# Home Report

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CHARTERED SURVEYORS

All Angles Covered

Residential | Commercial | Property & Construction

SHEPHERD
CHARTERED SURVEYORS

# Contents

# Scottish Single Survey

# Single Survey

survey report on:

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| **Property address** | Brockloch Farm<br>Burnfoot<br>New Cumnock<br>Cumnock<br>KA18 4QH |

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| **Customer** | True North Real Asset Partners |

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| **Customer address** | Brockloch Farm<br>Burnfoot<br>New Cumnock<br>Cumnock<br>KA18 4QH |

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| **Prepared by** | Shepherd Chartered Surveyors |

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| **Date of inspection** | 22/04/2025 |

SHEPHERD
CHARTERED SURVEYORS

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# PART 1 - GENERAL

## 1.1 THE SURVEYORS

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

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

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

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

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

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. X

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 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

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use 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.

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| **Description** | The subjects comprise a detached farmhouse with a range of agricultural style outbuildings, a detached bungalow and around thirty acres of grazing land. |

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| **Accommodation** | GROUND FLOOR: Hallways/Vestibules, Living Room, Kitchen, Utility Room, Pantry, Bedroom, Lounge, Bathroom with WC and Cloakroom with WC.<br><br>FIRST FLOOR: Landing and Four Bedrooms.<br><br>DETACHED BUNGALOW: Entrance Hall, Three Bedrooms, Living Room, Kitchen and Bathroom with WC. |

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| **Gross internal floor area (m²)** | The gross internal floor area of the main property extends to 240 metres or thereby.<br><br>The detached bungalow extends to 109 sq metres or thereby. |

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| **Neighbourhood and location** | The subjects occupy a rural position on the outskirts of the town of New Cumnock. There are mainly agricultural land uses surrounding the property, however nearby residential properties are of mixed age and style. The nearest major town of Cumnock is around seven miles distant, where most main amenities can be found. |

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| **Age** | Estimated constructed around 1830. |

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| **Weather** | Dry and fair. |

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| **Chimney stacks** | **Visually inspected with the aid of binoculars where appropriate.**<br><br>There are two chimney stacks of brick/stone construction, with pointed and rendered external finishes. There are clay terminals and lead and cement flashings. |

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| **Roofing including roof space** | **Sloping roofs were visually inspected with the aid of binoculars where appropriate.**<br><br>**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.**<br><br>**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.**<br><br>The main roof is of pitched design overlaid in slate with metal ridge details. There are also metal skylight details. Roof structures over front and side projections are pitched and overlaid in the same materials.<br><br>Access to roof space areas was via fixed staircases from an entrance hall, the kitchen and the first floor landing. Our inspections revealed the structures to be of timber frame construction overlaid in timber sarking. Some roof spaces have been floored and lined. |

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| **Rainwater fittings** | **Visually inspected with the aid of binoculars where appropriate.**<br><br>There are predominantly cast iron gutters and downpipes with some PVC elements. There are also valley gutter details which are laid in lead. |

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| **Main walls** | **Visually inspected with the aid of binoculars where appropriate.**<br><br>**Foundations and concealed parts were not exposed or inspected.**<br><br>The main walls are of solid stone/brick construction, with pointed and rendered external finishes.<br><br>The walls of the front projection appear to be of solid brick construction or similar, with similar external finishes. |

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| **Windows, external doors and joinery** | **Internal and external doors were opened and closed where keys were available.**<br><br>**Random windows were opened and closed where possible.**<br><br>**Doors and windows were not forced open.**<br><br>Windows are predominantly UPVC framed, sealed unit double glazing with skylight details in places.<br><br>The external door to the front is an aluminium unit with double glazing, and doors to the rear are timber single glazed and composite double glazed units. |

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| **External decorations** | **Visually inspected.**<br><br>Painted masonry and cast iron. |

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| **Conservatories / porches** | Not applicable. |

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| **Communal areas** | Not applicable. |

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| **Garages and permanent outbuildings** | **Visually inspected.**<br><br>There are a range of attached and detached agricultural style outbuildings varying in construction including brick, stone and concrete and steel frame, with pitched roof structures overlaid in a mixture of materials including slate and metal and cement sheeting.<br><br>The detached bungalow is of similar construction to the main property. |

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| **Outside areas and boundaries** | **Visually inspected.**<br><br>Immediate garden grounds are overlaid in a mixture of materials including concrete hard standing, stone chips and lawn.  Boundaries are defined by stone walling and metal/post and wire fencing.<br><br>We understand that land pertaining to the property extends to around thirty acres predominantly made up of uneven grazing land.  There are small ponds/lakes and streams that appear to be within the boundary.<br><br>Access to the property is via a private road which is part made in gravel and concrete. |

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| **Ceilings** | **Visually inspected from floor level.**<br><br>Lath and plaster and plasterboard lined with areas of timber and PVC panelling, polystyrene tile and textured coating. |

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| **Internal walls** | **Visually inspected from floor level.**<br><br>**Using a moisture meter, walls were randomly tested for dampness where considered appropriate.**<br><br>Solid construction plastered on the hard, lath and plaster and plasterboard with areas of timber panelling. |

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| **Floors including sub floors** | **Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.**<br><br>Flooring is of solid construction on the ground floor and suspended timber construction on the first floor. Various fitted floor coverings exist above. |

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| **Internal joinery and kitchen fittings** | **Built-in cupboards were looked into but no stored items were moved.**<br><br>**Kitchen units were visually inspected excluding appliances.**<br><br>There are timber panel and timber and glass panel doors, timber skirtings, timber door and window surrounds and timber tread and riser staircases.<br><br>Kitchen fittings comprise floor and wall mounted units, with similar floor mounted units within the utility room. |

