

YOUR ONESURVEY HOME REPORT

ADDRESS

Montrose
13 Haugh Road
Dalbeattie
DG5 4AR

PREPARED FOR

Michael Fiona Dougall

INSPECTION CARRIED OUT BY:



ALLIED
SURVEYORS
SCOTLAND

SELLING AGENT:

Galbraith

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HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Dumfries - Allied Surveyors Scotland Ltd	10/03/2026
Mortgage Certificate	Final	Dumfries - Allied Surveyors Scotland Ltd	10/03/2026
Property Questionnaire	Final	Mr & Mrs. Michael Fiona Dougall	01/03/2026
EPC	Final	Dumfries - Allied Surveyors Scotland Ltd	12/03/2026

Important Notice:

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

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

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

Customer	Mr & Mrs. Michael Fiona Dougall
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Selling address	Montrose 13 Haugh Road Dalbeattie DG5 4AR
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Date of Inspection	06/03/2026
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Prepared by	John Kempself, BSc (Hons) MRICS Dumfries - Allied Surveyors Scotland Ltd
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SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.¹

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



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.

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

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

- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a detached two-storey dwelling house, with two-storey rear projection.
Accommodation	The accommodation comprises: Ground floor: front entrance vestibule, entrance hallway, sitting room, lounge, lounge/dining room, kitchen, rear cloakroom (wash hand basin) with separate WC cubicle, utility room, cloakroom (WC and wash hand basin) rear entrance vestibule, pantry. First floor: Landing, six bedrooms, shower room, bathroom, walk-in store.
Gross internal floor area (m2)	The gross internal floor area is approximately 323 m ² .
Neighbourhood and location	The property is located within an established private residential area, with similar type and age detached houses adjacent and detached bungalows on the opposite side of the road, in the north-west of Dalbeattie. It is convenient for all local facilities and amenities within the town.
Age	Original building circa 1925, two storey rear projection circa 1950.
Weather	Dry with occasional sunny intervals.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are four chimney stacks, to at either gable of the original dwelling and to the rear elevation of the original dwelling. The chimney stacks are of brick construction, with clay chimney pots and some cowls. The chimney stacks have lead flashings.

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. The flat roof coverings were inspected from ground level and some parts were not visible. The main roof to the property is of pitched design, timber framed and slated, with hipped ends. Within the main loft void, the roof structure is of traditional timber frame, with timber sarking. The roof appears to have a membrane under the slates. The main loft void is partially floored. The loft void is insulated to a depth of approximately 250 mm of insulation laid between and over the ceiling joists. There is a lined storage area within the main loft void. The roof over the two-storey rear projection is flat and has been verified that it is clad in Rubberseal EPDM .
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. The rainwater fittings have predominantly been replaced in pvc, although there is a cast-iron rainwater downpipe, at the left-hand side of the dwelling (when facing the front of the building) and soil vent pipe.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls are of traditional cavity brick construction, approximately 300 mm thick, externally rendered, with facing brick base courses and corner quoins. There is a feature facing brick panel at the front entrance doorway. The two-storey rear projection is also of traditional cavity brick construction, approximately 300 mm thick, externally rendered, with brick base courses. Internally the walls are plastered brick.
Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. Windows are PVC framed, double glazed, tilt and turn and top hopper style. The external front doors are timber and rear door is composite panel. There are feature stained-glass windows in the entrance hall/stairwell.
External decorations	Visually inspected. Recently re-rendered areas of the original dwelling are painted.

