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# Home Report



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# Energy Performance Certificate



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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

108B GRAY STREET, BROUGHTY FERRY, DUNDEE, DD5 2DN

**Dwelling type:** Mid-floor maisonette  
**Date of assessment:** 21 February 2025  
**Date of certificate:** 12 March 2025  
**Total floor area:** 61 m<sup>2</sup>  
**Primary Energy Indicator:** 359 kWh/m<sup>2</sup>/year

**Reference number:** 7300-2797-0622-0123-1253  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years\*

£3,594

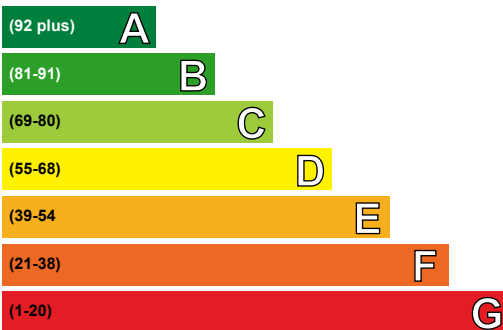
See your recommendations report for more information

Over 3 years you could save\*

£1,854

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

Very energy efficient - lower running costs



Current	Potential
59	79

## Energy Efficiency Rating

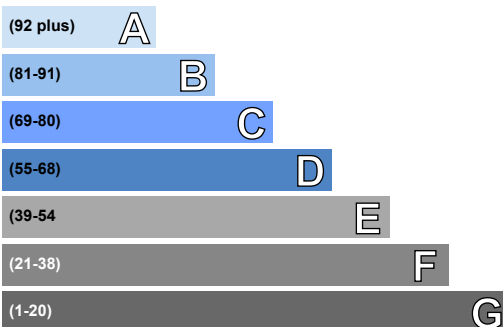
This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (59)**. 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.

Not energy efficient - higher running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions



Current	Potential
54	81

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (54)**. 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.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£1566.00
2 Internal or external wall insulation	£4,000 - £14,000	£219.00
3 Low energy lighting	£15	£69.00

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

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

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★★☆☆	★★★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★★☆☆	★★★★★☆☆
Secondary heating	None	—	—
Hot water	From main system	★★★★★☆☆	★★★★★☆☆
Lighting	Low energy lighting in 63% of fixed outlets	★★★★★☆☆	★★★★★☆☆

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.


## The impact of your home on the environment

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

The calculated emissions for your home are 63 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.9 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 2.3 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	£2,964 over 3 years	£1,188 over 3 years	
Hot water	£345 over 3 years	£345 over 3 years	
Lighting	£285 over 3 years	£207 over 3 years	
<b>Totals</b>	<b>£3,594</b>	<b>£1,740</b>	

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

## Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Room-in-roof insulation	£1,500 - £2,700	£522		
2 Internal or external wall insulation	£4,000 - £14,000	£73		
3 Low energy lighting for all fixed outlets	£15	£23		

## Choosing the right improvement package

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



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

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

### 1 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

### 2 Internal or external wall insulation

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

### 3 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

## 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)	13,181	N/A	N/A	(894)
Water heating (kWh per year)	1,785			

## Addendum

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

## About this document

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

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

Assessor's name:	Mr. Andrew MacKenzie
Assessor membership number:	EES/018471
Company name/trading name:	Home Report Company
Address:	14 Rutland Square Midlothian/Edinburghshire Edinburgh EH1 2BD
Phone number:	07786392797
Email address:	<a href="mailto:andrew@homereportcompany.co.uk">andrew@homereportcompany.co.uk</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

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

## Advice and support to improve this property

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

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
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# Single Survey



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# Single Survey

Property address	FLAT B 108 GRAY STREET BROUGTY FERRY DUNDEE DD5 2DN
Customer	J McAULEY
Customer address	
Prepared by	Home Report Company
Date of Inspection	21 <sup>st</sup> February 2025



# Single Survey

## 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.

<b>Description</b>	The subjects comprise the east most second floor duplex flat contained within a three storey and attic end terraced tenement containing commercial concerns at ground floor level and three residential flats.
<b>Accommodation</b>	Second Floor:- Hallway, living, kitchen, and internal three-piece bathroom suite.  Attic Floor:- Split landing, two bedrooms, and a two-piece WC suite.
<b>Gross internal floor area (m<sub>2</sub>)</b>	61m <sup>2</sup> or thereby
<b>Neighbourhood and location</b>	The subjects are located within the established mixed residential/commercial district within Broughty Ferry, on the outskirts of Dundee, where surrounding properties vary with regards to age, type and character. All normal local amenities and facilities are available within the locality.
<b>Age</b>	Fully 120 years old.
<b>Weather</b>	Dry, following a period of mixed weather.
<b>Chimney Stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  From our restricted external ground floor inspection, the communal chimney stacks were noted to be of stone construction. Restricted visual inspection carried out.

