps nest was noted within the attic roof space, however this appeared inactive.</p>

Rainwater fittings

Repair category:	1
Notes	<p>Areas of the cast iron components show signs of corrosion. The vendor has advised works of maintenance have recently been carried out to the rainwater fittings.</p> <p>Allowing leaves, moss, and other debris to accumulate and create blockages is one of the most frequent causes of gutter-related dampness problems. The weight of the accumulated material can cause gutters to leak at joints or even to collapse completely. However, all of this may be prevented by cleaning gutters frequently, preferably twice a year.</p>

Main walls

Repair category:	2
Notes	<p>The stonework is affected by some cracking (including to sills and lintels), erosion, staining and open pointing due to a combination of weathering, settlement and leaking rainwater goods. Maintenance attention is required.</p> <p>Underfloor ventilators are limited. Inadequate sub floor ventilation can lead to an increase in moisture within the underbuilding area, which can condense above and below the damp proof course and also on timbers. The lack of adequate ventilation can, therefore, result in symptoms of rising dampness and lead to decay.</p> <p>No obvious significant defects noted to the sun room external walls.</p>

Windows, external doors and joinery

Repair category:	1
Notes	<p>Condensation and black spot mould was noted around the attic floor velux window frames, attributable to inadequate heating and ventilation. The velux windows also show signs of misting/condensation between the panes and the life expectancy of same should be fully appreciated.</p> <p>The sun room windows are not modern and the life expectancy of same should be fully appreciated.</p>

External decorations

Repair category:	1
Notes	<p>External decorations appear adequately maintained and free from material defects.</p> <p>Paint finishes and decorated external surfaces will require redecoration on a regular basis.</p>

Conservatories / porches

Repair category:	
Notes	Not applicable

Communal areas

Repair category:	
Notes	Not applicable

Garages and permanent outbuildings

Repair category:	2
Notes	<p>The garage and studio outbuilding is in reasonable condition having regard to its age and intended purpose, however staining/dampness was evident within a garage and to the studio rear wall, corrosion and DIY work was evident to a garage door and woodworm flight holes were evident to the roofing timbers. Externally, some works of maintenance should be anticipated to the guttering and the roof/ridge. We understand the gas supply is not currently connected.</p> <p>The potting shed rear wall is damp.</p> <p>The bike store is in a reasonable condition having regard to its age and intended purpose.</p> <p>The courtyard store could only be inspected externally, as the timber door was swollen, preventing access. Therefore we are unable to comment on its internal condition.</p>

Outside areas and boundaries

Repair category:	1
Notes	<p>No reportable defects were noted to the outside areas, however the stone walls show signs of weathering, erosion and open pointing. Ongoing maintenance should be anticipated.</p>

Ceilings

Repair category:	2
Notes	<p>There are areas of hairline cracking and minor blemishes to the ceiling surfaces. These can be attended to during the course of normal redecoration.</p> <p>As age increases, it is not unusual for the plaster to lose its key with the timber lathing, and such defects are only revealed when decorative surfaces are stripped to allow redecoration to take place.</p>

Internal walls

Repair category:	2
Notes	<p>Some lath and plaster finishes are cracked and loose which will require attention in due course.</p> <p>Plasterboard finishings are untidy in places, however the vendor has advised the untidy finishes around the windows will be rectified prior to sale.</p>

Floors including sub floors

Repair category:	1
Notes	<p>Areas of loose and uneven flooring were noted, consistent with age. Within the limitations imposed on the inspection, no indications were noted to suggest any serious disrepair. It will however be appreciated that concealed floor timbers cannot be guaranteed to be free from defect.</p> <p>Flooring was noted to be off level, in line with previous comments regarding structural movement. Please see our previous comments under 'Structural Movement'.</p> <p>Woodworm was noted to the visible flooring timbers. Whilst we have been advised it has been treated, it would be prudent to monitor periodically.</p>

Internal joinery and kitchen fittings

Repair category:	2
Notes	<p>The rear staircase is steep and there is no banister/handrail present which could be considered a health and safety hazard.</p> <p>Internal joinery is of mixed design and vintage, and although worn in some areas, appears generally serviceable. Timberwork, door ironmongery, etc have all suffered wear and deterioration, consistent with age.</p>

