



# Home Report

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## **SHEPHERD**

**CHARTERED SURVEYORS**

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# Scottish Single Survey



# Single Survey

survey report on:

Property address	Roughside Farm New Cumnock Cumnock KA18 4NT
Customer	Eli Banberger
Customer address	Roughside Farm New Cumnock Cumnock KA18 4NT
Prepared by	Shepherd Chartered Surveyors
Date of inspection	27/05/2025



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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.

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The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

### 1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

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.

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<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 a detached farm house with attached and detached agricultural outbuildings, a detached timber chalet and around 26 acres of land.
<b>Accommodation</b>	Ground Floor: Entrance Vestibule, Hallway, Bedroom, Living Room with Study off, Kitchen, Utility Room and Porch.  First Floor: Landing and Three Bedrooms.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area extends to 177 sq m or thereby.
<b>Neighbourhood and location</b>	The subjects occupy a rural position on the outskirts of the town of New Cumnock. Surrounding residential properties are of mixed age and style and there are mainly agricultural grazing land uses surrounding the property.
<b>Age</b>	Estimated constructed around 1820.
<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 serving the main property along with an additional chimney at a rear projection, which are of stone and brick construction, pointed externally. There are clay terminals and cement flashings.

<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 and hipped design overlaid in slate with metal ridge details. Projections to the front and rear are pitched and overlaid in similar materials.</p> <p>The roof over the left hand side study projection has a shallow, mono-pitched roof structure overlaid in metal sheeting.</p> <p>Our inspection of roof void areas was via ceiling hatches formed at first floor level, along with a fixed staircase from the kitchen. Our inspection revealed the roof structures to be of timber framed construction overlaid in timber sarking. The roof space above the kitchen has been partly floored and lined.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>There are predominantly cast iron gutters and downpipes with some PVC elements.</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 walls of the main property are of solid stone construction, with pointed and rendered external finishes. Front, side and rear projections appear to be of similar construction however some brick construction was noted.</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 of PVC framed, sealed unit double glazing with similar external door to the front.</p> <p>External joinery comprises timber fascias.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>Painted masonry, cast iron and joinery.</p>
<b>Conservatories / porches</b>	<p><b>Visually inspected.</b></p> <p>There is small porch to the rear of the property which has single skin masonry walls, rendered externally. There is timber single glazed door, a PVC double glazed window and a solid concrete floor. The roof structure is flat in profile and overlaid in rubber membrane of similar.</p>
<b>Communal areas</b>	<p>Not applicable.</p>
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>There is a range of traditional steading buildings both attached and detached, predominantly of stone construction with pitched, timber framed roof structures overlaid in slate. There are also more modern agricultural outbuildings including a substantial brick building with pitched roof structure overlaid in cement sheeting, and timber/metal framed sheds with metal cladding.</p> <p>There is also a detached, timber framed chalet to the front of the property which is predominantly timber clad externally with some areas of PVC. The roof is pitched and overlaid in metal sheeting. There are PVC and timber, double glazed windows and similar external doors. The accommodation comprises: entrance vestibule, kitchen, living room/dining area, sun room, two bedrooms, utility room and wet room with WC. The gross internal floor area extends to 57 sq m or thereby.</p>

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<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>Immediate garden grounds surrounding the property are overlaid in a mixture of materials including lawn, gravel and hardstanding, bound by fencing, vegetation and masonry walling.</p> <p>We understand that land pertaining to the property extends to around 26.34 acres predominantly made up in grazing land.</p> <p>Access to the property is via a predominately unmade, shared road.</p>
<b>Ceilings</b>	<p><b>Visually inspected from floor level.</b></p> <p>Lath and plaster and plasterboard lined, with areas of PVC and timber panelling.</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 plastered on the hard, lath and plaster and plasterboard, with areas of PVC and timber panelling and some exposed stonework.</p>
<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 construction. 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 and glass panel doors, timber skirtings, timber door and window surrounds and a timber tread and riser staircase.</p> <p>Kitchen fittings comprise floor and wall mounted units.</p>

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Chimney breasts and fireplaces	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There are open fireplaces within the living room, ground floor bedroom and all of the first floor bedrooms which have synthetic stone, tiled and timber surrounds and appear to be vented to the chimneys.</p> <p>Otherwise, fireplaces have been removed/covered over.</p>
Internal decorations	<p><b>Visually inspected.</b></p> <p>There are paper and paint finishes.</p>
Cellars	<p>Not applicable.</p>
Electricity	<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 kitchen cupboard.</p> <p>There are also solar panels providing electricity to the property, located on one of the detached steading outbuildings.</p>
Gas	<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.</p> <p>The property does however benefit from a private oil supply, with the PVC tank located at left hand gable end.</p>

<p><b>Water, plumbing, bathroom fittings</b></p>	<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>We understand that water is from the public main, however the supply is via a private pipe shared by the subjects and neighbouring properties. Where seen, plumber fittings were of copper and PVC pipework.</p> <p>Sanitary fittings comprise a four piece suite within the bathroom.</p>
<p><b>Heating and hot water</b></p>	<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 combination boiler located externally at the left hand gable end. This heats steel radiators and also appears to provide hot water on demand.</p>
<p><b>Drainage</b></p>	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>We understand the drainage is to a private septic tank/soakaway system located within the grounds of the property.</p>
<p><b>Fire, smoke and burglar alarms</b></p>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p>



<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 had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. 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 areas due to the presence of insulation throughout and the absence of flooring or crawl boards. Our inspection of the roof space above the kitchen was restricted due to the presence of flooring and lining.</p> <p>Boundaries, garden/land and outbuildings were not all fully or closely inspected.</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.