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| **Chimney breasts and fireplaces** | **Visually inspected.**<br><br>**No testing of the flues or fittings was carried out.**<br><br>There are open fireplaces within the living room and lounge which have tiled surrounds and appear to be vented to the chimneys.<br><br>Otherwise, fireplaces have been removed/covered over. |

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| **Internal decorations** | **Visually inspected.**<br><br>There are paper, paint and tile finishes. |

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| **Cellars** | Not applicable. |

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| **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.**<br><br>Electricity is from the mains grid with the circuit breaker consumer unit and meter located within a kitchen inspection cupboard. |

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| **Gas** | There is no mains gas supply in the area. There may be a private oil supply. |

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| **Water, plumbing, bathroom fittings** | **Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.**<br><br>**No tests whatsoever were carried out to the system or appliances.**<br><br>We have assumed that water is from a private supply and the exact details should be confirmed. Where seen, plumber fittings were of copper, PVC and lead pipework. There is a PVC cold water storage tank within attic space above the kitchen.<br><br>Sanitary fittings comprise a three piece suite within the bathroom and a one piece suite within the cloakroom. |

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| **Heating and hot water** | **Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.**<br><br>**No tests whatsoever were carried out to the system or appliances.**<br><br>There is no central heating system installed within the property. Where present, space heating is provided by electric panel/storage radiators in hallway/landing spaces, along with the open fireplaces.<br><br>Hot water appears to be via an insulated hot water tank located within the attic above the kitchen, which may be via the range cooker within the kitchen. |

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| **Drainage** | **Drainage covers etc. were not lifted.**<br><br>**Neither drains nor drainage systems were tested.**<br><br>We have assumed that drainage is to a private septic tank located within the grounds of the property. |

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| **Fire, smoke and burglar alarms** | **Visually inspected.**<br><br>**No tests whatsoever were carried out to the system or appliances.**<br><br>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership. |

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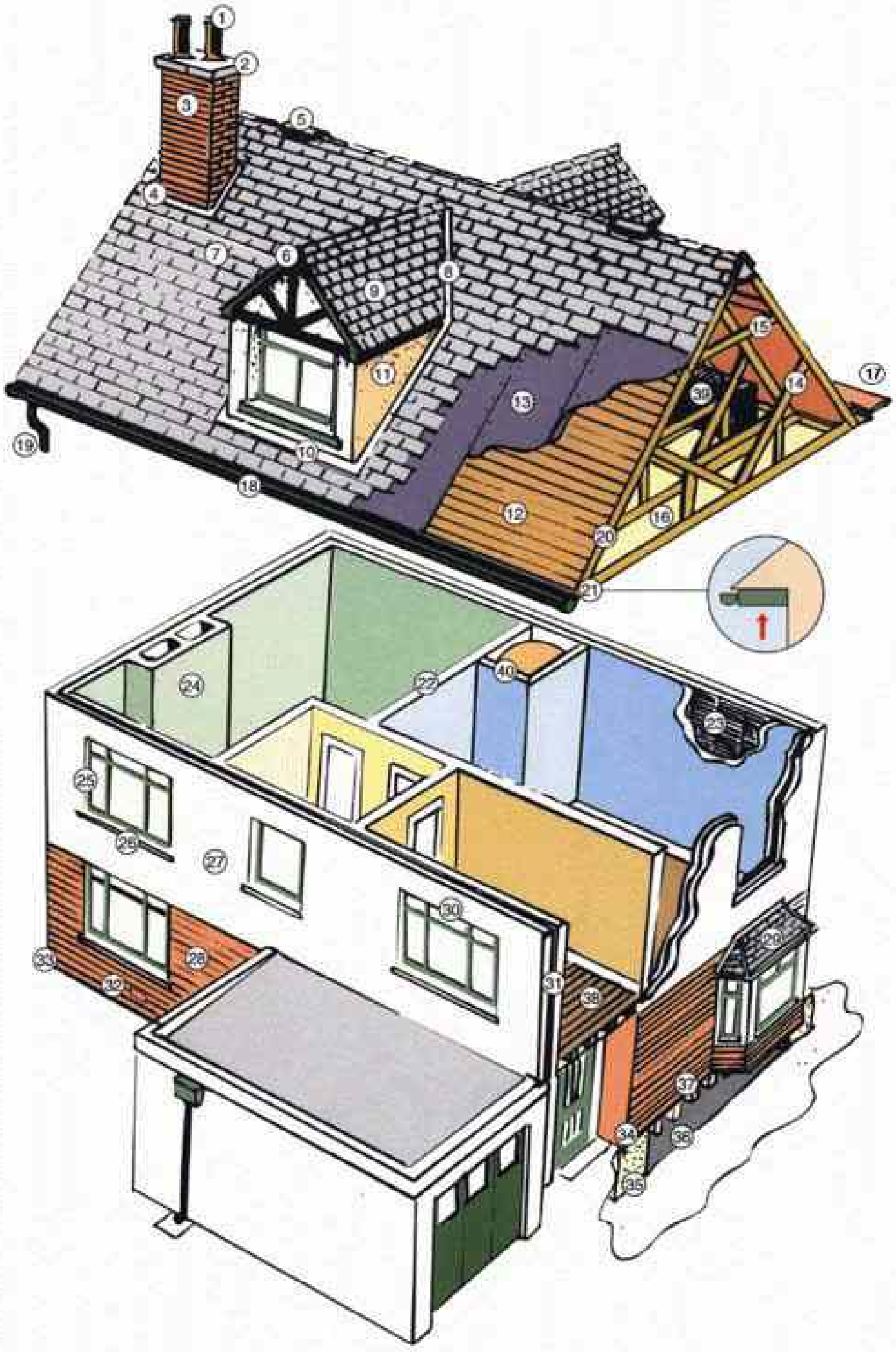
| **Any additional limits to inspection** | An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.<br><br>The property had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. No access was available beneath sanitary or kitchen fittings.<br><br>Windows and external doors were not all fully opened or tested.<br><br>No access was available to any sub-floor areas.<br><br>Our inspection of roof space areas was restricted due to the presence of flooring and lining, insulating material and the absence of flooring or crawl boards.<br><br>We did not inspect all areas of ground pertaining to the property and not all outbuildings were fully or closely inspectable. |

## Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. 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

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

## 2. Condition

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

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

| Structural movement | |
|---|---|
| **Repair category** | 1 |
| **Notes** | Evidence of settlement/movement has affected the building. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent. |

| Dampness, rot and infestation | |
|---|---|
| **Repair category** | 3 |
| **Notes** | Damp, rot and wood bore infestation related defects were found within the property. A reputable timber and damp specialist should carry out a full and thorough inspection of the entire property with exposure works prior to purchase. |

| Chimney stacks | |
|---|---|
| **Repair category** | 2 |
| **Notes** | The rendered chimney appeared to be in a fair state of repair within the limitations of our inspection.<br><br>Open mortar joints were noted at the other chimney along with cracked cement flashings. Staining was noted to surfaces adjacent to the chimney within the roof space area. Patch repair and regular ongoing maintenance should be anticipated. |

| **Roofing including roof space** | |
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| **Repair category** | 3 |
| **Notes** | A number of loose and broken roof slates were visible along with missing ridging at the front projection, corroded skylights/ridging and staining and daylight holes within the roof space area. Short term patch repair will be required and roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul work may be required in future. |

| **Rainwater fittings** | |
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| **Repair category** | 2 |
| **Notes** | Rainwater goods are mainly of an older style and have suffered corrosion, with vegetation growth noted in places along with a missing section of guttering at the front projection. Short term maintenance is required and gutters/downpipes should be checked during heavy rainfall.<br><br>Valley gutter arrangements should be regularly checked for leakage and cleared of debris to prevent damp ingress. |

| **Main walls** | |
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| **Repair category** | 2 |
| **Notes** | Cracked and bossed masonry/render was noted and future repairs should be anticipated. |

| **Windows, external doors and joinery** | |
|---|---|
| **Repair category** | 3 |
| **Notes** | Windows and doors were not all fully opened or tested however some items of wear and tear were visible. Some double glazed units are defective having failed and allowed condensation to form between the panes. Repairs or replacement of units and/or components may be required.<br><br>Smashed sections of glazing were noted which will require repair in the short term. |

| External decorations | |
|---|---|
| **Repair category** | 2 |
| **Notes** | The external décor is weathered in places. Paint finished and decorated external surfaces will require redecoration on a regular basis.<br><br>Graffiti will require removal. |

| Conservatories/porches | |
|---|---|
| **Repair category** | N/A |
| **Notes** | |

| Communal areas | |
|---|---|
| **Repair category** | N/A |
| **Notes** | |

| Garages and permanent outbuildings | |
|---|---|
| **Repair category** | 3 |
| **Notes** | The outbuildings are in varying states of condition, however are generally dilapidated.  Overhaul should be anticipated.<br><br>The detached bungalow is in similar condition to the main property and will require renovation, repair and renewal.<br><br>Some outbuildings are clad in materials which may contain an asbestos content, which is damaged in places. These have not been tested and we have not carried out an asbestos survey on the property however these materials should be handled by a competent contractor only. Asbestos waste can be costly to dispose of. |

| Outside areas and boundaries | |
|---|---|
| **Repair category** | 2 |
| **Notes** | Boundary and garden walls and fences should be regularly checked and maintained as necessary, with damaged sections of stone walling noted.<br><br>External ground levels were noted to be slightly high in places in relation to internal floors and in general, landscaping will be required.<br><br>Mature trees/vegetation within the grounds of the property will require ongoing maintenance, with some areas becoming slightly overgrown.<br><br>The access road will require patch repair and regular ongoing maintenance. |

| Ceilings | |
|---|---|
| **Repair category** | 3 |
| **Notes** | Evidence of cracked, damaged and uneven ceiling plaster was noted which will require repair in the short term.<br><br>Polystyrene tiles were noted. This could cause a hazard in the event of a fire and the tiles should be removed.<br><br>Textured coatings were noted to ceiling areas.  On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only. |

| Internal walls | |
|---|---|
| **Repair category** | 3 |
| **Notes** | Evidence of cracked, bossed and water damaged wall plaster was noted which will require repair in the short term. |

| Floors including sub-floors | |
|---|---|
| **Repair category** | 2 |
| **Notes** | Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. Some loose/uneven flooring was detected underfoot.<br><br>Wood bore infestation and rot related defects were noted to some flooring (see Dampness, Rot and Infestation section). |

| Internal joinery and kitchen fittings | |
|---|---|
| **Repair category** | 2 |
| **Notes** | Internal joinery is generally serviceable however some wear and tear items were noted and in general, fittings are of an older style and future maintenance or upgrading should be anticipated.<br><br>Wood bore infestation and rot related defects were noted to some joinery fittings (see Dampness, Rot and Infestation section).<br><br>Low level internal glazing should be checked for safety glass. |