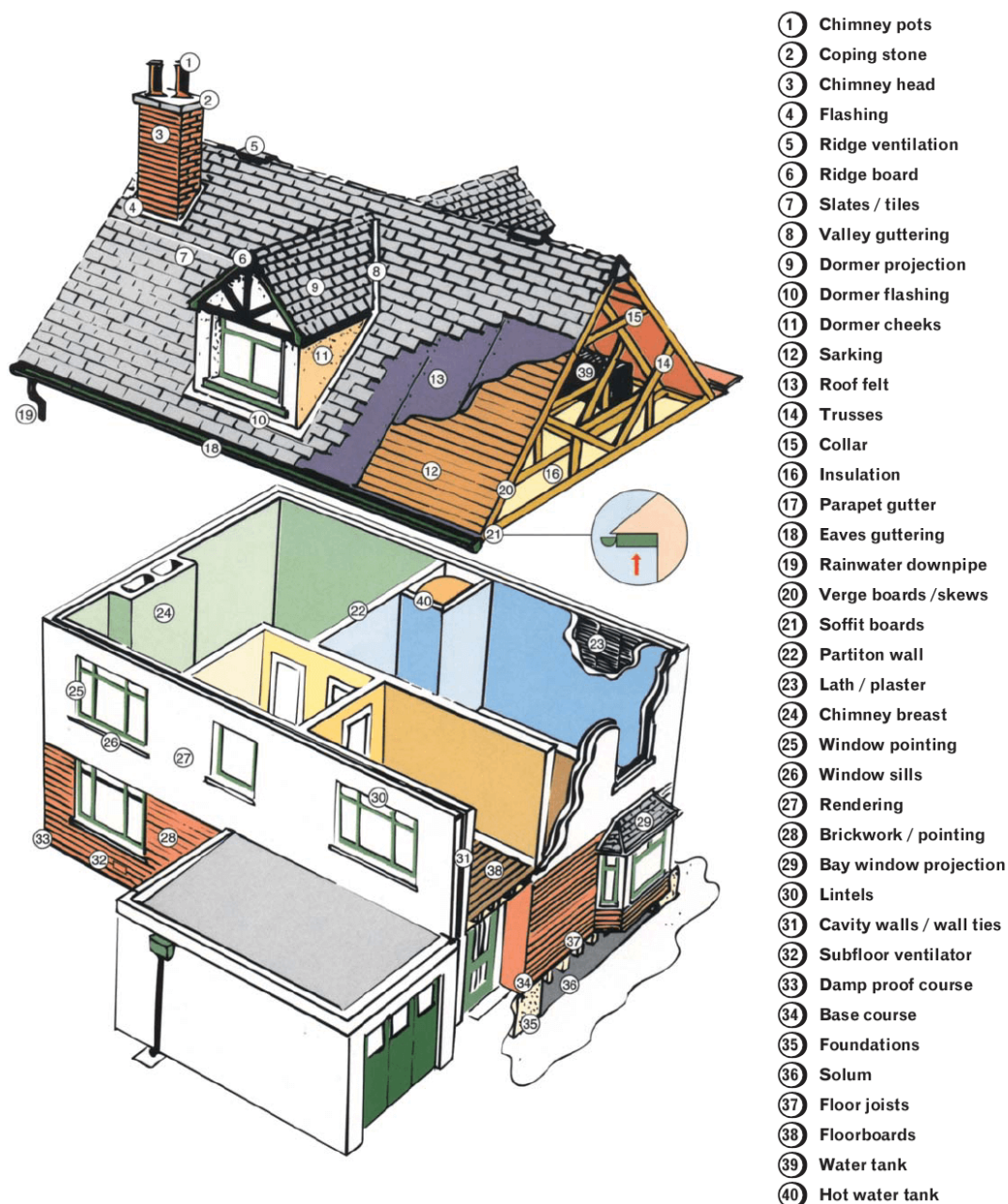
Conservatories / porches	None.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	Visually inspected. There is a detached brick/block workshop to the rear of the dwelling, with concrete floor, metal box profile access door, timber framed, double pitched and slated roof, with section of lower level, mono-pitched roof clad in mineral felt. There are also brick stores to the rear of the dwelling, with timber framed, mono-pitched, canopy/roof, clad in mineral felt. There is also a store to the rear of the detached workshop. A summerhouse with decking area is located in the rear garden grounds.
Outside areas and boundaries	Visually inspected. The dwelling is situated on a good size, well laid out site, incorporating a tarmac driveway to the front of the dwelling, with grass lawns and planted borders to either side. To the right hand side of the dwelling (when facing the front of the building) is a stone chipped driveway, with parking area to the rear, and flagstone seating/patio area. The rear garden has a vegetable plot, grass lawn/drying green with rotary dryer, which slopes upwards towards rocky outcrops, and timber decking areas. To the left-hand side of the dwelling are stone chipped areas and aluminium framed greenhouse. Boundaries are defined by block walls, dry stone walls, timber fences, wire fences and hedges.
Ceilings	Visually inspected from floor level. Ceilings are lath and plaster/plasterboard lined, with a plaster skim.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls are plastered brick.
Floors including sub floors	Surfaces all floors were visually inspected. No carpets or floor coverings when lifted. I was not able to inspect the subfloor area. The ground floors of the original dwelling appear to be of suspended concrete construction, however on the basis of floor surface inspection this cannot be confirmed. The ground floor of the rear projection is of solid concrete construction. The first floors are of suspended timber.

Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Skirtings and architraves are of softwood timber, which have been painted/stained. There is a feature timber staircase, with timber balustrade in the entrance hallway. Kitchen fittings comprise modern fitted base and wall units, with timber effect fitted worktops and stainless steel sink unit, also an island unit with fitted worktop. There are also base units, with fitted worktops and ceramic sink in the utility.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues fittings was carried out. There are fireplaces in the ground floor dining room/lounge, front sitting room and rear lounge. There is also a fireplace in the first floor front master bedroom and rear first floor bedroom, (within the rear two story projection). The fireplace in the ground floor front sitting room has a timber fireplace surround, tiled insert and hearth, with solid fuel fire in a grate. The fireplace in the ground floor front dining room/lounge has a fireplace recess, slate hearth and solid fuel stove. The fireplace in the ground floor rear lounge has a fireplace recess, tiled hearth and solid fuel stove. The fireplaces in the first floor bedrooms have solid fuel stoves with slate hearths.
Internal decorations	Visually inspected. Internal walls are wallpapered, plastered and painted and tiled. Ceilings are plastered and painted.
Cellars	There is no cellar.
Electricity	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 name on. Mains electricity is connected. The electric meter and consumer unit, which is fitted with circuit breakers, are located at higher level in the rear utility. Wiring, where visible, is pvc sheathed and insulated and there are 13 amp square pin sockets.

Gas	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. Mains gas is connected. The external gas meter box is located at the left-hand side of the dwelling (when facing the front of the building).
Water, plumbing and bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Mains water is connected. Water pipes, where visible, are copper and PVC. An external tap is located at the left-hand side of the dwelling, below the kitchen window. Sanitary fitments comprise: Ground floor cloakroom: WC, wash hand basin with pedestal. Ground floor bedroom/cloakroom: wash hand basin with pedestal, WC (in separate WC apartment). First floor bathroom: WC, double wash hand basin unit, with vanity unit below, Jacuzzi bath, mixer shower over the bath. First floor shower room: WC, wash hand basin with vanity unit below, shower cubicle with electric shower. Sanitary fitments are in a white suite.
Heating and hot water	Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances. The dwelling has a full gas-fired central heating system, run from two Worcester Greenstar 27RI Compact Erp boilers which are located in the pilot room (off from the ground floor and rear utility). The boilers provides domestic hot water for the dwelling and are supplemented by an unvented hot water storage cylinder, which is located in a walk-in store off from the first floor landing. The central heating system is controlled by a programmer, room thermostat and thermostatic radiator valves.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. The dwelling is connected to the public sewer.

Fire, smoke and burglar alarms	The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required. The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022. We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will require to be installed prior to sale. This of course should be confirmed by your legal advisor. Smoke and heat detectors are located throughout the dwelling, also carbon monoxide detectors. The dwelling has a security alarm.
Any additional limits to inspection	I have not carried out an inspection for Japanese knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese knotweed within the boundaries of the property or in neighbouring properties. Asbestos based materials were commonly used in the construction industry up until the year 2000. There is therefore the opportunity for asbestos based materials to be part of any residential property built prior to that date. Parts of the property, which are covered, unexposed or and accessible, cannot be guaranteed to be free from defect. The property was occupied, predominantly fully furnished and most floors were covered. Floor coverings restricted my inspection of flooring. My physical inspection of the roof void area was restricted due to insulation material and lack of suitable crawl boards. I was not able to inspect the subfloor area.

Sectional Diagram showing elements of a typical house



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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	No obvious evidence of significant movement noted within the limitations of my inspection.

Dampness, rot and infestation	
Repair category:	2
Notes:	Damp staining was noted at the ceiling of the first floor front bedroom and rear first floor bedroom of the two-storey projection. This is the result of penetrating damp from the adjacent chimney stacks and remedial works have been undertaken, to replace the lead flashings. This will take a little while to dry out, and should be monitored. There is evidence of previous woodworm treatment works having been carried out to the timbers within the loft void. Copies of any relevant guarantee should be transferred and retained with the title deeds. The vendor has verified that the guarantee for treatment to woodworm lasts until 01/03/2034.