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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	
Repair category	1
Notes	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	
Repair category	3
Notes	<p>Above average damp readings were obtained to various wall linings within the property along with decay/potential decay in places including to the study door surround and within the shower cubicle respectively. Traces of wood bore infestation were noted to timbers within property including the understair cupboard, exposed flooring and within the attic spaces, and evidence of condensation was noted in places.</p> <p>We have has sight of a report by a reputable timber and dampness specialist which is appended. All recommended remedial works should be undertaken in the short term.</p>

 Chimney stacks	
Repair category	2
Notes	Weathering was noted to external chimney stacks along with moss and lichen growth, erosion to stonework and open mortar joints. Staining was noted to surfaces adjacent to the chimneys within roof spaces. Patch repair and regular ongoing maintenance should be anticipated.



## Roofing including roof space

<b>Repair category</b>	3
<b>Notes</b>	<p>A number of loose and broken roof slates were visible along with corroded ridge clips and daylight holes within roof space areas. A smashed skylight and localised evidence of ongoing water ingress, particularly above the kitchen, will require patch repair in the short term.</p> <p>In general, 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. Some replacement/repair of structural roof timbers is evident.</p> <p>There is no firewall between the utility room and an attached outbuilding, and future upgrading may be required.</p> <p>There was evidence of condensation within the roof voids and improved ventilation is recommended.</p>



## Rainwater fittings

<b>Repair category</b>	2
<b>Notes</b>	<p>Missing/disconnected sections of rainwater goods were noted along with some dripping sections, corroded cast iron and vegetation growth. Maintenance is required.</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>Spalling and eroded stonework was noted along with cracked render finishes and open mortar joints. Ongoing repairs should be anticipated.</p>

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## Windows, external doors and joinery

Repair category	2
Notes	<p>Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p> <p>There is no natural daylight within the study.</p> <p>Evidence of decay/lamination was noted fascia boarding at the study projection.</p>



## External decorations

Repair category	1
Notes	<p>Paint finished and decorated external surfaces will require redecoration on a regular basis.</p>



## Conservatories/porches

Repair category	1
Notes	<p>The entrance porch is of an insubstantial construction type. Accordingly, insulation qualities may be limited and the structure will require a degree of regular ongoing maintenance.</p> <p>Staining was noted to roof linings within the porch although when tested with moisture meter, readings were found to be normal. Staining is thought to pre-date recovering of the roof structure.</p>



## Communal areas

Repair category	N/A
Notes	



## Garages and permanent outbuildings

<b>Repair category</b>	3
<b>Notes</b>	<p>The agricultural outbuildings are in varying states of condition however are generally dilapidated. Short term patch repair and regular ongoing maintenance should be anticipated.</p> <p>Evidence of bird nesting was noted in places along with wood bore infestation.</p> <p>Roof coverings of the large brick outbuilding may contain materials with an asbestos content. These have not been tested and we have not carried out an asbestos survey on the property however these materials should be handled by a competent contractor only. Asbestos waste can be costly to dispose of.</p> <p>Localised decay was noted to external timber cladding at the chalet. In general, patch repair and regular ongoing maintenance should be anticipated.</p>



## 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 localised damaged sections noted.</p> <p>External ground levels were noted to be slightly high in places in relation to internal floors and trees/vegetation within the grounds of the property will require ongoing maintenance, with some areas noted to be overgrown. In general, landscaping should be anticipated.</p> <p>The access road will require repair in the short term and on a regular basis.</p>



## Ceilings

<b>Repair category</b>	2
<b>Notes</b>	<p>Better finishing is required within the study and utility room, particularly damaged areas in the utility room.</p>



# Single Survey



## Internal walls

Repair category	2
Notes	<p>Localised racked/bossed wall plaster was noted and repairs may be required at the time of disturbance or redecoration.</p> <p>Better finishing is required within the utility room.</p>



## Floors including sub-floors

Repair category	2
Notes	<p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. Some loose and uneven flooring was detected underfoot.</p> <p>Wood bore infestation and possible rot related defects were noted and specialist repairs may be required in line with comment made in the Dampness, Rot and Infestation section.</p>



## Internal joinery and kitchen fittings

Repair category	2
Notes	<p>Internal joinery is generally serviceable however some wear and tear items were noted to including some fittings being affected by wood bore infestation/decay, and future maintenance or upgrading should be anticipated.</p>



## Chimney breasts and fireplaces

Repair category	2
Notes	<p>All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused.</p> <p>One or loose/cracked surround tiles will require repair.</p>



## Internal decorations

Repair category	2
Notes	<p>The property is generally in reasonable decorative order, however some redecoration may be required in places particularly damp/condensation affected areas.</p>

# Single Survey



## 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>PV panels were noted to be fitted to one of the detached outbuildings. It is assumed these panels are fully owned with no third party finance agreement. This should be fully investigated prior to purchase.</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	N/A
Notes	



## 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.



## Heating and hot water

Repair category	1
Notes	The central heating boiler is on semi-modern lines. Further advice should be obtained from a gas safe registered contractor to fully ascertain the condition, life expectancy and efficiency of the system.