| Chimney breasts and fireplaces | |
|---|---|
| **Repair category** | 2 |
| **Notes** | All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused. |

| Internal decorations | |
|---|---|
| **Repair category** | 3 |
| **Notes** | The internal decoration will require to be upgraded. |

| Cellars | |
|---|---|
| **Repair category** | N/A |
| **Notes** | |

| Electricity | |
|---|---|
| **Repair category** | 2 |
| **Notes** | The electrical installation is of mixed age and all electrical services appear to have been disconnected.  These should be re-instated under professional supervision with any required repairs or upgrading carried out in full by a registered electrical contractor.<br><br>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy.  It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations. |

| Gas | |
|---|---|
| **Repair category** | N/A |
| **Notes** | |

| Water, plumbing and bathroom fittings | |
|---|---|
| **Repair category** | 2 |
| **Notes** | Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.<br><br>Some lead components were noted within the plumbing system and the water supply and plumbing system appear to have been disconnected/drained down.  These should be re-instated under professional supervision with any required repairs or upgrading carried out by a reputable contractor.<br><br>The property is understood to have a private water supply. This source is assumed to be reliable. Neither the reliability nor purity of the supply have been tested and any purchaser should fully satisfy themselves in these respects prior to conclusion of missives. |

| Heating and hot water | |
|---|---|
| **Repair category** | 2 |
| **Notes** | There is no central heating system installed within the property and upgrading should be anticipated. |

| Drainage | |
|---|---|
| **Repair category** | 1 |
| **Notes** | There are understood to be private drainage arrangements in the form of a septic tank. The maintenance liability, rights of access and SEPA consents should be confirmed. |

# Single Survey

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

| | |
|---|---|
| Structural movement | 1 |
| Dampness, rot and infestation | 3 |
| Chimney stacks | 2 |
| Roofing including roof space | 3 |
| Rainwater fittings | 2 |
| Main walls | 2 |
| Windows, external doors and joinery | 3 |
| External decorations | 2 |
| Conservatories/porches | N/A |
| Communal areas | N/A |
| Garages and permanent outbuildings | 3 |
| Outside areas and boundaries | 2 |
| Ceilings | 3 |
| Internal walls | 3 |
| Floors including sub-floors | 2 |
| Internal joinery and kitchen fittings | 2 |
| Chimney breasts and fireplaces | 2 |
| Internal decorations | 3 |
| 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 | | | |
| **2. Are there three steps or fewer to a main entrance door of the property?** | Yes | [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 |
|---|
| The exact boundary lines pertaining to the property should be confirmed, including rights of access for maintenance purposes to electricity/telephone poles within the boundary.<br><br>We understand the property is being offered for sale with around 30 acres of land, a range of agricultural style outbuildings and a detached 3 bedroom bungalow, all contained within the same Title. Accordingly, the property is unlikely to be considered as suitable for standard mortgage funding by most mainstream lenders and any purchaser should make their own enquiries regarding funding prior to purchase.<br><br>The property is accessed via a private road and rights of access/maintenance liability should be confirmed.<br><br>The property is understood to have a private water supply. The exact details should be confirmed and any purchaser should fully satisfy themselves in terms of reliability and quality prior to conclusion of missives.<br><br>There are understood to be private drainage arrangements in the form of a septic tank. The maintenance liability, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.<br><br>The property has been vacant for a number of years. Normal warranties may not be available including utilities/services which may require to be professionally re-commissioned.<br><br>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 £1,300,000 (ONE MILLION, THREE HUNDRED THOUSAND POUNDS).<br><br>This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.<br><br>The above figure is for the house and immediate gardens only. Agricultural outbuildings etc. lie outside the parameters of standard calculations for insurance purposes. A more detailed assessment of the re-instatement cost of the outbuildings 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 £400,000 (FOUR HUNDRED  THOUSAND POUNDS). |

| | |
| --- | --- |
| **Signed** | *Luke Doyle*<br>Electronically signed :- 30/09/2025 17:17 |
| **Report author** | Luke Doyle |
| **Company name** | J & E Shepherd Chartered Surveyors |
| **Address** | 24 Portland Road<br>Kilmarnock<br>KA1 2BS |
| **Date of report** | 22/04/2025 |

# Mortgage Valuation Report

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

## Property Address

| | |
|---|---|
| Address | Brockloch Farm, Burnfoot, New Cumnock, Cumnock, KA18 4QH |
| Seller's Name | True North Real Asset Partners |
| Date of Inspection | 22/04/2025 |

## 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 property was built for the public sector, e. g. local authority, military, police? [ ] Yes [X] No

Flats/Maisonettes only Floor(s) on which located [ ] No. of floors in block [ ] Lift provided? [ ] Yes [ ] No
No. of units in block [ ]

Approximate Year of Construction: 1830

## Tenure

- [X] Absolute Ownership
- [ ] Other

## Accommodation

Number of Rooms

| | | |
|---|---|---|
| 2 Living room(s) | 5 Bedroom(s) | 1 Kitchen(s) |
| 1 Bathroom(s) | 1 WC(s) | 2 Other (Specify in General remarks) |

Gross Floor Area (excluding garages and outbuildings): 240 m² (Internal) 288 m² (External)

Residential Element (greater than 40%): [X] Yes [ ] No

## Garage / Parking / Outbuildings

- [ ] Single garage
- [ ] Double garage
- [X] Parking space
- [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

A range of attached and detached agricultural style outbuildings and detached bungalow.

# Mortgage Valuation Report

## 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? | [X] Yes | [ ] No |
| If Yes, is this recent or progressive? | [ ] Yes | [X] No |
| Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? | [ ] Yes | [X] No |

If Yes to any of the above, provide details in General Remarks.

## Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and locationof 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 | [ ] Yes | [ ] Partial | [X] None | | | | |

Brief description of Central Heating and any non mains services:

N/A

## 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
[X] Shared service connections
[ ] Ill-defined boundaries
[X] Agricultural land included with property
[ ] Other (specify in General Remarks)

## Location

[ ] Residential suburb
[ ] Residential within town / city
[ ] Mixed residential / commercial
[ ] Shared service connections
[ ] Commuter village
[ ] Remote village
[X] Isolated rural property
[ ] Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered? [ ] Yes [X] No

If Yes provide details in General Remarks.

## Roads

[ ] Made up road
[ ] Unmade road
[ ] Partly completed new road
[ ] Pedestrian access only
[ ] Adopted
[X] Unadopted

# Mortgage Valuation Report

## General Remarks

The subjects occupy a rural position on the outskirts of the town of New Cumnock. There are mainly agricultural land uses surrounding the property, however nearby residential properties are of mixed age and style. The nearest major town of Cumnock is around seven miles distant, where most main amenities can be found.

At the time of inspection the property was found to be in a condition requiring renovation, repair and renewal. The works required include upgrading to the fabric, services and fittings of the property.

We understand the property is being offered for sale with around 30 acres of land, a range of agricultural style outbuildings and a detached 3 bedroom bungalow, all contained within the same Title. The exact boundary lines pertaining to the property should be confirmed.

The property is accessed via a private road and rights of access/maintenance liability should be confirmed.

The property is understood to have a private water supply and private drainage arrangements.

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

OTHER ACCOMMODATION: Utility Room and Pantry.

## Essential Repairs

Damp, rot and wood bore infestation related defects were found within the property. A reputable timber and damp specialist should carry out a full and thorough inspection of the entire property with exposure works prior to purchase.

| | |
|---|---|
| Estimated cost of essential repairs | TBC |
| Retention recommended? | ☐ Yes ☒ No |
| Retention amount | N/A |

## Comment on Mortgageability

The property may not form suitable security for normal mortgage lending due to the condition, the amount of land and the range of outbuildings. The availability of finance should be fully confirmed prior to purchase.

## Valuation

| | |
|---|---|
| Market value in present condition | £ 400,000 |
| Market value on completion of essential repairs | £ |
| Insurance reinstatement value | £ 1,300,000 |

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

Is a reinspection necessary? ☐ Yes ☒ No

# Mortgage Valuation Report

## Declaration

| | |
|---|---|
| Signed | *Luke Doyle*<br>Electronically signed :- 30/09/2025 17:17 |
| Surveyor's name | Luke Doyle |
| Professional qualifications | BSc (Hons), MRICS |
| Company name | J & E Shepherd Chartered Surveyors |
| Address | 24 Portland Road, Kilmarnock, KA1 2BS |
| Telephone | 01563 520318 |
| Email Address | kilmarnock@shepherd.co.uk |
| Date of Inspection | 22/04/2025 |

# Energy Performance Certificate

# Energy Performance Certificate (EPC)

Dwellings

**Scotland**

**BROCKLOCH, BURNFOOT ROAD, NEW CUMNOCK, CUMNOCK, KA18 4QH**

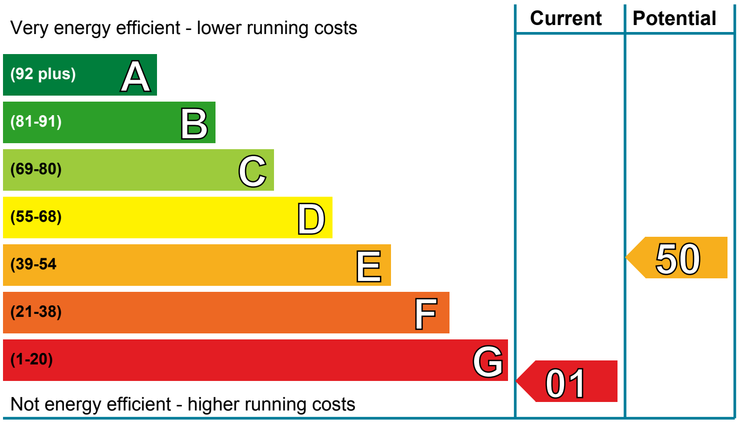
| | | | |
|---|---|---|---|
| **Dwelling type:** | Detached house | **Reference number:** | 0122-2832-8543-2725-0665 |
| **Date of assessment:** | 22 April 2025 | **Type of assessment:** | RdSAP, existing dwelling |
| **Date of certificate:** | 22 April 2025 | **Approved Organisation:** | Elmhurst |
| **Total floor area:** | 240 $m^2$ | **Main heating and fuel:** | Room heaters, dual fuel (mineral and wood) |
| **Primary Energy Indicator:** | 789 $kWh/m^2/year$ | | |

## You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce $CO_2$ emissions by improving your home**

| | | |
|---|---|---|
| **Estimated energy costs for your home for 3 years*** | **£45,972** | See your recommendations report for more information |
| **Over 3 years you could save*** | **£23,796** | |

