

Home Report

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Scottish
Single Survey



survey report on:

Property address	Upper Glenlair Knockvennie Castle Douglas DG7 3NT
Customer	Gordon Scott
Customer address	Upper Glenlair Knockvennie Castle Douglas DG7 3NT
Prepared by	Shepherd Chartered Surveyors
Date of inspection	15/09/2025



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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 Property¹.

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



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

1.2 THE REPORT

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

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

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

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

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

¹ 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 Report².

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

² 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 <u>Category 3:</u> 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 <u>Category 2:</u> 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

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.

Description	One and a half storey detached house.
Accommodation	Ground Floor: Sun Room, Lounge, Kitchen, Shower Room with w.c., Rear Porch/Boot Room, Bedroom 1, en-suite Shower Room with w.c. and Bedroom 2. First/Attic Floor: Bedroom 3 and Toilet.
Gross internal floor area (m²)	123m² or thereby (attic rooms with sloping ceilings measured to 1.5 height).
Neighbourhood and location	The property is situated in a rural location. The main shopping, social and educational amenities for the general area are provided in the neighbouring town of Castle Douglas.
Age	It is estimated that the property was constructed in the mid to late 1800s.
Weather	Raining.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimneys are of stone/brick construction, with concrete copings and clay pots. The lefthand/ south-westmost chimney has been raised in height.

Roofing including roof space

Sloping roofs were visually inspected with the aid of binoculars where appropriate.

Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.

Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.

If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.

The main roof is pitched and slated, with stone ridging and skews.

Attic rooms have been formed within the roof void of the original building. Whilst the original purlin frame is exposed and visible, the majority of the roof timbers could not be seen due to linings within the voids. The roof is of timber frame construction overlaid with sarkingboard, but it has not been possible to ascertain the presence of a felt membrane within the roof structure.

The roof over the side extension to the building (that contains the kitchen and shower room) is mostly laid in fibre cement tiles, which are suspected to contain asbestos.

A ceiling hatch in the hall between the kitchen and shower room provides access into the roof void. The roof is of timber frame construction overlaid with sarkingboard, and there is felt beneath the tiles.

There are flat felt covered roofs over the sun room and the boot room at the rear.

Rainwater fittings

Visually inspected with the aid of binoculars where appropriate.

The rainwater fittings are formed in a mix of cast iron and PVC.

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 solid stone construction, and the walls of the kitchen and shower room extension appear to be of constructed in solid brick. External wall insulation with a roughcast outer finish has been installed, and there is powder coated metal trim at the edges of the insulation.
	The walls of the sun room appear to be of cavity block construction with a reconstituted stone outer leaf.
	The lower walls of the boot room at the rear appear to be of solid brick construction, with external wall insulation. The upper walls seem to be of timber frame construction, and are clad externally with plastic coated metal sheeting.
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.
	The windows are double glazed UPVC casements, and there are double glazed Velux rooflights. The sun room has timber double glazed windows and door, and there is a UPVC double glazed external door to the boot room.
External decorations	Visually inspected.
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	Visually inspected.
	There are two detached steading outbuildings that provide garage and storage accommodation., with a combined gross internal floor area of 158m² or thereby. The walls are of stone construction. One of the buildings has a slate roof, and the other has a metal profile sheet covering.

Outside areas and boundaries	Visually inspected.
	It is understood that the site area extends to 5 acres or thereby, comprising of field, woodland and garden ground. Details must be confirmed with the title deeds.
Ceilings	Visually inspected from floor level.
	The ceilings are lined with a mix of timber lath and plaster, plasterboard and fibreboard. The original purlin framed roof structure is exposed within the attic rooms.
Internal walls	Visually inspected from floor level.
	Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
	The walls are mostly dry lined internally, although the walls in the shower room and the sun room are plastered on the hard. There are basic hardboard linings within the sun room. The partitions are a mix of solid construction and timber studs.
Floors including sub floors	The floors are a mix of suspended timber and solid concrete construction. It was not possible to inspect the floor surfaces due to the presence of fitted coverings in all rooms (including floating laminate).
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved.
	Kitchen units were visually inspected excluding appliances.
	The internal doors are a mix of timber panelled, tongue and groove timber boarded, flush hollow core timber and timber glazed types.
	The kitchen units are dated.
	An unusually steep timber stair in the lounge provides access to the attic.