# Single Survey



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	There are understood to be private drainage arrangements in form of a septic tank/soakaway system. 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	3
Chimney stacks	2
Roofing including roof space	3
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	1
Communal areas	N/A
Garages and permanent outbuildings	3
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	2
Cellars	N/A
Electricity	2
Gas	N/A
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

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

## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

Some minor alterations/extensions have been undertaken including the conversion of a former attached outbuilding to form the study accommodation off the living room. It should be confirmed that all necessary permissions have been obtained.

We understand that land pertaining to the property extends to around 26.34 acres. The property is accessed via a shared road and there may be rights of access for maintenance purposes to electricity/telephone poles within the boundary. The exact details should be confirmed with reference to the Title Deeds. Some lending institutions may restrict funding on this acreage of land as well as the amount of agricultural style outbuildings and the timber chalet. Our valuation may require to be reassessed depending upon lending criteria.

There are understood to be private drainage arrangements in the form of a septic tank/soakaway system and although cold water is understood to be from the mains supply, it is via a private pipe shared with neighbouring properties. The maintenance liabilities, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.

The property is fitted with photovoltaic panels supplying electricity back to the National Grid. All documentation relating to the system should be obtained in order the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.

The property is situated in an area of past mining activity. A mining report should be obtained from the Coal Authority to provide information as to historic and future mining activity and whether the property is adversely affected.

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

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £1,000,000 (ONE MILLION POUNDS STERLING).

Due to the amount and size of the agricultural style outbuildings, they lie outside the parameters of standard calculations for insurance purposes. An estimate is given which it is believed will provide for the basic reconstruction of the house and immediate gardens only for the purposes of a lender. A more detailed assessment of the re-instatement cost for the outbuildings etc. should be obtained to ensure that any necessary additional cover is arranged.

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

# Single Survey

## 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 £425,000 (FOUR HUNDRED AND TWENTY FIVE THOUSAND POUNDS STERLING).

### Signed

*Luke Doyle*  
Electronically signed :- 29/05/2025 17:10

### Report author

Luke Doyle

### Company name

J & E Shepherd Chartered Surveyors

### Address

24 Portland Road  
Kilmarnock  
KA1 2BS

### Date of report

27/05/2025

# Mortgage Valuation Report



## Property Address

Address Roughside Farm, New Cumnock, Cumnock, KA18 4NT  
Seller's Name Eli Banberger  
Date of Inspection 27/05/2025

## 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:

A range of attached and detached agricultural style outbuildings, varying in construction and condition.

Detached timber chalet.

# 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 to radiators - not tested.

There are understood to be private drainage arrangements in the form of a septic tank/soakaway system and although cold water is understood to be from the mains supply, it is via a private pipe shared with neighbouring properties. The maintenance liabilities, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.

## 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 occupy a rural position on the outskirts of the town of New Cumnock. Surrounding residential properties are of mixed age and style and there are mainly agricultural grazing land uses surrounding the property.

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 repair and maintenance are required.

Some minor alterations/extensions have been undertaken including the conversion of a former attached outbuilding to form the study accommodation off the living room. It should be confirmed that all necessary permissions have been obtained.

We understand that land pertaining to the property extends to around 26.34 acres. The property is accessed via a shared road and there may be rights of access for maintenance purposes to electricity/telephone poles within the boundary. The exact details should be confirmed with reference to the Title Deeds.

The property is fitted with photovoltaic panels. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.

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.

Other accommodation - study and utility room.

Due to the amount and size of the agricultural style outbuildings, they lie outside the parameters of standard calculations for insurance purposes. An estimate is given below which it is believed will provide for the basic reconstruction of the house and immediate gardens only for the purposes of a lender. A more detailed assessment of the re-instatement cost for the outbuildings etc. should be obtained to ensure that any necessary additional cover is arranged.

## Essential Repairs

Above average damp readings were obtained to various wall linings within the property along with decay/potential decay in places. Traces of wood bore infestation were noted to timbers within property including the understair cupboard, exposed flooring and within the attic spaces, and evidence of condensation was noted in places.

We have has sight of a report by a reputable timber and dampness specialist. All recommended remedial works should be undertaken in the short term.

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.

Some lending institutions may restrict funding on this acreage of land as well as the amount of agricultural style outbuildings and the timber chalet. Our valuation may require to be reassessed depending upon lending criteria.

## 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 :- 29/05/2025 17:10
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	27/05/2025



# Energy Performance Certificate



# Energy Performance Certificate (EPC)

Dwellings

# Scotland

ROUGHSIDE FARM, NEW CUMNOCK, CUMNOCK, KA18 4NT

**Dwelling type:** Detached house  
**Date of assessment:** 27 May 2025  
**Date of certificate:** 28 May 2025  
**Total floor area:** 177 m<sup>2</sup>  
**Primary Energy Indicator:** 319 kWh/m<sup>2</sup>/year

**Reference number:** 0015-6625-6530-2343-0226  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, oil

## 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

Estimated energy costs for your home for 3 years*	£11,940	See your recommendations report for more information
Over 3 years you could save*	£5,847	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
40	88

## 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 E (40)**. 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 CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
26	73

## 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 F (26)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£1287.00
2 Internal or external wall insulation	£4,000 - £14,000	£2934.00
3 Floor insulation (suspended floor)	£800 - £1,200	£762.00