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

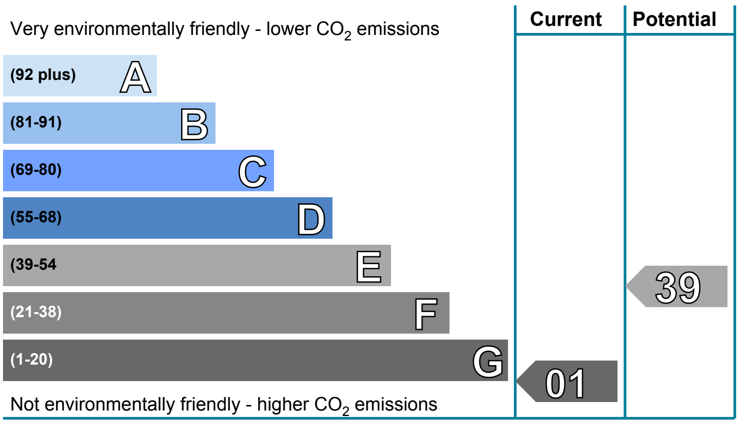



## Energy Efficiency Rating

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 G (1)**. The average rating for EPCs in Scotland is **band D (61).**

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




## Environmental Impact ($CO_2$) 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 G (1)**. The average rating for EPCs in Scotland is **band D (59).**

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

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

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|---|---|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £8988.00 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £12018.00 |
| 3 Floor insulation (solid floor) | £4,000 - £6,000 | £2691.00 |

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 or limestone, as built, no insulation (assumed) | ★★☆☆☆ | ★★☆☆☆ |
| | Solid brick, as built, no insulation (assumed) | ★★☆☆☆ | ★★☆☆☆ |
| Roof | Pitched, no insulation | ★☆☆☆☆ | ★☆☆☆☆ |
| | Pitched, 100 mm loft insulation | ★★★☆☆ | ★★★☆☆ |
| Floor | Solid, no insulation (assumed) | — | — |
| Windows | Fully double glazed | ★★★☆☆ | ★★★☆☆ |
| Main heating | Room heaters, dual fuel (mineral and wood) | ★☆☆☆☆ | ★☆☆☆☆ |
| Main heating controls | No thermostatic control of room temperature | ★★☆☆☆ | ★★☆☆☆ |
| Secondary heating | Room heaters, electric | — | — |
| Hot water | Oil range cooker, no cylinder thermostat | ★☆☆☆☆ | ★☆☆☆☆ |
| Lighting | Low energy lighting in 78% of fixed outlets | ★★★★★ | ★★★★★ |

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, $CO_2$ 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 172 kg $CO_2/m^2/yr$.

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 41 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 24 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** | £44,247 over 3 years | £21,012 over 3 years | You could save £23,796 over 3 years |
| **Hot water** | £1,125 over 3 years | £564 over 3 years | |
| **Lighting** | £600 over 3 years | £600 over 3 years | |
| **Totals** | **£45,972** | **£22,176** | |

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 | Rating after improvement: Environment |
|---|---|---|---|---|---|
| 1 | Increase loft insulation to 270 mm | £100 - £350 | £2996 | G 9 | G 9 |
| 2 | Internal or external wall insulation | £4,000 - £14,000 | £4006 | F 29 | F 25 |
| 3 | Floor insulation (solid floor) | £4,000 - £6,000 | £897 | F 35 | F 30 |
| 4 | Solar water heating | £4,000 - £6,000 | £33 | F 37 | F 32 |
| 5 | Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £398 | E 41 | F 34 |
| 6 | Wind turbine | £15,000 - £25,000 | £865 | E 50 | E 39 |

## 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.

energy saving trust®

## 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 Internal or external wall insulation**
Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

**3 Floor insulation (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.

**4 Solar water heating**
A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

**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) | 56,634 | (13,128) | N/A | (15,540) |
| Water heating (kWh per year) | 3,717 | | | |

## Addendum

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

## About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), 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. Luke Doyle |
| Assessor membership number: | EES/019306 |
| Company name/trading name: | J & E Shepherd |
| Address: | 13 Albert Square<br>Dundee<br>DD1 1XA |
| Phone number: | 01382 200454 |
| Email address: | 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 greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

# Property Questionnaire

# property questionnaire

| | |
|---|---|
| **Property address** | **Brockloch Farm**<br>**Burnfoot**<br>**New Cumnock**<br>**Cumnock**<br>**KA18 4QH** |
| **Seller(s)** | **True North Real Asset Partners** |
| **Completion date of property questionnaire** | **29/08/2025** |

# property questionnaire

## Note for sellers

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

## Information to be given to prospective buyer(s)

| | | |
|---|---|---|
| **1.** | **Length of ownership** | |
| | **How long have you owned the property?** | **three and a half years** |
| **2.** | **Council tax** | |
| | **Which Council Tax band is your property in?** | **D** |
| **3.** | **Parking** | |
| | **What are the arrangements for parking at your property?**<br>**(Please tick all that apply)**<br>• **Garage** — **No**<br>• **Allocated parking space** — **No**<br>• **Driveway** — **Yes**<br>• **Shared parking** — **No**<br>• **On street** — **No**<br>• **Resident permit** — **No**<br>• **Metered Parking** — **No**<br>• **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)?** | **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)?** | **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)?**<br><br>**<u>If you have answered yes</u>, please describe below the changes which you have made:** | **No** |
| | **(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?**<br><br>**<u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.**<br><br>**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?**<br><br>**<u>If you have answered yes</u>, please answer the three questions below:** | **No** |
| | **(i) Were the replacements the same shape and type as the ones you replaced?** | |
| | **(ii) Did this work involve any changes to the window or door openings?** | |
| | **(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):**<br><br>**Please give any guarantees which you received for this work to your solicitor or estate agent.** | |
| **7.** | **Central heating** | |
| **a.** | **Is there a central heating system in your property?**<br>**(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).** | **Partial central heating** |