Chimney breasts and fireplaces	Visually inspected.
	No testing of the flues or fittings was carried out.
	The lounge has a fireplace with woodburning stove.
	All other fireplaces have been removed and the openings blanked off.
Internal decorations	Visually inspected.
Cellars	Not applicable.
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 turn them on. Mains electricity. The electric meter and fuseboxes are in the kitchen.
Gas	No gas supply.
Water, plumbing, 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. The property is understood to have a private water supply. Details of the source must be confirmed. The kitchen units are fitted with a stainless steel sink. The main shower room has a modern w.c. and shower tray, and an older wash hand basin. There is a three piece fairly modern white suite in the en-suite shower room. The w.c. is linked to a macerator. There is a dated coloured wash hand basin and w.c. in the attic floor cloakroom, and one of the ground floor bedrooms also has a dated wash hand basin.

Heating and hot water

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.

The 'Worcester Greenstar Heatslave External 18/25' oil fired boiler is at the rear of the property. The boiler provides domestic hot water, and it also heats radiators in some of the rooms. The radiators are fitted with thermostatic valves, and there is a room thermostat in the hall.

The heating is supplemented by electric night storage heaters.

Whilst there is a foam insulated hot water tank in the cloakroom airing cupboard, it is assumed that this now redundant.

Drainage

Drainage covers etc. were not lifted.

Neither drains nor drainage systems were tested.

Drainage is assumed to be connected to a septic tank. For the avoidance of doubt the tank was not located or inspected to confirm its age, type and condition, and the drainage system has not been checked or tested in any way.

Fire, smoke and burglar alarms

Visually inspected.

No tests whatsoever were carried out to the system or appliances.

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 carbonfuelled 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.

In the interests of security no comment is made in relation to the presence or otherwise of a burglar alarm.

Any additional limits to inspection

The property was occupied at the time of the inspection, but the survey was restricted by floor coverings. Those parts of the property concealed behind fitted units and sanitary fittings etc were not viewed. No access was gained into the sub-floor areas. The roof voids were inspected from the extent visible from the hatches without being fully entered.

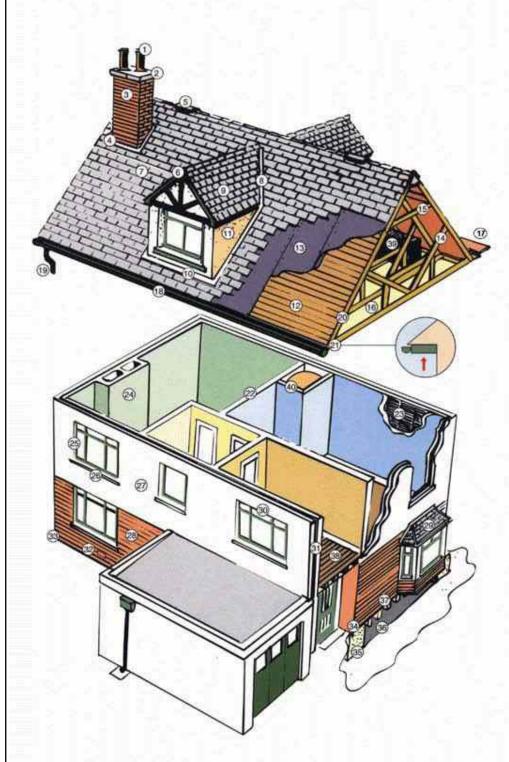
With properties of this type and age, various parts of the structure are hidden from view behind wall linings etc and cannot be seen. Where timbers are affected by dampness due to the inherent nature of the construction, or have become wet as a result of existing or previous defects in the building fabric, or leaking plumbing etc, it is possible for decay to manifest itself within concealed areas and to only become apparent in the future. Hidden areas that were not accessed or inspected cannot be reported as being free from defect, and any comments regarding the condition of the property must be read in this context.

The report does not include an Asbestos Inspection. However, asbestos was widely used in residential construction until it was finally banned 1999. If suspected asbestos containing material has been highlighted in this report, or if there are concerns of its potential existence having regard to the age of the property, a qualified asbestos surveyor should be engaged to carry out an inspection should further advice be required.

The report is not a Fire Risk Assessment, and the surveyor is not qualified to provide specific advice on fire safety issues.

An inspection for Japanese Knotweed was not carried out. This is a plant that is subject to control regulation, is considered invasive, and 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 on neighbouring ground. Identification of Japanese Knotweed is best undertaken by a specialist. If it exists, removal must be undertaken in a controlled manner by a specialist contractor, which can be expensive.

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.