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

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

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 150 mm loft insulation Pitched, no insulation	★★★★☆ ★☆☆☆☆	★★★★☆ ★☆☆☆☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	— —	— —
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, coal	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 83% 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 99 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 17 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 11.0 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	£10,512 over 3 years	£4,959 over 3 years	
Hot water	£945 over 3 years	£651 over 3 years	
Lighting	£483 over 3 years	£483 over 3 years	
<b>Totals</b>	<b>£11,940</b>	<b>£6,093</b>	

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

## Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Increase loft insulation to 270 mm	£100 - £350	£429		
2 Internal or external wall insulation	£4,000 - £14,000	£978		
3 Floor insulation (suspended floor)	£800 - £1,200	£254		
4 Floor insulation (solid floor)	£4,000 - £6,000	£93		
5 Replace boiler with new condensing boiler	£2,200 - £3,000	£146		
6 Solar water heating	£4,000 - £6,000	£49		
7 Wind turbine	£15,000 - £25,000	£865		

## Choosing the right improvement package

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

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

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

### **1 Loft insulation**

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

### **2 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.

### **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](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.

### **4 Floor insulation (solid floor)**

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

### **5 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.

## 6 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).

## 7 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

## Low and zero carbon energy sources

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

### LZC energy sources present:

- 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)	38,008	(4,732)	N/A	(10,780)
Water heating (kWh per year)	4,142			

## 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>Roughside Farm New Cumnock Cumnock KA18 4NT</b>
<b>Seller(s)</b>	<b>Eli Banberger</b>
<b>Completion date of property questionnaire</b>	<b>29/05/2025</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.	Length of ownership	
	How long have you owned the property?	2
2.	Council tax	
	Which Council Tax band is your property in?	D
3.	Parking	
	<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="text" value="Yes"/></li><li>• Allocated parking space <input type="text" value="No"/></li><li>• Driveway <input type="text" value="Yes"/></li><li>• Shared parking <input type="text" value="No"/></li><li>• On street <input type="text" value="No"/></li><li>• Resident permit <input type="text" value="No"/></li><li>• Metered Parking <input type="text" value="No"/></li><li>• Other (please specify): <input type="text"/></li></ul>	
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)?	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)?	No
6.	<b>Alterations/additions/extensions</b>	
a.	<p>(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)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p>	No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><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.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</p>	
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	No
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	
7.	<b>Central heating</b>	
a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>Oil</p>	Yes

# property questionnaire

	<b><u>If you have answered yes</u>, please answer the three questions below:</b>		
	i) When was your central heating system or partial central heating system installed?  Unknown		
	(ii) Do you have a maintenance contract for the central heating system?  <b><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</b>		No
	(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
9.	Issues that may have affected your property		
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it?  <b><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</b>		No
b.	Are you aware of the existence of asbestos in your property?  <b><u>If you have answered yes</u>, please give details:</b>		No
10.	Services		
a.	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	No	
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	Eon
	Mains drainage	No	
	Telephone	Yes	BT

# property questionnaire

	<b>Cable TV or satellite</b>	<b>No</b>	
	<b>Broadband</b>	<b>Yes</b>	<b>BT</b>
<b>b.</b>	<b>Is there a septic tank system at your property?</b> <b><u>If you have answered yes, please answer the two questions below:</u></b> <b>(i) Do you have appropriate consents for the discharge from your septic tank?</b> <b>(ii) Do you have a maintenance contract for your septic tank?</b> <b><u>If have answered yes, details of the company with which you have a maintenance contract:</u></b>		<b>Yes</b>  <b>Yes</b>  <b>No</b>
<b>11.</b>	<b>Responsibilities for shared or common areas</b>		
<b>a.</b>	<b>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?</b> <b><u>If you have answered yes, please give details:</u></b> Access Road Part Shared with 5 neighbours part shared with Briona Cottage		<b>Yes</b>
<b>b.</b>	<b>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</b> <b><u>If you have answered yes, please give details:</u></b>		<b>No</b>
<b>c.</b>	<b>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</b>		<b>No</b>
<b>d.</b>	<b>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?</b> <b><u>If you have answered yes, please give details:</u></b> Access on land for maintenance of services		<b>Yes</b>
<b>e.</b>	<b>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?</b> <b><u>If you have answered yes, please give details:</u></b> Access on land for maintenance of services		<b>Yes</b>

# property questionnaire

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>	No
12.	Charges associated with the property	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>	No
b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?</p>	No
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 work	
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><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.</p>	No
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>	No
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><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.</p> <p>Guarantees are held by:</p>	
14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following?	



# property questionnaire

	(i) Electrical work	No
	(ii) Roofing	No
	(iii) Central heating	No
	(iv) National House Building Council (NHBC)	No
	(v) Damp course	No
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
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>	
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes, please give details:</u>	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?  <u>If you have answered yes, please give details:</u>  Sale of wider land area that formerly formed part of the demise. one transaction by previous owner to scottish woodland sale by current owner to Walter Young	Yes
16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	<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>	

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): Eli Bamberger

Date: 29/05/2025



# Appendices





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

30 John Finnie Street  
Kilmarnock  
KA1 1DD

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

## **SURVEY REPORT**

**Customer:** Harewood Green Ventures Ltd

**Property:** Roughside  
New Cumnock  
KA18 4NT

**Surveyor:** Michael Caldow

**Survey Date:** 28/04/2025

**Ref No:** 11421

**Report Date:** 28/04/2025

Property Description: Farmhouse

May we take this opportunity to thank you for choosing Rowallan Timber and Damp Surveys to carry out this inspection. We confirm you have asked us to inspect the accessible timbers for fungal decay, infestation by wood boring insect and 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 will be undertaken in conjunction with a more substantial scheme of alteration/ refurbishment and our specification has been prepared accordingly.**

## **Roofs**

### **OBSERVATIONS**

Limited inspection of the main roof void was undertaken adjacent to the apex hatch on the landing and was severely restricted due to 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.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) was noted. Often referred to as woodworm, this is the most common wood-boring insect. It can be found in structural timbers where they lay their eggs on or in the timbers and the larvae feed upon and bore through the wood leaving a network of tunnels, thus damaging and weakening the structure.