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.

Chimney stacks

Repair category:	2
Notes:	Damp staining was noted at the ceiling of the first floor front bedroom and rear first floor bedroom of the two-storey projection. This is the result of penetrating damp from the adjacent chimney stacks and remedial works have been undertaken, to replace the lead flashings. This will take a little while to dry out, and should be monitored. The four chimney stacks appear to have had the lead flashings renewed.

Roofing including roof space

Repair category:	2
Notes:	There is evidence of previous woodworm treatment works having been carried out to the timbers within the loft void. Copies of any relevant guarantee should be transferred and retained with the title deeds. The vendor has verified that the guarantee for treatment to woodworm lasts until 01/03/2034. The flat Rubberseal EPDM roof covering over the two-storey rear projection, is of limited life expectancy. Ongoing maintenance will be required. There are valley gutters. These can be problematic and maintenance should be undertaken regularly.

Rainwater fittings

Repair category:	2
Notes:	A crack was noted at the cast-iron rainwater downpipe at the left-hand side of the dwelling, (When facing the front of the building). This requires to be replaced.

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.

Main walls

Repair category:

2

Notes:

Some patch repairs of the external render, were noted at the left-hand side elevation of the dwelling, (which has older render).

Windows, external doors and joinery

Repair category:

1

Notes:

Some of the windows are along older lines. The seals to older double glazed units often fail resulting in condensation between the panes of glass.

This can occur without warning and may only be seen in certain weather conditions.

A cracked window pane was noted at the first floor stairwell skylight (centre window pane) although this is mesh wired.

External decorations

Repair category:

1

Notes:

The older rendered elevation will require to be repainted during routine maintenance.

Conservatories / porches

Repair category:

Notes:

N/A.

Communal areas

Repair category:

Notes:

N/A.

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.

Garages and permanent outbuildings

Repair category:	2
Notes:	Traces of scattered woodworm were noted at the roof timbers within the workshop and rear store. A timber specialist should be employed to inspect to verify whether this is active and carry out treatment of team necessary.

Outside areas and boundaries

Repair category:	1
Notes:	Garden grounds and boundaries will require regular ongoing maintenance. Sections of the right hand side post and wire, timber fences require repair/replacement. Some areas of the stone boundary walls have open mortar joints which require to be repointed during routine maintenance.

Ceilings

Repair category:	1
Notes:	No significant defects evident. There is plaster cracking to some ceilings.

Internal walls

Repair category:	1
Notes:	No significant defects evident.

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.

Floors including sub-floors

Repair category:	1
Notes:	No significant defects evident. Creaking floorboards were noted in the first floor accommodation. A broken tile was noted at the threshold of the first floor shower room. I was not able to inspect the subfloor area.

Internal joinery and kitchen fittings

Repair category:	1
Notes:	No significant defects evident. The glazed inserts between the ground floor front entrance vestibule and entrance hallway may not be of appropriate toughened glass.

Chimney breasts and fireplaces

Repair category:	1
Notes:	Solid fuel stoves have been installed in the ground floor dining room/lounge, rear ground floor lounge and first floor bedrooms. It is assumed the installations comply with the building standards.

Internal decorations

Repair category:	1
Notes:	No significant defects evident. Some redecoration is required in the first floor rear bedroom.

Cellars

Repair category:	
Notes:	N/A.

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.

Electricity

Repair category:

2

Notes:

There is no evidence of recent testing of the electrical system. A competent electrical contractor should be instructed to test the system.

Gas

Repair category:

1

Notes:

Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change of occupancy and thereafter at least once a year by a gas safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

Current test certification should be confirmed.

Water, plumbing and bathroom fittings

Repair category:

1

Notes:

No significant defects evident.

Concealed areas around the bath and shower tray cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric. Seals around the bath and shower tray should be checked regularly to ensure that they remain in fully watertight condition.

Heating and hot water

Repair category:

1

Notes:

It is assumed that the heating and hot water systems of been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.

The most recent date of servicing should be confirmed, prior to making a commitment to purchase. If a satisfactory servicing within the past month cannot be proven, then heating system should be tested and serviced by a gas safe registered contractor prior to a change of occupancy.

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.

Drainage	
Repair category:	1
Notes:	From the surface, no evidence of defects were noted.