- (1) Chimney pots
- 2) Coping stone
- 3 Chimney head
- (4) Flashing
- 5) Ridge ventilation
- 6 Ridge board
- (7) Slates / tiles
- 8 Valley guttering
- Dormer projection
- 10 Dormer flashing
- 11) Dormer cheeks
- (12) Sarking
- 13) Roof felt
- (14) Trusses
- (15) Collar
- (16) Insulation
- (17) Parapet gutter
- 18) Eaves guttering
- (19) Rainwater downpipe
- 20) Verge boards /skews
- 21) Soffit boards
- 22) Partition wall
- (23) Lath / plaster
- (24) Chimney breast
- (25) Window pointing
- 26) Window sills
- 27) Rendering
- (28) Brickwork / pointing
- 29 Bay window projection
- (30) Lintels
- (31) Cavity walls / wall ties
- 32) Subfloor ventilator
- (33) Damp proof course
- (34) Base course
- 35) Foundations
- 36) Solum
- 37) Floor joists
- 38) Floorboards
- 39) Water tank
- 40) Hot water tank

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

Structural movement	
Repair category	1
Notes	There was no evidence of significant structural movement within the limitations of the inspection. However, external insulation significantly restricted the inspection of the walls.

Dampness, rot and infestation	
Repair category	1
Notes	High damp readings were recorded to the floors, walls and partitions in a number of areas. Concealed timbers that have been in contact with damp may be affected by rot. This requires full and thorough investigation, before purchase, by a timber/damp specialist, and thereafter all repairs or treatments recommended must be undertaken to a fully documented and guaranteed standard.
	There is dampness to a section of wall in the kitchen. It is unclear if this is due to a chimney defect, or an issue with the flashing above the lean-to roof.
	Woodworm treatment was undertaken by Solway Property Care in 2025 with the benefit of a 30 year guarantee.

Chimney stacks	
Repair category	2
Notes	There is cracked and defective roughcast to the chimneys, open pointing and weathered brickwork. There have been issues with penetrating dampness to both chimneys.

Roofing including roof space	
Repair category	2
Notes	It was not possible to fully ascertain the age of the roof, although it is clearly old. There is sagging and undulation to the roof, which is of traditional purlin construction. There are a number of broken and slipped slates, the slaterwork is affected by delamination, there is some moss buildup and various patch repairs are evident. Following repair ongoing maintenance of the roof coverings should be anticipated, with a view to future reslating. The roof over the side extension to the building is mostly laid in fibre cement tiles which are suspected to contain asbestos. This roof is in particularly poor condition, and replacement of the coverings with traditional materials should be envisaged in the short term. Any asbestos material must be removed and disposed of by a licensed specialist contractor. There are flat felt covered roofs over the sun room and boot room extensions. Flat roofs of this type have a limited life only, and early renewal may be required. Leaks can manifest themselves unpredictably in flat roofs, and accordingly they may therefore fail and require renewal at almost any time.

Rainwater fittings	
Repair category	2
Notes	The cast iron rainwater fittings are affected by corrosion. The downpipe at the rear is not trapped and discharges rainwater into adjoining ground, which is not an ideal arrangement. Some of the gutters are poorly aligned. All rainwater fittings must be inspected during heavy rainfall, in order to ensure they are free from further defects.

Main walls	
Repair category	2
Notes	The original wall surfaces could not be viewed due to the retrofitted insulation, and accordingly no comment can be made on condition or structural movement.
	There is a powder coated metal edge/verge trim to the external wall insulation. On occasion, this can be problematic and allow water to enter the fabric of the building if not installed correctly with proper detailing. There are gaps in the wall insulation behind the central heating boiler, and adjoining the oil storage tank. These gaps may potentially cause cold-bridging internally.

Windows, external doors and joinery	
Repair category	2
Notes	The windows were not all fully opened or tested, but they are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units, handles and opening mechanisms, etc. It will be appreciated that some defects may only be evident during certain weather conditions. The condition of windows and doors deteriorates with age and use, and the ad hoc repair or replacement of components is likely to be required over time.
	There are a number of failed and suspect failed double glazed units. Water ingress was noted to one of the boot room windows, and there is rot to the interna sill.
	The Velux rooflights are of an older style and are affected by weathering and age-related wear and tear. There are failed double glazed units.

External decorations	
Repair category	2
Notes	The external paintwork is weathered.

Conservatories/porches	
Repair category	N/A
Notes	Not applicable.

Communal areas	
Repair category	N/A
Notes	Not applicable.