| | | |
|---|---|---|
| | **<u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).**<br><br>Unknown<br><br>**<u>If you have answered yes</u>, please answer the three questions below:** | |
| | **i) When was your central heating system or partial central heating system installed?**<br><br>Unknown | |
| | **(ii) Do you have a maintenance contract for the central heating system?**<br><br>**<u>If you have answered yes,</u> please give details of the company with which you have a maintenance contract:** | **No** |
| | **(iii) When was your maintenance agreement last renewed? (Please provide the month and year).** | |
| **8.** | **Energy Performance Certificate** | |
| | **Does your property have an Energy Performance Certificate which is less than 10 years old?** | **No** |
| **9.** | **Issues that may have affected your property** | |
| **a.** | **Has there been any storm, flood, fire or other structural damage to the property while you have owned it?**<br>**<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?** | **No** |
| **b.** | **Are you aware of the existence of asbestos in your property?**<br><br>**<u>If you have answered yes</u>, please give details:**<br><br>Agricultural building roofs may contain asbestos, but no current asbestos survey is held and a purchaser should rely on own enquiries. | **Yes** |
| **10.** | **Services** | |
| **a.** | **Please tick which services are connected to your property and give details of the supplier:** | |

| Services | Connected | Supplier |
|---|---|---|
| **Gas or liquid petroleum gas** | **No** | |
| **Water mains or private water supply** | **No** | |
| **Electricity** | **Yes** | **EDF/Scottish Power** |

| | | | | |
|---|---|---|---|---|
| | Mains drainage | No | | |
| | Telephone | No | | |
| | Cable TV or satellite | No | | |
| | Broadband | Yes | Unknown | |
| b. | Is there a septic tank system at your property?<br><br>If you have answered yes, please answer the two questions below: | | | Yes |
| | (i) Do you have appropriate consents for the discharge from your septic tank? | | | Don't know |
| | (ii) Do you have a maintenance contract for your septic tank?<br><br>If have answered yes, details of the company with which you have a maintenance contract: | | | No |
| 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?<br><br>If you have answered yes, please give details: | | | Don't know |
| b. | Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?<br><br>If you have answered yes, please give details: | | | Not Applicable |
| c. | Has there been any major repair or replacement of any part of the roof during the time you have owned the property? | | | No |
| d. | Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?<br><br>If you have answered yes, please give details: | | | 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?<br><br>If you have answered yes, please give details: | | | 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.)<br><br>If you have answered yes, please give details: | No |
| 12. | Charges associated with the property | |
| a. | Is there a factor or property manager for your property?<br><br>If you have answered yes, please provide the name and address,and give details of any deposit held and approximate charges: | No |
| b. | Is there a common buildings insurance policy?<br>If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges? | No |
| c. | Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. | |
| 13. | Specialist work | |
| a. | 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?<br><br>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. | No |
| 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?<br><br>If you have answered yes, please give details: | No |
| c. | If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?<br><br>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.<br><br>Guarantees are held by: | |
| 14. | Guarantees | |
| a. | Are there any guarantees or warranties for any of the following? | |

| | | |
|---|---|---|
| | (i) Electrical work | No |
| | (ii) Roofing | No |
| | (iii) Central heating | No |
| | (iv) National House Building Council (NHBC) | Don't know |
| | (v) Damp course | No |
| | (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 work or installations to which the guarantee(s) relate(s): | |
| 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?<br><br>If you have answered yes, please give details: | Don't know |
| 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 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**

**Name(s): Rory Wilson**

**Date: 29/08/2025**

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- Level Two Survey & Valuation Report
- Level Two Condition Report
- Expert Witness Report

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# SURVEY REPORT

**Customer**: True North Real Asset Partners

**Property**: Brockloch Farm
Burnfoot
New Cumnock
KA18 4QH

| | | | |
|---|---|---|---|
| **Surveyor:** | Michael Caldow | **Survey Date**: | 14/10/2025 |
| **Ref No:** | 11604 | **Report Date:** | 14/10/2025 |

Property Description: Attached Farmhouse

May we take this opportunity to thank you for choosing Rowallan Timber and Damp Surveys to carry out this inspection. We confirm you have asked us to inspect the accessible timbers for fungal decay, infestation by wood boring insect and accessible areas for dampness.

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

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

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

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

**The property is in a poor state of repair and we have assumed that remedial works will be undertaken in conjunction with a more substantial scheme of alteration/ refurbishment and our specification has been prepared accordingly.**

**Main Roof Void**

**OBSERVATIONS**

Inspection was severely restricted due to method of construction (ie, part attic room floor and wall/ ceiling linings), dust and debris.

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

Decay by wet rot was noted to rafter sections adjacent to the left-hand gable.

**RECOMMENDATIONS**

**Ancillary works required by others:**

Completely strip out and remove all ceiling linings to attic area.

Provide safe working access and strip roof coverings to allow roof timber replacement at left-hand gable.

**Works by Specialist Contractor:**

Carefully strip out and remove sarking down both slopes at left-hand gable.

Cut out and remove rafter sections adjacent to left-hand gable.

Renew the above stated timbers in pre-treated timber ensuring that all surfaces coming in contact with masonry are isolated with a physical damp proof membrane.

Protect electrical junction boxes and open water tanks as appropriate.

Clean down as deemed necessary all exposed roof timbers.

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

Lift sufficient floorboards and apply fungicide/ insecticide to all exposed accessible surfaces of floor timbers. Relay existing floorboards, renewing any damaged sections in pre-treated timber.

**Right-hand Roof Void**

**OBSERVATIONS**

No inspection of roof timbers to right-hand section due to timber linings. Inspection was restricted to left-hand section due to rafter ends being built into wallhead.