The infestation noted during our inspection was slight scattered and treatment with insecticide will be sufficient to eradicate the problem.

Inspection of the rear projection roof void/ attic area was restricted by timber lining boards. Moisture penetration was at coombed sections and this may have resulted in fungal decay to concealed timbers. We recommend this area is exposed and a further inspection carried out.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) was noted.

The infestation noted during our inspection was slight scattered and treatment with insecticide will be sufficient to eradicate the problem.

Evidence of moisture penetration was noted to left-hand flat roof and we would refer to our previous comments regarding roof maintenance.

No access was possible to inspect roof timbers of front porch or flat roof timbers of rear porch.

### **RECOMMENDATIONS**

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

Form additional access hatch in timber linings of right-hand room and make good on completion.

Protect electrical junction boxes and open water tanks as appropriate.

Carefully remove, set aside and re-instate insulation material as the work progresses.

Clean down as deemed necessary all exposed roof timbers.

Apply insecticide to all exposed and accessible surfaces of roof timbers to main roof void.

Remove ceiling lining boards along external walls of rear projection roof (no allowance for reinstatement).

Clear debris from wallheads and inspect exposed rafter ends and wallplate and, if sound, treat with fungicide/preservative. Otherwise arrange to provide supplementary report on condition.

Protect electrical junction boxes and open water tanks as appropriate.

Clean down as deemed necessary all exposed roof timbers.

Apply insecticide to all exposed and accessible surfaces of roof timbers.



## **First Floor Level**

### **OBSERVATIONS**

Inspection was generally restricted by furniture and floor coverings.

High moisture meter readings were obtained to all external wall linings and would appear to be the consequence of the property being unoccupied and unheated. A balance of heating and ventilation may well alleviate the majority of this issue.

There does appear to be isolated areas where a build-up of debris behind wall linings is creating a "bridge" from external masonry onto internal surfaces. Should this persist there section of wall linings could be removed, debris cleared and reinstated. This work would be the responsibility of others under a separate contract.

Dampness noted around the redundant fireplace would appear to be the result of residual hygroscopic salt contamination from the historic burning of fossil fuels absorbing moisture from the air. If a balance of heating and ventilation does not alleviate this then contaminated plaster can be removed and renewed in renovating plaster. This work would be the responsibility of others under a separate contract.

The attic room of the rear projection will require substantial upgrading to be considered habitable accommodation and we have restricted our specification to the floor timbers where moisture ingress may have resulted in decay to concealed timbers along external walls and woodworm infestation was noted.

### **RECOMMENDATIONS**

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

Carefully lift floorboards along external walls to expose joist ends. Inspect/ test bore exposed joist ends and, if sound, treat with fungicide/preservative. Otherwise arrange to provide supplementary report on condition.

Lift sufficient floorboards and apply insecticide to all exposed accessible surfaces of floor timbers.

Relay existing floorboards, renewing any damaged sections in pre-treated timber.

## **Ground Floor Level**

### **OBSERVATIONS**

Inspection was generally restricted by furniture, fittings and floor coverings.

Floors appear to be a mixture of suspended timber, timber overlay and solid concrete. No sub-floor inspection was possible and it would be prudent to inspect concealed sub-floor timbers bearing on external walls.

Again, moisture meter readings were obtained to external wall linings and we refer to our previous comments regarding heating and ventilation.

Exposed sandstone will always retain an element of moisture and if a dry surface is desired then these sections of walls can be dry-lined during refurbishment by others.

We have considered all areas beyond the kitchen as outbuildings and these areas have not been covered by the scope of our survey. Should consideration be given to upgrading these areas to habitable accommodation we would be pleased to provide further advice.



## RECOMMENDATIONS

### Works by Specialist Contractor:

Carefully lift floorboards along front and rear elevations in Hallway, Bathroom and Right-hand Room. Clear accumulated debris from wallheads and inspect exposed joist ends and wallplate. If sound, treat with fungicide/preservative. Otherwise arrange to provide supplementary report on condition.

Relay existing floorboards, renewing any damaged sections in pre-treated timber.

## 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 Timber and Damp 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:

	£	6250
VAT @ 20%	£	1250
<b>Total</b>	<b>£</b>	<b>7500</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 10 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**