Garages and permanent outbuildings	
Repair category	2
Notes	There are broken, loose and missing slates to the roof of one of the outbuildings. There is open pointing and plant growth to the outbuilding walls, and evidence of structural movement. The guttering is poorly aligned. Evidence of woodworm infestation was noted to timbers. The joinery is affected by rot.

Outside areas and boundaries	
Repair category	2
Notes	The boundary walls and fences require attention. It was not practical to inspect all parts of the site. 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.

Ceilings	
Repair category	2
Notes	Old lath and plaster can deteriorate in condition and come loose with age, and on occasion it may fail without warning.
	Some of the ceilings appear to be lined with lightweight fibreboard sheets. This material is combustible and may cause a hazard in the event of a fire.

Internal walls	
Repair category	2
Notes	Old lath and plaster can deteriorate in condition and come loose with age, and on occasion it may fail without warning.
	Dampness was recorded to internal walls and partitions. Concealed timbers may be affected by rot. This requires investigation, before purchase, by a timber/damp specialist.

Floors including sub-floors	
Repair category	2
Notes	There are some loose floorboards, particularly within the attic accommodation where the boards are uneven and there is an apparent lack of support. The chipboard in the attic accommodation is not flooring grade material. It lacks adequate loadbearing strength, and is in need of replacement. Dampness was recorded to the floors. Concealed floor timbers may be affected by rot. This requires investigation, before purchase, by a timber/damp specialist.

Internal joinery and kitchen fittings	
Repair category	2
Notes	The doors and joinery are affected by wear and tear. Low level glazing must be checked for safety glass.
	The kitchen units are dated and would benefit from being replaced.
	The stair gradient is unusually steep and would not comply with current Building Regulations. The handrail is loose and is not secure.

Chimney breasts and fireplaces	
Repair category	2
Notes	It is assumed that the lounge stove has been installed and maintained in accordance with manufacturer's recommendations, having particular regard to fluing and ventilation requirements, and that it has always burned the correct type of fuel. The appliance has not been tested, and is assumed to be in full, safe and efficient working order. The flue must be regularly swept. Copies of the service records must be obtained.
	All other fireplaces have been removed. To prevent the ingress of rainwater and to allow the circulation of air, ventilating caps should be fitted to the top of the chimneys. Ventilators should also be installed into the chimney breasts, to draw air through the redundant flues and help maintain them in a dry condition.

Internal decorations	
Repair category	2
Notes	The internal decoration requires renewal.

Cellars	
Repair category	N/A
Notes	Not applicable.

Electricity	
Repair category	2
Notes	Aspects of the electrical installation are dated and there are surface mounted sockets. The system must be checked by a NICEIC/SELECT registered contractor before purchase, and thereafter the installation must be upgraded or rewired as necessary to meet current regulations.
	The Institution of Engineering and Technology (IET) recommends that electrical installations are professionally inspected and tested at least every 5 years, and on a change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have electrical installations that fully comply with IET regulations.

Gas	
Repair category	N/A
Notes	Not applicable.

Water, plumbing and bathroom fittings		
Repair category	2	
Notes	The property is understood to have a private water supply. Details must be confirmed. Neither the reliability nor the purity of the water supply have been verified, and the purchaser must fully satisfy themselves in these respects prior to conclusion of missives. The valuation assumes that there are no issues with the reliability of the supply or the quality of the water. There is a requirement for private water supplies to be registered with the Local Authority. Where any aspects of the private water supply lie outwith the site boundaries, it must be confirmed that the rights of access for use and maintenance are legally enforceable. The w.c. in the ground floor en-suite is linked to a macerator. There is no window or mechanical ventilation in this room, which is unsatisfactory and	
	requires to be addressed. The plumbing has been altered on an ad-hoc basis. It is recommended that the entire plumbing installation is checked, before purchase, by a qualified plumbing contractor with a view to carrying out all required upgrading and/or renewal. Some redundant pipework remains within the building. No tests have been undertaken of the system. No inspection has been	
	possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas. The rising main was not inspected.	

Heating and hot water		
Repair category	2	
Notes	Oil fired heating systems must be examined and serviced annually by a qualified engineer, to ensure safe and efficient operation. A copy of the most recent inspection certificate, dated within the past 12 months, must be obtained before purchase. Any observations or recommendations made by the engineer in relation to the heating system or the condition and positioning of the oil storage tank must be noted, as these items may require attention. The central heating system is not in operation and must be professionally recommissioned.	
	The plastic oil storage tank is positioned too close to the rear elevation with external wall insulation, and requires to be relocated.	