Timbers are water stained and we would refer to our previous comments regarding roof maintenance.

**Ancillary works required by others:**

Strip out channel linings to coombed ceilings and remove all beam-fill between rafter ends.

**Works by Specialist Contractor:**

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

Clean down as deemed necessary all exposed roof timbers.

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

## Rear Roof Void

**OBSERVATIONS**

No access was possible to inspect roof timbers due to timber linings.

**RECOMMENDATIONS**

**Ancillary works required by others:**

Strip out channel linings to coombed ceilings and remove beamfill between rafter ends.

**Works by Specialist Contractor:**

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

Clean down as deemed necessary all exposed roof timbers.

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

## Front Porch Roof Void

**OBSERVATIONS**

No access was possible to inspect roof timbers. However, we suspect similar issue exist.

**Works by Specialist Contractor:**

Form access to roof void.

Clean down as deemed necessary all exposed roof timbers.

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

## First Floor Level

**OBSERVATIONS**

Inspection was generally restricted by floor coverings.

Moisture penetration from roof and a build-up of debris behind wall linings is allowing moisture to bridge from external masonry onto internal surfaces.

Decay by Dry Rot was evident to mid-floor along front elevation above Kitchen Pantry.

**RECOMMENDATIONS**

**Ancillary works required by others:**

Completely strip out and remove all external wall linings throughout and clear all accumulated debris behind.

Replace all external wall linings ensuring any timber framing isolated from masonry by a physical dpm. Incorporate insulation into new wall linings and sheet with plasterboard and skim coat plaster.

Strip ceiling linings above Kitchen Pantry and renew in plasterboard and plaster.

Undertake replacement of any further damaged ceiling linings in plasterboard and plaster as required.

**Works by Specialist Contractor:**

Carefully strip out and remove flooring, deafening and ceiling along front elevation above Kitchen Pantry.

Shore and support mid-floor structure and carefully cut out and remove 12No joist ends.
Wire brush surfaces and apply a liberal surface application of fungicidal fluid to the exposed brickwork/stonework.

Renew joist ends in pre-treated timber ensuring that all surfaces coming in contact with masonry are isolated with a physical damp proof membrane.

Replacement joist timbers where not spanning from wall to wall, or bearing beam, will be bolted and connected to the remaining sections.

Make good pockets in masonry and pack-up wallplate void in slate as required.

Removed deafening will be re-instated with new insulation/deafening material supported in a similar manner.

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

Allow for replacement of all timber lintels in concrete.

Wire brush surfaces and apply a liberal surface application of fungicidal fluid to the exposed brickwork/stonework to external walls.

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

Test bore remaining mid-floor joist ends and, if sound, inject with Boracol preservative. Otherwise, provide supplementary report on condition.

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

Apply insecticidal fluid to all exposed accessible surfaces of the staircases.

Include for drilling risers and back-spraying concealed timbers to the underside of staircases.

## Ground Floor Level

### OBSERVATIONS

Inspection was generally restricted by floor coverings. Floors are concrete with the exception of timber suspended floor to Room Front Left where we would consider a serious risk of concealed sub-floor decay.

Moisture penetration from roof and a build-up of debris behind wall linings is allowing moisture to bridge from external masonry onto internal surfaces.

There is extensive rising damp throughout.

## RECOMMENDATIONS

**Ancillary works required by others:**

Completely strip out and remove all external wall linings throughout and clear all accumulated debris behind.

Replace all external wall linings ensuring any timber framing isolated from masonry by a physical dpm. Incorporate insulation into new wall linings and sheet with plasterboard and skim coat plaster.

Undertake replacement of any damaged ceiling linings in plasterboard and plaster as required.

Carefully hack off and remove existing wall plaster to all internal walls approx. 1.0m high.to allow damp-proofing and ventilated membrane installation.

Gypsum bonding plaster or plasterboard is to be applied to ventilated membrane followed by finishing plaster.

**Works by Specialist Contractor:**

Allow for replacement of all lintels in precast concrete.

Wire brush surfaces and apply a liberal surface application of fungicidal fluid to the exposed brickwork/stonework to external walls.

Inspect beam at front of Hallway and, if timber and sound, inject with Boracol preservative. Otherwise, provide supplementary report on condition.

Completely strip out and remove timber floor to Room Front Left.

Clear all organic debris, rubble, etc, prepare surface of solum and treat with fungicide.

Clear debris from existing sub-floor vents.

Lay heavy gauge profiled damp proof membrane over solum area, lapped up perimeter walls

Renew joists and wallplate in pre-treated timber ensuring that all surfaces coming in contact with masonry are isolated with a physical damp proof membrane.

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

Install a chemical damp-proof course using a silane diffusion method to all walls in accordance with BS 6576.

Install a ventilated, lathed membrane to exposed surfaces of internal walls to isolate substrate from plaster finish.

## GENERAL NOTES

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

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

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

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

At the time of the inspection, it was not possible to ascertain the construction of the masonry or the nature of the mortar joints. Our cost assessment is therefore based on the masonry being level, in sound condition and bonded with mortar. If, during the course of the work specified, extra work is found to be necessary due to the poor condition of the masonry you will be notified.

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

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

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

**About Rowallan Timber and Damp Surveys**

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

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

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

**Cost Assessment**

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

| | |
|---|---|
| Timber repairs/ treatments | £ 36,000 |
| Provisional Sum further timber repairs | £ 10,000 |
| Damp-proofing | £ 9,500 |
| VAT @ 20% | £ 11,100 |
| **Total** | **£ 66,600** |

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

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

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