Chimney breast and fire places

Repair category:	1
Notes	<p>No obvious significant defects were noted to the chimney breasts or fireplaces/stove. The open fireplaces do not appear to have been used for some time. Should the flues be brought back into use, some repairs/upgrading may be required.</p> <p>Flue linings (and stove appliances) require at least annual inspections by a reputable person specialising in flues and chimneys. Specialist inspection of the stove and flue is recommended prior to use.</p> <p>No provision for permanent ventilation is apparent to blocked/disused chimney flues. The lack of same can lead to condensation and dampness internally. It is generally regarded as good building practice to keep disused flues permanently vented to prevent condensation damage.</p>

Internal decorations

Repair category:	1
Notes	<p>No obvious significant defects were noted to the internal decorations, allowing for some wear and tear, localised areas requiring redecoration and deterioration to the hard flooring in the kitchen and sun room.</p>

Cellars

Repair category:	2
Notes	Some dampness was noted to the stone walling and damp-proofing should be considered. Woodworm infestation was also visible to exposed timbers.

Electricity

Repair category:	1
Notes	No obvious visual defects were noted; however, it should be appreciated that only the most recently constructed or newly rewired properties have installations that fully comply with current regulations. Consequently, whenever a property changes hands, it is advisable to have the electrics tested by an approved contractor. Thereafter, a routine maintenance and safety check is recommended every five years.

Gas

Repair category:	1
Notes	<p>No obvious significant defects noted to the gas installation.</p> <p>All gas appliances should be tested and thereafter maintained by a Gas Safe registered contractor on an annual basis. This should be regarded as a routine maintenance and safety check.</p>

Water, plumbing and bathroom fittings

Repair category:	1
Notes	<p>No obvious significant defects noted to the accessible plumbing or sanitary fittings, allowing for some seals being untidy / showing signs of deterioration.</p> <p>It is essential that all wall linings, tile grout, seals, etc are maintained in good condition. Failure to do so can lead to concealed defects behind wall finishes, and below the bath/shower tray.</p> <p>The cloakroom has an electric instantaneous water heater.</p> <p>In a property of this age it is possible for lead pipework to be present in concealed areas however; none was noted within the limitations of the inspection.</p>

Heating and hot water

Repair category:	1
Notes	<p>No obvious significant defect was noted to the heating system or hot water system, although these have not been tested.</p> <p>Opinion suggests that boilers have a life expectancy between 10 and 20 years depending on the quality of the boiler and whether or not regular maintenance has been carried out. We understand the boiler has been regularly serviced. The boiler's service history should be checked by referring to the service records. If there is no record of a recent service, the boiler should be checked by an appropriately qualified person.</p>

Drainage

Repair category:	1
Notes	<p>No obvious significant defects were noted to the drainage system, within the limitations of the inspection.</p>

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 comments above 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	1
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	2
Internal walls	2
Floors including sub floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	2
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Category 1

1

No immediate action or repair is needed.

Category 2

2

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

Category 3

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.

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

Unrestricted parking within 25 metres

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

The tenure is understood to be Outright Ownership.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchases contracts, further specialists 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.

The property has been extended by means of a single storey extension constructed to the side. The valuation assumes necessary certification in respect of the planning permissions, building warrants and completion certificates were issued for these works.

The property has the benefit of photovoltaic solar panels. Your legal advisers should ascertain the date of installation, ownership, level of feed in tariff and guarantee details along with confirmation that local authority approvals have been obtained, if required. The installation will require periodic maintenance and repair which should be undertaken by a suitably qualified contractor.

Estimated re-instatement cost (£) for insurance purposes

The estimated reinstatement cost for insurance purposes is £2,100,000 (Two Million One Hundred 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

In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 21 January 2026 is £575,000 (Five Hundred and Seventy-Five Thousand pounds sterling).

Report author:	India Georgeson
Company:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Caledonian House Business Centre 164 High Street Elgin IV30 1BD
Electronically Signed By:	India Georgeson
Date of report:	27/01/2026



Mortgage Valuation

Case Details

Seller name(s):	Mr J Talbot and Mrs F Talbot; Ms H Talbot.		
Address line 1:	16 South Guildry Street		
Address line 2:			
Address line 3:			
Town / City:	Elgin	County:	
Postcode:	IV30 1QN		
Date of inspection (dd/mm/yyyy):	21/01/2026		

Property Details

Property type:	House
Property style:	Detached
Was the property built for the public sector?	No

Specific details for: flats & maisonettes

Floor of property:		Number of floors in block:		Number of units in block:		Lift available in block?	
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Tenure

Tenure:	Absolute Ownership
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If Leasehold:

Unexpired term (years):		Ground rent (pa):	£
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Acommodation

No. of living room(s):	4	No. of bedroom(s):	8	No. of kitchen(s):	1
No. of bathroom(s):	6	No. of WC(s):	1	No. of other room(s):	2
Description of other room(s):	1 utility room and 1 boiler room				
Floor area (m²):	463	Floor area type:	External		

Garages & Outbuildings

Garages / Parking space(s):	1 double garage.
Permanent outbuildings:	Studio, bike shed, potting shed and store.