Drainage	
Repair category	1
Notes	It is understood that the property is connected to a septic tank that was not located or inspected. It must be confirmed that the private drainage system is registered with the Scottish Environment Protection Agency (SEPA). It is assumed that the tank has been regularly emptied and maintained, and documentation relating to this must be obtained. The drainage system was not tested and is assumed to be fully functional. However, the condition of underground drainage pipework can only be properly ascertained by a CCTV survey. No inspection covers have been raised. Where any aspects of the drainage system lie outwith the site boundaries, it must be confirmed that the rights of access for use and maintenance are legally enforceable.

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	1
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
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	2
Heating and hot water	2
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Wherea 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/attic		
2. Are there three steps or fewer to a main entrance door of the property?		X	No	
3. Is there a lift to the main entrance door of the property?	Yes		No	X
4. Are all door openings greater than 750mm?	Yes		No	X
5. Is there a toilet on the same level as the living room and kitchen?	Yes	X	No	
6. Is there a toilet on the same level as a bedroom?	Yes	X	No	
7. Are all rooms on the same level with no internal steps or stairs?	Yes		No	X
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes	X	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 reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

- 1) The assumed tenure is Absolute Ownership.
- 2) The road adjoining the property is adopted by the Local Authority.
- 3) It is understood that the site area extends to 5 acres or thereby. Details must be confirmed with the title deeds.
- 4) It must be confirmed that the septic tank is registered with SEPA.
- 5) The property is understood to have a private water supply. Neither the reliability nor the purity of the water supply have been verified, and the purchaser must fully satisfy themselves in these respects prior to conclusion of missives. The valuation assumes that there are no issues with the reliability of the supply or the quality of the water. There is a requirement for private water supplies to be registered with the Local Authority.
- 6) Where any service connections lie outwith the site boundaries, it must be confirmed that the rights of access for use and maintenance are legally enforceable.
- 7) The property has been altered and extended to provide the present accommodation, but these works are clearly longstanding and historic an undertaken in excess of 20 years ago. However, some aspects of the alterations (such as the en-suite shower room, attic floor cloakroom and the staircase) do not comply with current Building Regulations. It is assumed that any required Building Warrant approval was obtained for installing the external wall insulation in recent years.
- 8) Planning Permission was granted on 1st August 2025 (ref. 25/1124/FUL) for 'alterations and erection of extension to north west elevation of dwellinghouse, and installation of roof mounted solar panels and replacement septic tank and soakaway'.
- 9) Woodworm treatment was undertaken by Solway Property Care in 2025 with the benefit of a 30 year guarantee.

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 £1,135,000.

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

This property lies outside the parameters of standard calculations for insurance purposes, due to the nature of the outbuildings and boundaries etc. An estimate is given which is believed will provide for the basic reconstruction of the property for the purposes of a lender. A more detailed assessment of the reinstatement cost to include elaborate features and architectural detail should be obtained, to ensure that any necessary additional cover is arranged.

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 £380,000 (THREE HUNDRED AND EIGHTY THOUSAND POUNDS STERLING).

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

Signed	lan Young Electronically signed :- 22/09/2025 09:29	
Report author	lan Young	
Company name	J & E Shepherd Chartered Surveyors	
Address	18 Castle Street Dumfries DG1 1DR	
Date of report	15/09/2025	



www.shepherd.co.uk

Property Address	
Address	Upper Glenlair, Knockvennie, Castle Douglas, DG7 3NT
Seller's Name	Gordon Scott
Date of Inspection	15/09/2025
Property Details	
Property Type X 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 X 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 i	property was built for the public sector, e. g. local authority,
military, police?	Jopenty was built for the public sector, c. g. 1984, authority,
Flats/Maisonettes only Floor(s) on wh	nich located No. of floors in block Lift provided? Yes No
	No. of units in block
Approximate Year of Construction	1880
Tenure	
V At astate Ourseaship	Nu
X Absolute Ownership	Other
Accommodation	
Number of Rooms 2 Living room	
2 Bathroom(s	3 WC(s) 1 Other (Specify in General remarks)
Gross Floor Area (excluding garage	es and outbuildings) 123 m² (Internal) 160 m² (External)
Residential Element (greater than 4	
Garage / Parking / Outbuildings	
Single garage Double gar	age X Parking space No garage / garage space / parking space
Available on site? X Yes	No
Permanent outbuildings:	
2 x stone steadings with slate and metal pro	ofile sheet roofs.