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

The property has been altered and extended in excess of 20 years ago. It is assumed all necessary local authority and other consents were obtained for alterations and the appropriate documentation, including building one and completion is difficult servitude.

The road and pavement to the front of the property is understood to be public and maintained by the local authority.

The estimated reinstatement cost is £695,000.

It should be noted this sum is an estimate calculated by using a ratepayer square metre based on information provided by building cost information service (BCIS).

The market value of the property as described in this report is £500,000.

This figure assumes vacant possession and that the property is unaffected by any adverse planning permissions, only respondents, title restrictions or servitude rights.

Estimated re-instatement cost (£) for insurance purposes

£695,000.

Six Hundred and Ninety Five Thousand Pounds.

Valuation (£) and market comments

£500,000.

Five Hundred Thousand Pounds.

Report author:	John Kempsell, BSc (Hons) MRICS
Company name:	Dumfries - Allied Surveyors Scotland Ltd
Address:	35 Buccleuch Street Dumfries DG1 2AB
Signed:	Electronically Signed: 308156-71c61e51-1a33
Date of report:	10/03/2026

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.



Mortgage Valuation Report

Mortgage Valuation Report

Property:	Montrose 13 Haugh Road Dalbeattie DG5 4AR	Client: Mr & Mrs. Michael Fiona Dougall Tenure: Absolute ownership.
Date of Inspection:	06/03/2026	Reference: CD/26/184.

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

1.0	LOCATION			
The property is located within an established private residential area, with similar type and age detached houses adjacent and detached bungalows on the opposite side of the road, in the north-west of Dalbeattie. It is convenient for all local facilities and amenities within the town.				
2.0	DESCRIPTION	2.1 Age:	Original building circa 1925, two storey rear projection circa 1950.	
The subjects comprise a detached two-storey dwelling house, with two-storey rear projection.				
3.0	CONSTRUCTION			

Roofs: The main roof to the property is of pitched design, timber framed and slated, with hipped ends. The roof over the two-storey rear projection is flat and has been verified that it is clad in Rubberseal EPDM.

Main Walls: The main walls are of traditional cavity brick construction, approximately 300 mm thick, externally rendered, with facing brick base courses and corner quoins.

There is a feature facing brick panel at the front entrance doorway.

The two-storey rear projection is also of traditional cavity brick construction, approximately 300 mm thick, externally rendered, with brick base courses.

Internally the walls are plastered brick.

Floors: Suspended Concrete/Solid Concrete/Suspended Timber.

4.0 ACCOMMODATION

The accommodation comprises:

Ground floor: front entrance vestibule, entrance hallway, sitting room, lounge, lounge/dining room, kitchen, rear cloakroom (wash hand basin) with separate WC cubicle, utility room, cloakroom (WC and wash hand basin) rear entrance vestibule, pantry.

First floor: Landing, six bedrooms, shower room, bathroom, walk-in store.

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

Water:	Mains.	Electricity:	Mains.	Gas:	Mains.	Drainage:	Mains.
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Central Heating:	Full Gas.
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6.0 OUTBUILDINGS

Garage:	None, although stone chipped parking area to the side of house.
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Others:	There is a detached brick/block workshop to the rear of the dwelling, with concrete floor, metal box profile access door, timber framed, double pitched and slated roof, with section of lower level, mono-pitched roof clad in mineral felt. There are also brick stores to the rear of the dwelling, with timber framed, mono-pitched, canopy/roof, clad in mineral felt. There is also a store to the rear of the detached workshop. A summerhouse with decking area is located in the rear garden ground and aluminium framed greenhouse to the side of dwelling.
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7.0	GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>
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The property is of traditional construction and materials, and has, in general, been reasonably well-maintained for one of its age and character. Some works of ongoing maintenance are required.

It forms suitable security for normal mortgage properties.

8.0	ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)
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None.