# Single Survey

<b>Roofing including roof space</b>	<p><b>Sloping roofs where visually inspected.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p>The main roof structure as from our severely restricted external ground floor inspection appears to be pitched clad externally with slates, incorporating flat sections.</p> <p>We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected.</p> <p>No access gained to any internal roof space at the time of inspection, as the access hatch within the front attic floor bedroom was screwed shut. In accessible roof spaces should not be considered free from defects.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Rainwater fittings were noted to be of cast-iron and PVC construction.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>Main walls noted to be of stone construction.</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Windows were noted to be of UPVC double glazed design, whilst the access door to the flat was noted to be of timber design.</p>



# Single Survey

<b>External decorations</b>	<b>Visually inspected.</b> Painted, and UPVC fascia boarding.
<b>Conservatories / porches</b>	<b>Visually inspected.</b> None.
<b>Communal areas</b>	<b>Circulation areas visually inspected.</b> Communal access stairwell and assumed communal garden ground/courtyard area to the rear elevation.
<b>Garages and permanent outbuildings</b>	<b>Visually inspected.</b> None.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b> Communal garden / courtyard area to the rear of the block in which the subjects are contained.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b> Ceilings were noted to be of lath and plaster and plasterboard construction with painted finishes. Artex finishes also noted.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b> <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b> Internal walls were noted to be of solid and stud construction with papered and/or painted finishes.

# Single Survey

<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,</b></p> <p><b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted “head and shoulders” inspection at the access point.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b></p> <p>Flooring was noted to be of timber construction, with fitted floor covering noted. No access gained to any sub-floor area at the time of our inspection and our overall inspection of the flooring was restricted due to fitted floor coverings.</p>
<b>Internal joinery and kitchen fittings</b>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Internal doors are of timber design. Facings and skirtings are of painted moulded design, and the kitchen is equipped with a range of wall and base units.</p>
<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>Gas fire noted within the living room.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>Walls papered and/or painted, and woodwork generally painted. Internal bathroom walls are tiled.</p>
<b>Cellars</b>	<p><b>Visually inspected.</b></p> <p>None.</p>

# Single Survey

<b>Electricity</b>	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.</p> <p>Mains supply with fuse box located within hallway.</p>
<b>Gas</b>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.</p> <p>Mains supply.</p>
<b>Water, plumbing, bathroom fittings</b>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains supply. Internal distribution pipes where seen appear to be of copper and PVC design.</p> <p>Sanitary arrangements comprise an internal three-piece bathroom suite, and a two-piece WC suite.</p>
<b>Heating and hot water</b>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Gas fired Worcester Greenstar 30i ErP condensing combi boiler to radiators.</p> <p>Hot water is assumed to be supplied on demand from the aforementioned gas fired boiler.</p>

# Single Survey

<b>Drainage</b>	<b>Drainage covers etc. were not lifted.</b> <b>Neither drains nor drainage systems were tested.</b> Mains.
<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected.</b> <b>No tests whatsoever were carried out to the system or appliances.</b>  Smoke alarm noted. Not tested.  Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Upgrading may be required to comply with these regulations. Purchasers should satisfy themselves with regards to compliance. We confirm it falls out with our remit to confirm in the provision of smoke alarm(s) meets current requirements.



# Single Survey

## Any additional limits to inspection

**For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.**

The property was inspected within the limits imposed. At the time of inspection, the property was heavily furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested.

No access was gained to any sub-floor areas. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter.

Our inspection of the external fabric in general restricted as inspected from external ground floor level.

We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected.

No access gained to any internal roof space at the time of inspection, as the access hatch within the front attic floor bedroom was screwed shut. In accessible roof spaces should not be considered free from defects.

Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible and cannot, therefore guarantee that any such parts of the property are entirely free from defect.

It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.