Construction
Walls Brick X Stone Concrete Timber frame Other (specify in General Remarks) Roof Tile X Slate Asphalt Felt Other (specify in General Remarks)
Special Risks
Has the property suffered structural movement?
If Yes, is this recent or progressive?
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in Yes X No the immediate vicinity?
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 X Private None Water Mains X Private None
Electricity X Mains Private None Gas Mains Private X None Central Heating X Yes Partial None
Brief description of Central Heating and any non mains services:
Oil fired boiler to radiators.
Site
Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.
Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
Ill-defined boundaries X Agricultural land included with property X Other (specify in General Remarks)
Location
Residential suburb Residential within town / city Mixed residential / commercial Shared service connections
Commuter village Remote village X Isolated rural property Other (specify in General Remarks)
Planning Issues
Has the property been extended / converted / altered? X Yes No If Yes provide details in General Remarks.
Roads
Made up road ☐ Unmade road ☐ Partly completed new road ☐ Pedestrian access only ☒ Adopted ☐ Unadopted

General Remarks

The property is situated in a rural location. The main shopping, social and educational amenities for the general area are provided in the neighbouring town of Castle Douglas.

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

The electrical installation is on semi modern lines. Upgrading and/or rewiring will be required to meet current regulations.

The central heating system is not in operation, and must be professionally recommissioned.

Repairs are required to the main roof. The roof over the kitchen and shower room appears to be covered with asbestos tiles, which are approaching the end of their useful life. Renewal of this roof with more traditional materials will be required in the short term.

The flat felt roof coverings are likely to have a limited life only and early renewal may be required.

Woodworm treatment was undertaken by Solway Property Care in 2025 with the benefit of a 30 year guarantee.

Repairs are required to the outbuildings.

It is understood that the site area extends to 5 acres or thereby. Details must be confirmed with the title deeds.

It must be confirmed that the septic tank is registered with SEPA.

The property is understood to have a private water supply. Neither the reliability nor the purity of the water supply have been verified, and the purchaser must fully satisfy themselves in these respects prior to conclusion of missives. The valuation assumes that there are no issues with the reliability of the supply or the quality of the water. There is a requirement for private water supplies to be registered with the Local Authority.

Where any service connections lie outwith the site boundaries, it must be confirmed that the rights of access for use and maintenance are legally enforceable.

The property has been altered and extended to provide the present accommodation, but these works are clearly longstanding and historic an undertaken in excess of 20 years ago. However, some aspects of the alterations (such as the en-suite shower room, attic floor cloakroom and the staircase) do not comply with current Building Regulations. It is assumed that any required Building Warrant approval was obtained for installing the external wall insulation in recent years.

In addition to the main accommodation there is a boot room.

Essential Repairs

High damp meter readings were recorded to the floors, walls and partitions. Concealed timbers that have been in contact with damp may be affected by rot. Instruct a reputable firm of timber/damp specialists to carry out a detailed inspection covering the entire property, provide a report and costings prior to purchase, and to thereafter undertake all works necessary to a fully documented and guaranteed standard.				
Estimated cost of essential repairs	£5,000			
Retention recommended?	X Yes No			
Retention amount	£5,000			

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Commen	LOHIV	ioi tuaueai	

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

Valuation

Market value in present condition £ 380,000

Market value on completion of essential repairs £ 385,000

Insurance reinstatement value £ 1,135,000

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

Is a reinspection necessary?

Declaration

Signed Ian Young

Electronically signed :- 22/09/2025 09:29

Surveyor's name Ian Young Professional qualifications MRICS

Company name J & E Shepherd Chartered Surveyors Address 18 Castle Street, Dumfries, DG1 1DR

Telephone 01387 264333

Email Address dumfries@shepherd.co.uk

Date of Inspection 15/09/2025



Energy Performance Certificate



Energy Performance Certificate (EPC)

Dwellings

Scotland

UPPER GLENLAIR, KNOCKVENNIE, CASTLE DOUGLAS, DG7 3NT

Dwelling type: Detached house
Date of assessment: 15 September 2025
Date of certificate: 15 September 2025

Total floor area: 131 m²

Primary Energy Indicator: 283 kWh/m²/year

Reference number: 0802-8654-3622-5492-1153 **Type of assessment:** RdSAP, existing dwelling

Approved Organisation: Elmhurst

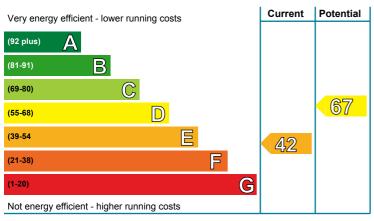
Main heating and fuel: Boiler and radiators, oil