Construction

Wall construction:	Solid Stone
Roof construction:	Pitched slate
Approximate year of construction:	1900
Any evidence of alterations or extensions?	Yes
Alterations or extension details:	The property has been altered / extended with a single storey extension. Our valuation assumes these works have been carried out with all necessary consents. Legal advisors to confirm.

Risks

Is there any evidence of movement to the property?	Yes
If yes, does this appear longstanding?	Yes
Are there any further risk factors?	No
If yes, please provide details:	There is evidence of previous movement in the form of cracking to masonry, distortion around window/door openings and uneven/sloping floors. The movement is considered to be longstanding in nature with no indication of recent structural deterioration. On the basis of a limited single inspection, no further significant movement is anticipated, although on the basis of a single inspection, no assurances can be given as to the future.

Services

Electricity:	Mains	Gas:	Mains	Water:	Mains
Central heating:	Full	Drainage:	Mains		
Provide comments:	Heating fuel: Gas Heating type: Radiators				

Legal Matters

Are there any apparent legal issues to be verified by the conveyancer?	No
If yes, please provide details:	

Location

Location details:	The property is situated in a residential area in the town of Elgin, adjacent to the Moray College. Surrounding properties are of similar age and character. Usual amenities and transport links are available nearby.
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Roads

Road description:	The road has been adopted.
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General Remarks

The general condition of the building is considered adequate for mortgage purposes.



Essential Repairs

None



Mortgageability Remarks

The property is suitable for mortgage purposes subject to individual lender criteria.



Valuation

Market value in present condition:

£ 575000

Market value after essential repairs:

£

Insurance reinstatement value:

£ 2100000

Retention required?

No

Retention amount:

£



Declaration

Surveyor name:

India Georgeson

Surveyor qualifications:

ASSOCRICS

Report date (dd/mm/yyyy):

21/01/2026

Company name:

Harvey Donaldson & Gibson Chartered Surveyors

Address:

Caledonian House Business Centre 164 High Street Elgin IV30 1BD

Telephone number:

01412040808

Email address:

<https://homereportscotland.scot/>

Surveyor signature:

Energy Performance Certificate (EPC)

Scotland

Dwellings

16 SOUTH GUILDRY STREET, ELGIN, IV30 1QN

Dwelling type: Detached house
Date of assessment: 21 January 2026
Date of certificate: 26 January 2026
Total floor area: 386 m²
Primary Energy Indicator: 227 kWh/m²/year

Reference number: 0160-2009-2090-2426-7681
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

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

Estimated energy costs for your home for 3 years*

£16,671

See your recommendations report for more information

Over 3 years you could save*

£5,826

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

Very energy efficient - lower running costs



Current	Potential
65	78

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 D (65)**. 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.

Very environmentally friendly - lower CO₂ emissions



Current	Potential
56	72

Environmental Impact (CO₂) Rating

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

Your current rating is **band D (56)**.

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 Room-in-roof insulation	£900 - £1,200	£2277.00
2 Internal wall insulation	£7,500 - £11,000	£2649.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£903.00

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆	★ ★ ☆ ☆ ☆
	Timber frame, as built, insulated (assumed)	★ ★ ★ ★ ☆	★ ★ ★ ★ ☆
Roof	Pitched, insulated (assumed)	★ ★ ★ ☆ ☆	★ ★ ★ ☆ ☆
	Pitched, insulated	★ ★ ★ ☆ ☆	★ ★ ★ ☆ ☆
	Roof room(s), ceiling insulated	★ ☆ ☆ ☆ ☆	★ ☆ ☆ ☆ ☆
Floor	Suspended, no insulation (assumed)	—	—
	Suspended, insulated (assumed)	—	—
Windows	Fully double glazed	★ ★ ★ ☆ ☆	★ ★ ★ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆	★ ★ ★ ★ ☆
Main heating controls	Programmer, room thermostat and TRVs	★ ★ ★ ★ ☆	★ ★ ★ ★ ☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★ ★ ★ ★ ☆	★ ★ ★ ★ ☆
Lighting	Excellent lighting efficiency	★ ★ ★ ★ ★	★ ★ ★ ★ ★

The energy efficiency rating of your home

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

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


The impact of your home on the environment

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

The calculated emissions for your home are 38 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 15 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 5.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.







Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£15,495 over 3 years	£9,666 over 3 years	
Hot water	£786 over 3 years	£789 over 3 years	
Lighting	£390 over 3 years	£390 over 3 years	
Totals	£16,671	£10,845	

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 Room-in-roof insulation	£900 - £1,200	£759		
2 Internal wall insulation	£7,500 - £11,000	£883		
3 Floor insulation (suspended floor)	£5,000 - £10,000	£301		

Choosing the right improvement package

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

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

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

1 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). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

2 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside 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. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 Floor insulation (suspended floor)

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

Low and zero carbon energy sources

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

LZC energy sources present:

- Biomass secondary heating
- Solar photovoltaics

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)	63,993.52	N/A	N/A	N/A
Water heating (kWh per year)	3,395.1			

Addendum

The assessment does not include any feed-in tariffs that may be applicable to this property.

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

About this document

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

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

Assessor's name:	Mrs. India Georgeson
Assessor membership number:	EES/019913
Company name/trading name:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Caledonian House Business Centre High Street Elgin IV30 1BD
Phone number:	01343547844
Email address:	help@hdg.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greenerscotland.org](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





PROPERTY QUESTIONNAIRE

Property address	Cromal 16 South Guildry Street, Elgin, IV30 1QN
Seller(s)	Talbot
Completion date of property questionnaire	15 January 2026

HOME
report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT





PROPERTY QUESTIONNAIRE

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? 3 years 4 months	
2.	Council tax	
	Which Council Tax band is your property in? (Please tick) A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input checked="" type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/>	
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply) <ul style="list-style-type: none"> • Garage <input checked="" type="checkbox"/> • Allocated parking space <input type="checkbox"/> • Driveway <input checked="" type="checkbox"/> • Shared parking <input type="checkbox"/> • On street <input type="checkbox"/> • Resident permit <input type="checkbox"/> • Metered parking <input type="checkbox"/> • Other (please specify): Lock block paved car parking area in curtilage 	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>



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	<u>If you have answered yes</u>, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	(ii) Did this work involve any changes to the window or door openings?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom). <u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <u>If you have answered yes</u>, please answer the three questions below:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/> Gas fired central heating and gas fired Aga
	i) When was your central heating system or partial central heating system installed?	Approx 2021



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	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>



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10.	Services																										
a. Please tick which services are connected to your property and give details of the supplier:																											
<table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td>yes</td> <td>Octopus</td> </tr> <tr> <td>Water mains or private water supply</td> <td>yes</td> <td>Scottish water</td> </tr> <tr> <td>Electricity</td> <td>yes</td> <td>Octopus</td> </tr> <tr> <td>Mains drainage</td> <td>yes</td> <td>Scottish water</td> </tr> <tr> <td>Telephone</td> <td>no</td> <td>Not applicable 1</td> </tr> <tr> <td>Cable TV or satellite</td> <td>yes</td> <td>Sky</td> </tr> <tr> <td>Broadband</td> <td>yes</td> <td>Sky</td> </tr> </tbody> </table>				Services	Connected	Supplier	Gas or liquid petroleum gas	yes	Octopus	Water mains or private water supply	yes	Scottish water	Electricity	yes	Octopus	Mains drainage	yes	Scottish water	Telephone	no	Not applicable 1	Cable TV or satellite	yes	Sky	Broadband	yes	Sky
Services	Connected	Supplier																									
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Broadband	yes	Sky																									
b.	Is there a septic tank system at your property? If you have answered yes, please answer the two questions below:		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																								
	(i) Do you have appropriate consents for the discharge from your septic tank?		Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>																								
	(ii) Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u> , please give details of the company with which you have a maintenance contract:		Yes <input type="checkbox"/> No <input type="checkbox"/>																								
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? <u>If you have answered yes</u> , please give details:		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>																								
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes</u> , please give details:		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>																								
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																								



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d.	<p>Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
f.	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
12.	Charges associated with your property	
a.	<p>Is there a factor or property manager for your property?</p> <p>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist works	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>



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c.	<p>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p> <p>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself 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.</p> <p>Guarantees are held by:</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>

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



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b.	that affects your property in some other way?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p><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></p>		

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

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

Signature(s) : Talbot

Date: 15 January 2026





HARVEY
DONALDSON
&GIBSON

CHARTERED SURVEYORS

Parent to HomeReportScotland.scot

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