8.1 Retention recommended:	£0.
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9.0	ROADS & FOOTPATHS				
Made up and adopted.					
10.0	BUILDINGS INSURANCE (£):	£695,000.	GROSS EXTERNAL FLOOR AREA	Approximately 372 m².	Square metres
	<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>				
11.0	GENERAL REMARKS				
The property has been altered and extended in excess of 20 years ago. It is assumed all necessary local authority and other consents were obtained for alterations and the appropriate documentation, including building one and completion is difficult servitude.					
The road and pavement to the front of the property is understood to be public and maintained by the local authority.					
The estimated reinstatement cost is £695,000.					
It should be noted this sum is an estimate calculated by using a ratepayer square metre based on information provided by building cost information service (BCIS).					
The market value of the property as described in this report is £500,000.					
This figure assumes vacant possession and that the property is unaffected by any adverse planning permissions, only respondents, title restrictions or servitude rights.					
The property offers good size, good quality accommodation, located within good sized garden grounds, in a popular private residential development, close by to all local amenities.					
It is of a type for which a continuing demand exists.					
12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>				
12.1	Market Value in present condition (£):	£500,000.	Five Hundred Thousand Pounds.		
12.2	Market Value on completion of essential works (£):	N/A.	N/A.		
12.3	Suitable security for normal mortgage purposes?	Yes			
12.4	Date of Valuation:	10/03/2026			
Signature:		Electronically Signed: 308156-71c61e51-1a33			
Surveyor:	John Kempself	BSc (Hons) MRICS			Date: 10/03/2026
Dumfries - Allied Surveyors Scotland Ltd					
Office:	35 Buccleuch Street Dumfries DG1 2AB		Tel: 01387 254 425 Fax: email: dumfries@alliedsurveyorsscotland.com		

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	Montrose 13 Haugh Road Dalbeattie DG5 4AR
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Customer	Mr & Mrs. Michael Fiona Dougall
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Customer address	Montrose 13 Haugh Road Dalbeattie DG5 4AR
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Prepared by	John Kempself, BSc (Hons) MRICS Dumfries - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

Montrose , Haugh Road, Dalbeattie, DG5 4AR

Dwelling type: Detached house
Date of assessment: 06 March 2026
Date of certificate: 12 March 2026
Total floor area: 323 m²
Primary Energy Indicator: 194 kWh/m²/year

Reference number: 0268-1025-3207-6046-9200
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

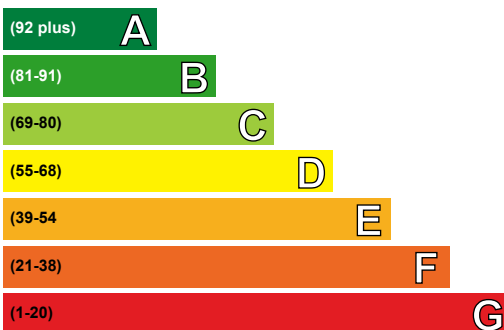
You can use this document to:

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

Estimated energy costs for your home for 3 years*	£12,345	See your recommendations report for more information
Over 3 years you could save*	£3,429	

* 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
65	76

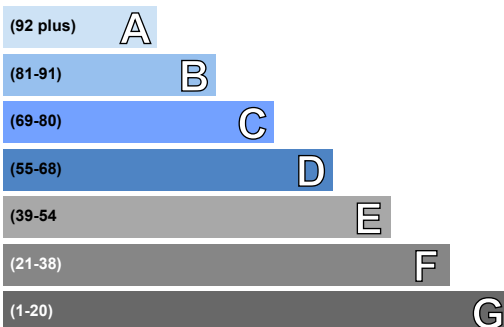
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (65)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
62	73

Environmental Impact (CO₂) Rating

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

Your current rating is **band D (62)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£900 - £1,200	£645.00
2 Cavity wall insulation	£900 - £1,500	£1944.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£471.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 250 mm loft insulation	★★★★☆	★★★★☆
	Flat, no insulation	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

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

The impact of your home on the environment

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

The calculated emissions for your home are 33 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 11 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 3.6 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

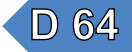
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£11,016 over 3 years	£7,584 over 3 years	
Hot water	£936 over 3 years	£939 over 3 years	
Lighting	£393 over 3 years	£393 over 3 years	
Totals	£12,345	£8,916	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Flat roof or sloping ceiling insulation	£900 - £1,200	£215		
2 Cavity wall insulation	£900 - £1,500	£648		
3 Floor insulation (suspended floor)	£5,000 - £10,000	£157		
4 Replacement glazing units	£4,500 - £6,000	£124		
5 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£278		

Alternative measures

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

- External insulation with cavity wall insulation

Choosing the right improvement package

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

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

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

1 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

2 Cavity wall insulation

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

3 Floor insulation (suspended floor)

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

4 Replacement glazing units

Replacing existing double-glazed units with new high-performance units. Building regulations require that replacement glazing is to a standard no worse than previous; a building warrant is not required. Planning permission might be required for such work if a building is listed or within a conservation area so it is best to check with your local authority.