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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*		recommendations	
Over 3 years you could save*	£1,767	report for more information	

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

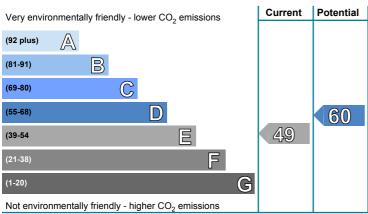


Energy Efficiency Rating

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

Your current rating is **band E (42)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is band E (49)

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	£900 - £1,200	£210.00
2 Flat roof or sloping ceiling insulation	£900 - £1,200	£561.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£570.00

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	Sandstone, with external insulation Solid brick, with external insulation Cavity wall, as built, partial insulation (assumed)	**** **** ***	**** **** **
Roof	Pitched, 150 mm loft insulation Pitched, 50 mm loft insulation Roof room(s), no insulation (assumed)	**** ***** ***	**** ***** ***
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	_ _	_ _
Windows	Fully double glazed	***	★★★☆☆
Main heating	Boiler and radiators, oil Electric storage heaters	*** ***	**** ****
Main heating controls	Programmer, room thermostat and TRVs Manual charge control	**** ***	**** ***
Secondary heating	Room heaters, dual fuel (mineral and wood)	_	_
Hot water	From main system	***	***
Lighting	Below average 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 58 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 7.7 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 1.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£8,568 over 3 years	£6,801 over 3 years	
Hot water	£1,113 over 3 years	£1,113 over 3 years	You could
Lighting	£264 over 3 years	£264 over 3 years	save £1,767
Totals	£9,945	£8,178	over 3 years

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	Rating after improvement	
		indicative cost	per year	Energy	Environment
1	Increase loft insulation to 270 mm	£900 - £1,200	£70	E 43	E 50
2	Flat roof or sloping ceiling insulation	£900 - £1,200	£187	E 47	E 52
3	Floor insulation (suspended floor)	£5,000 - £10,000	£190	E 50	D 55
4	Floor insulation (solid floor)	£5,000 - £10,000	£141	E 52	D 57
5	Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£256	D 56	D 57
6	Wind turbine	£5,000 - £20,000	£712	D 67	D 60

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 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).

2 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.

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 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. 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 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.

6 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.

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)	21,674.63	N/A	N/A	N/A
Water heating (kWh per year)	4,029.42			•

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:
Assessor membership number:
Company name/trading name:
Address:

Mr. Ian Young
EES/012603
J & E Shepherd
13 Albert Square

Dundee DD1 1XA 01382 200454

Phone number: 01382 200454 Email address: 01382 200454 dundee@shepherd.co.uk

Related party disclosure: No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit greeners cotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





Property Questionnaire



Property address	Upper Glenlair Knockvennie Castle Douglas DG7 3NT
Seller(s)	Gordon Scott
Completion date of property questionnaire	21/09/2025

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	1?	12 months
2.	Council tax		
	Which Council Tax band is your proper	ty in?	Е
3.	Parking		
	What are the arrangements for parking	at your property?	
	(Please tick all that apply)		
	Garage	No	
	Allocated parking space	Yes	
	• Driveway	Yes	
	Shared parking	No	
	On street	No	
	Resident permit	No	
	Metered Parking	No	
	Other (please specify):		
_			
4.	Conservation area		
	Is your property in a designated Conse special architectural or historical inter- which it is desirable to preserve or enh	est, the character or appear	

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)?	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)?	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?	
	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?	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?	
	(ii) Did this work involve any changes to the window or door openings?	
	(iii) Please describe the changes made to the windows doors, or patio doors approximate dates when the work was completed):	(with
	Please give any guarantees which you received for this work to your solicito agent.	r or estate
7.	Central heating	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).	Yes
	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).	
	Oil	

	Mains drainage	No			
	Electricity	Yes	Scottish Power		
	Water mains or private water supply	No			
	Gas or liquid petroleum gas	No			
	Services	Connected	Supplier		
а.	Please tick which services ar supplier:	e connected to your p	property and give details o	of the	
10.	Services				
	Kitchen extension has external	roof tiles made with as	bestos		
	If you have answered yes, please give details:				
b.	Are you aware of the existence of asbestos in your property?			Yes	
	If you have answered yes, is insurance claim?		ect of any outstanding		
а.	Has there been any storm, flo property while you have own		ctural damage to the	No	
).	Issues that may have affected	d your property			
	Does your property have an I than 10 years old?	Energy Performance (Certificate which is less	Yes	
В.	Energy Performance Certification	ate			
	(iii) When was your maintena (Please provide the month ar		enewed?		
	If you have answered yes, please give details of the company with which you have a maintenance contract:				
	(ii) Do you have a maintenand	ce contract for the ce	ntral heating system?	No	
	Unsure				
	i) When was your central hea installed?	i) When was your central heating system or partial central heating system installed?			