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



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



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

#### Aberdeen

△△△ 01224 202800

#### Ayr

△△ 01292 267987

#### Bearsden

△△ 0141 611 1500

#### Belfast

△ 02890 912975

#### Birmingham

△ 0121 270 2266

#### Coatbridge

△△ 01236 436561

#### Cumbernauld

△△ 01236 780000

#### Dalkeith

△△ 0131 663 2780

#### Dumbarton

△△ 01389 731682

#### Dumfries

△△△ 01387 264333

#### Dundee

△△ 01382 200454  
△ 01382 220699

#### Dunfermline

△△ 01383 722337  
△ 01383 731841

#### East Kilbride

△△ 01355 229317

#### Edinburgh

△△ 0131 2251234  
△ 0131 557 9300

#### Elgin

△△ 01343 553939

#### Falkirk

△△ 01324 635 999

#### Fraserburgh

△△ 01346 517456

#### Galashiels

△△ 01896 750150

#### Glasgow

△△△ 0141 331 2807

#### Glasgow South

△△ 0141 649 8020

#### Glasgow West End

△△ 0141 353 2080

#### Greenock

△△ 01475 730717

#### Hamilton

△△ 01698 891400

#### Inverness

△△△ 01463 712239

#### Kilmarnock

△△ 01563 520318

#### Kirkcaldy

△△ 01592 205442

#### Lanark

△△ 01555 663058

#### Leeds

△ 0113 322 5069

#### Livingston

△△ 01506 416777

#### London

△△ 02033 761 236

#### Montrose

△△ 01674 676768

#### Musselburgh

△△ 0131 653 3456

#### Oban

△△ 01631 707 800

#### Paisley

△△ 0141 889 8334

#### Perth

△△ 01738 638188  
△ 01738 631631

#### Peterhead

△△ 01779 470766

#### St Andrews

△△ 01334 477773  
△ 01334 476469

#### Saltcoats

△△ 01294 464228

#### Stirling

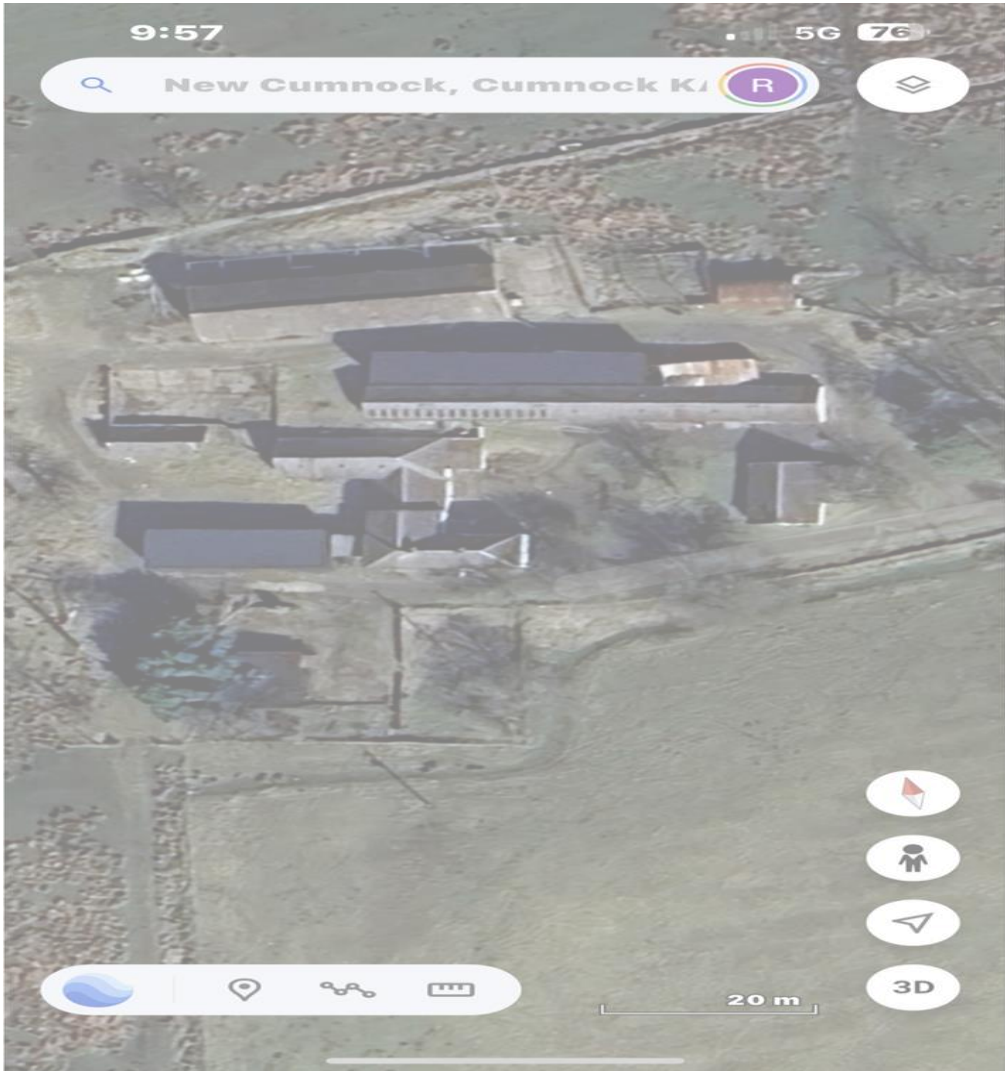
△△ 01786 450438  
△ 01786 474476



# Roughside Farm, New Cumnock.

15 May 2025

Roofing report and  
associated estimated  
costings to bring roofs into a  
good state of repair.