5 Solar photovoltaic (PV) panels

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

Low and zero carbon energy sources

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

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

Your home's heat demand

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)	43,297.38	N/A	N/A	N/A
Water heating (kWh per year)	3,101.87			

Addendum

About this document

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

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

Assessor's name:	Mr. John Kempself
Assessor membership number:	EES/018212
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	35 Buccleuch Street Dumfries DG1 2AB
Phone number:	01387 254 424
Email address:	dumfries@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [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



P A R T 4 .

PROPERTY QUESTIONNAIRE

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



Property Questionnaire

Property Address

Montrose

13 Haugh Road

Dalbeattie

DG5 4AR

Seller(s)

Michael & Fiona Dougall

Completion date of property questionnaire

01/03/2026

Note for sellers

1.	Length of ownership
	How long have you owned the property? 6 years 5 months
2.	Council tax
	Which Council Tax band is your property in? (Please circle) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☒ G ☐ H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage ☒ Allocated parking space ☒ Driveway ☒ Shared parking ☐ On street ☐ Resident permit ☐ Metered parking ☐ Other (please specify):

4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	☐ YES ☒ NO ☐ Don't know
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	☐ YES ☒ NO
6.	Alterations/additions/extensions	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	☐ YES ☒ NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	☐ YES ☐ NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	☒ YES ☐ NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	☐ YES ☒ NO
	(ii) Did this work involve any changes to the window or door openings?	☐ YES ☒ NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): <i>All old and rotten single glazed windows replaced with new German engineered tilt and turn double glazed units. Rear door also replaced with new composite door. All completed around 2020/2021.</i> Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	

property questionnaire

a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	☒ YES ☐ NO ☐ Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <i>Dual boiler mains gas central heating system installed to replace old, largely inoperative oil fired system</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>2021</i>	
	(ii) Do you have a maintenance contract for the central heating system?	☐ YES ☒ NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(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 ☐ NO
9.	Issues that may have affected your property	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	☐ YES ☒ NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	☐ YES ☐ NO
b	Are you aware of the existence of asbestos in your property?	☐ YES ☒ NO ☐ Don't know
	If you have answered yes, please give details:	
10.	Services	

property questionnaire

a	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Y	Fuse
	Water mains or private water supply	Y	Scottish Water
	Electricity	Y	Fuse
	Mains drainage	Y	Scottish Water
	Telephone	Y	Sky
	Cable TV or satellite	Y	Sky
	Broadband	Y	Sky
b	Is there a septic tank system at your property?		☐ YES ☒ NO
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?	☐ YES ☐ NO ☐ Don't know	
	(ii) Do you have a maintenance contract for your septic tank?	☐ YES ☐ NO	
	If you have answered yes, please give details of the company with which you have a maintenance contract:		
11.	Responsibilities for shared or common areas		
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:		☐ YES ☒ NO ☐ Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:		☐ YES ☒ NO ☐ N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		☐ YES ☒ NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:		☐ YES ☒ NO
e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:		☐ YES ☒ NO

f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you have answered yes, please give details:	[] YES [x] NO
12.	Charges associated with your property	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[] YES [x] NO
b	Is there a common buildings insurance policy?	[] YES [x] NO [] Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist works	
a	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?	[] YES [x] NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[] YES [x] NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[] YES [] NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

14.	Guarantees	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(ii)	Roofing	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(iii)	Central heating	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(iv)	National House Building Council(NHBC)	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(v)	Damp course	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	☒ NO ☐ YES ☐ Don't know ☐ With title deeds ☐ Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
c	Are there any outstanding claims under any of the guarantees listed above?	☐ YES ☒ NO
	If you have answered yes, please give details:	

15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	☐ YES ☒ NO ☐ Don't know
	If you have answered yes, please give details:	
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?	☐ YES ☒ NO
b	that affects your property in some other way?	☐ YES ☒ NO
c	that requires you to do any maintenance, repairs or improvements to your property?	☐ YES ☒ NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s): Michael Dougall

Capacity: ☒ Owner
☐ Legally Appointed Agent for Owner

Date: 01/03/2026