	Cable TV or satellite	No		
	Broadband	Yes	Unsure	
b.	Is there a septic tank system	at your property?		Yes
	If you have answered yes, ple	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
	(ii) Do you have a maintenand	ce contract for your se	ptic tank?	No
	If have answered yes, details maintenance contract:	of the company with w	hich you have a	
11.	Responsibilities for shared o	r common areas		
a.	Are you aware of any respoused jointly, such as the repoundary, or garden area?			No
	If you have answered yes, p	lease give details:		
b.	Is there a responsibility to o		d maintenance of the	No
	If you have answered yes, p	lease give details:		
C.	Has there been any major rep		any part of the roof	No
d.	Do you have the right to wal for example to put out your boundaries?	, ,		Yes
	If you have answered yes, p	lease give details:		
	Septic dispersal field is on the r	neighbouring property		
e.	As far as you are aware, do walk over your property, for maintain their boundaries?			No
	If you have answered yes, p	lease give details:		
f.	As far as you are aware, is t your property? (public right right to pass, whether or no	of way is a way over	which the public has a	No
	If you have answered yes, p			

12.	Charges associated with the property	
a.	Is there a factor or property manager for your property?	No
	If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	
b.	Is there a common buildings insurance policy?	No
	If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?	
C.	Please give details of any other charges you have to pay on a regular baupkeep of common areas or repair works, for example to a residents' as or maintenance or stair fund.	
13.	Specialist work	
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
	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.	
	Borer treatment carried out Sept 2025 based on survey from Sept 2024	
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?	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
	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: Galbraiths Castle Douglas	
14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following?	
	(i) Electrical work	Don't know
	(ii) Roofing	Don't know
	L	

	(iii) Central heating	Don't know
	(iv) National House Building Council (NHBC)	Don't know
	(v) Damp course	Don't know
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	Don't know
b.	If you have answered 'yes' or 'with title deeds', please give details of the installations to which the guarantee(s) relate(s):	e work or
C.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in thelast 10 years?	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?	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
	If you have answered yes to any of a-c above, please give the notices to yo or estate agent, including any notices which arrive at any time before the d 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

Name(s): Gordon Scott

Date: 21/09/2025



Appendices



SOLWAY PROPERTY CARE

BUILDING PRESERVATION

CONTROL OF DAMP, WOODWORM & WET/DRY ROT

30- YEAR GUARANTEE

TIMBER TREATMENT

This document to be read in conjunction with report

Client – Gordon Scott

Date of Survey Report - 18/7/2024

Property Address - <u>Upper Glenlair, Knockvennie</u>

Castle Douglas

Postcode <u>– DG7 3NT</u>

Date of Completion - 9/9/2025

- 1. Solway Property Care issues this guarantee in accordance with the above details subject to payment of the account in full.
- 2. Solway Property Care Guarantees for 30 years from the end of the month of completion, that upon being notified as soon as possible of the recurrence of any infestation by wood boring insects or attack by wood rotting fungi, we will return and inspect those timbers and carry out further treatment as deemed necessary. This will be upon production of the guaranteed details and report.
- 3. This Guarantee shall not apply, however, to infestation or attack attributed to damp ingress or reintroduction of wood boring insects from stored furniture, timber or objects brought into the property after treatment of any areas.
- 4. The benefit of this Guarantee shall be deemed to be automatically assigned to the property upon transfer of ownership of the property.
- 5. The client should contact Solway Property Care, in writing, with any claim under the above conditions. This will be responded within ten working days and will be dealt with promptly and fairly.

Date of Guarantee issued – <u>19/9/2025</u>

For and of behalf of Solway Property Care <u>— David McLachlan</u>

DAVID McLACHLAN C.S.R.T TEL: (01557) 331149 / +44 7947 616094

shepherd.co.uk





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



PROPERTY & CONSTRUCTION CONSULTANTS



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 557 9300

Elain

△ ▲ 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 △▲ 01<u>506 41677</u>7

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