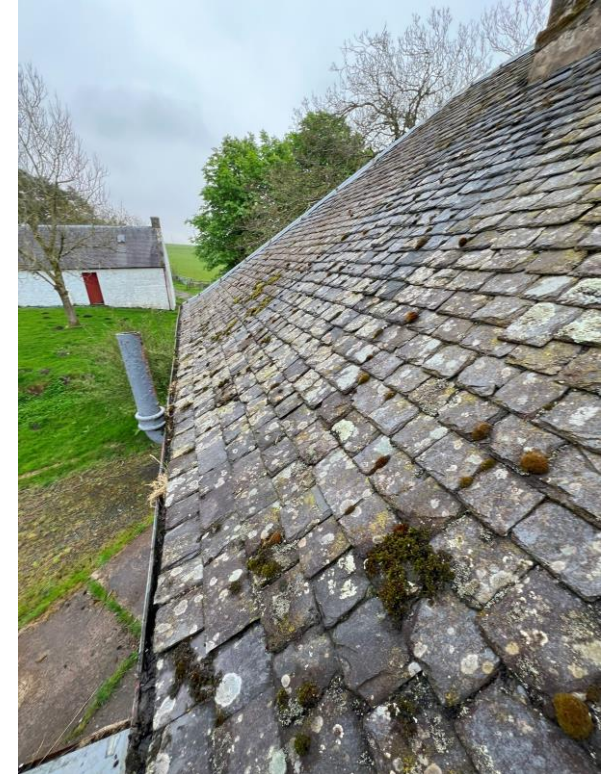


# Main Farm House roof.

## Roof 1

**Main house roof has been slated using a random scotch slate, considering roofs age it was found to be in a fair condition with nail heads and slates still good only requiring general slate repair.**

**Lead valley gutters and cast-iron gutters were full of vegetation and require cleaning.**

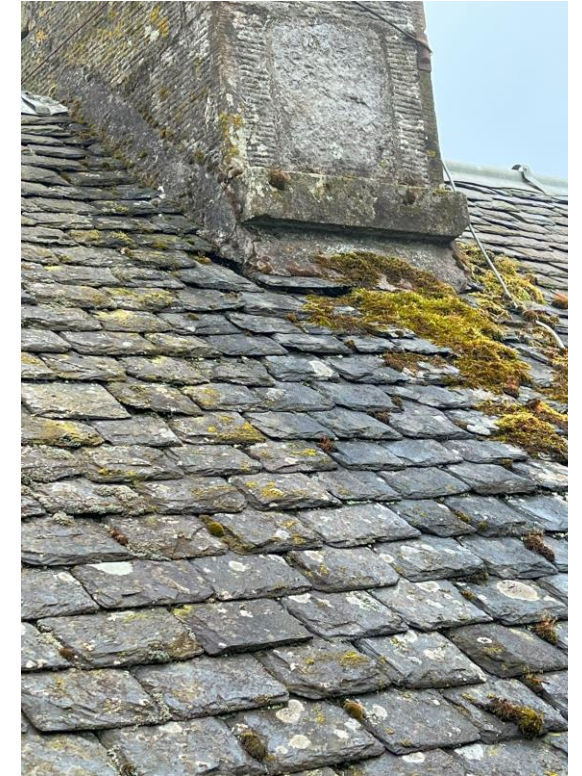




# Roof 1

**Slates turned on main roof to expose nail heads which were found to be in a good condition, considering age of roof.**

**No felt is present under slating.**



**Chimney stacks require raking out of joints in sandstone and repointing using lime mortar mix.**

**I would suggest also that chimney pot were also capped.**

**Total estimated costings for works required to roof 1 to bring roof back to a good condition to include slating, chimney works and cleaning of gutters.**

**£2600 + Vat**



# Roof 2

**Roof 2 is slated with a Welsh slate; this roof is part of an extension added later to property. Nail heads were found in a fair condition.**

**No felt present under slating.**

**Roof requires general slating repair and new glass fitted into cast skylight window.**

**Cement skew at junction to main building requires hacking of and renewal.**

**Chimney to gable requires repointing, new chimney pot and cowl fitted.**





Roof 2 ,  
Section of cast down requires renewal  
to bottom of run.  
Total estimated costing for identified issues to  
roof 2:- £780.00 +Vat



# Roof 3

Roof has been re slated at some point and has a non breathable felt to underside unfortunately it has been re slated with wrong type of nail, nails are to short and to thin.



This roof should be re slated.

Estimated costing of works to roof 3:- £8,500.00

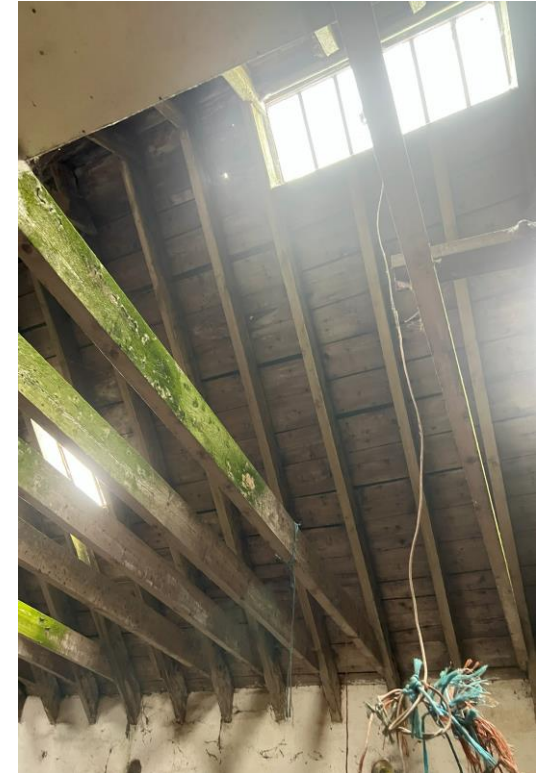




# Roof 4

**Timber sarking as can be seen from inside of byre at roof 4 is starting to slip due to nail fatigue .This roof requires re slating.**

**Estimated costing to reslate £19,500.00 + Vat.**





# Roof 5

**This is a corrugated iron which although is unsightly , It still has a bit of life left in it yet.**

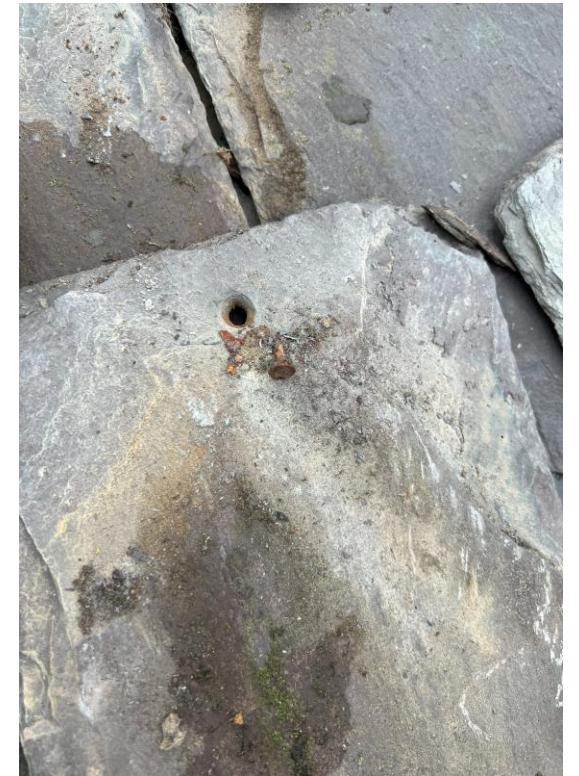
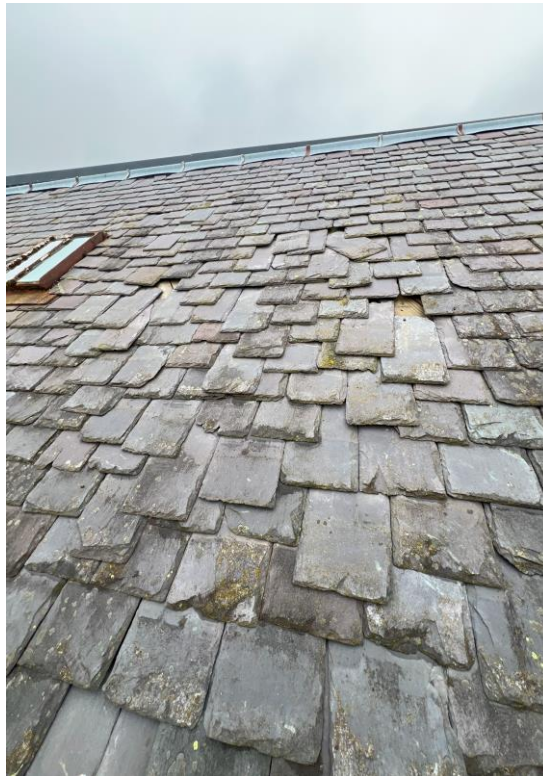




# Roof 6

**This roof as with roof 4 has been slated using wrong nails .  
These nails are just over 20mm when in fact they should  
be a minimum of 40mm with a 3.35mm shank.**

**This roof has failed and requires to be reslated both sides.  
Total estimated costing £ 22,500.00**





# Roof 7

**Roof 7 is the other half of roof 6, this has been re slated at a different time with the correct nails and only requires a slate repair and some gutter repairs.**

**Estimated costing for roof 7:- £850.00 + Vat**



# Roof 8

**Roof 8 is a single ply membrane roof on top of entrance porch and was found to be in a good condition just requiring a clean.**





# Roof 9

**This roof was found to be in a decent condition with nail heads found to be good as can be seen.**



**Chimney stacks and skew stones require to be raked out at joints and repointed using a lime mortar mix.**

**Chimney's should also be capped.**





# Roof 9

**Main timbers inside roof 9, still look in good condition although slight signs of woodworm were present but don't look active.**



**Estimated costing to rectify roof 9 :- £2,800.00  
+ Vat**



# Roof 10

**This roof is attached to Roof 9 , this lean to slated roof has failed due to being slated using wrong size of slate,**

**I would suggest this building and roof are removed and bottom section of roof 9 slated into main main part of roof and a new gutter fitted.**



**Total costing for suggested works £ 4,900.00 + Vat**





# Roof 11

**This lean-to box profile tin roof was found to be in a decent condition only requiring guttering repairs**

**Costing to carry out 6" pvc guttering repairs:- £1,200.00**





# Roof 12

**This Corrugated tin sheet building is derelict and require removal.**

**Estimated costing to dispose of:- £  
£2,300.00 + Vat**



# Roof 13

**This corrugated tin roof is in a fair condition , fascia & rainwatercdown pipe required.**



**Estimated costing :- £620.00**



# Roof 14

**This is a box profile tin shed no works required.**





# Roof 15

**This old building was being used for lambs of late.**

**Roof was found to be nail sick and requires renewal.**

**Total costing to reinstate :- £ 8,700.00**





# Roof 16

**This old Dutch barn style stone-built shed is in a poor condition and should be demolished.**

**Estimate costing to demolish and remove £ 4,500.00**