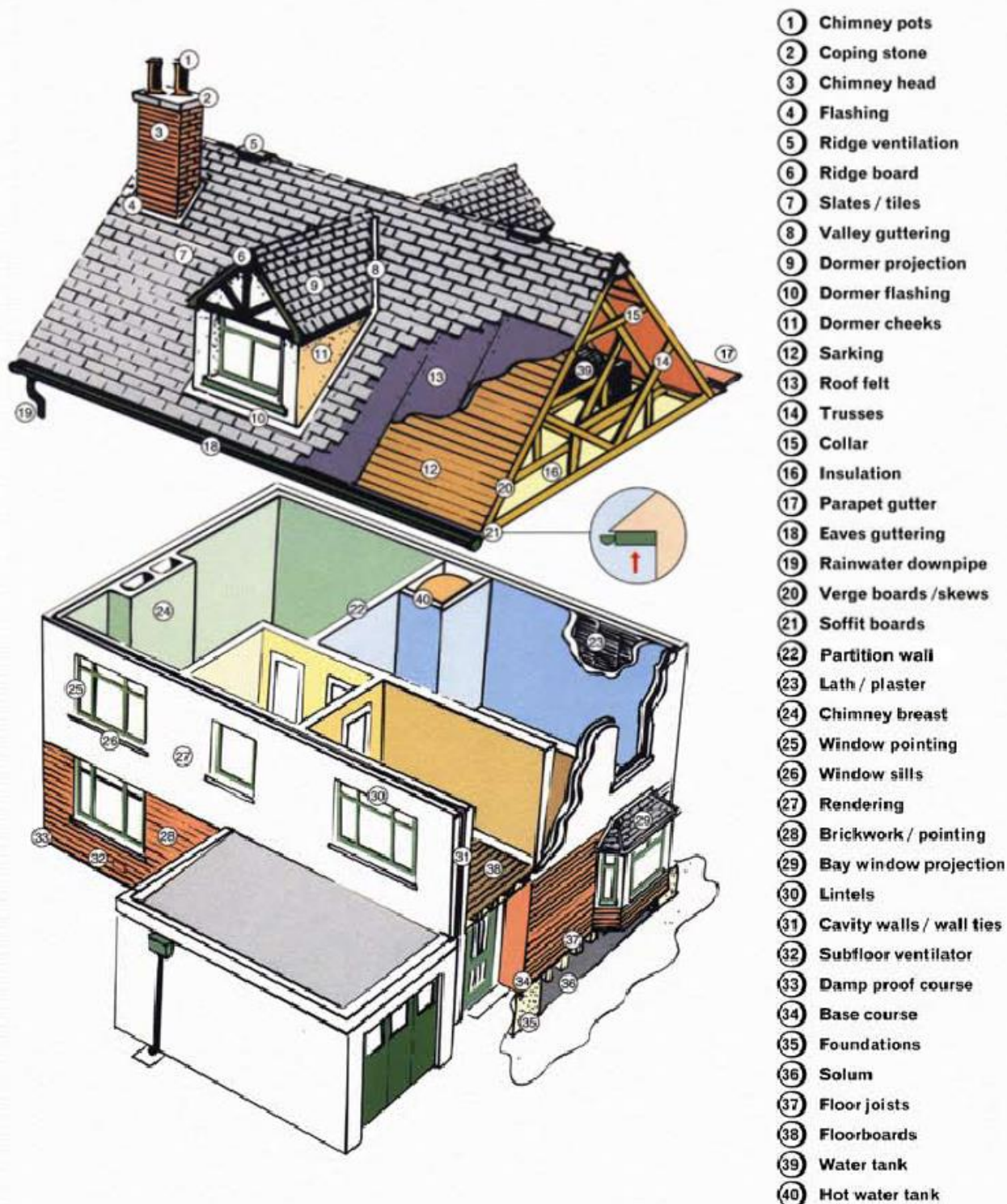
No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report.

The external building fabric has been inspected from ground level only from the subject's grounds and where possible from adjoining public property. Exposure work has not been carried out.

## Single Survey

	<p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties.</p> <p>It is out with the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns, you should engage the services of a qualified asbestos surveyor.</p> <p>The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms &amp; Conditions. Some descriptions may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken.</p> <p>It is sometimes difficult or impossible to conclusively determine the exact nature of the construction from a simple visual inspection because the decorative finish can conceal the construction. The description of the construction is the surveyor's opinion provided on the basis of a visual inspection.</p>
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## Sectional Diagram showing elements of a typical house



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

# Single Survey

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	Category 1
Notes	<p>All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently, most buildings will have minor non-structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non-structural cracks of this nature will not be recorded or reported.</p> <p>There is evidence of pronounced structural movement in the form of off level building lines and internal flooring deflection. It is understood the property has been subject to structural repairs and there are steel pins noted on the gable elevation. Our valuation assumes that work was properly supervised and complied with all necessary permissions and all documentation should be obtained and transferred at the time of the sale.</p>
Dampness, rot and infestation	
Repair Category	Category 1
Notes	<p>Random testing, where accessible, was carried out with an electronic moisture meter throughout the property.</p> <p>There was no evidence found of significant dampness, rot or infestation within those areas of the property available for inspection.</p>
Chimney Stacks	
Repair Category	Category 2
Notes	Render/masonry finishes were beginning to show signs of deterioration.
Roofing including roof space	
Repair Category	Category 2
Notes	<p><u>Roof</u></p> <p>Given the age of the roof covering, it is now nearing the end of its useful life and the need for ongoing maintenance will be required. Dampness noted internally. Instruct a roofing contractor to inspect and provide report on condition.</p> <p>Flat roof coverings are known to have a limited life requiring replacement, Experience shows that leaks can manifest themselves unpredictably and without warning.</p>



# Single Survey

	<u>Void</u> No access gained to any internal roof space, therefore internal roof spaces should not be considered free from defects.
<b>Rainwater Fittings</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	There is evidence of corrosion which may result in leakage.
<b>Main Walls</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	There is weathering and erosion of stonework.
<b>Windows, external doors and joinery</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	A precautionary check of all windows and doors is advised. Window seals should be regularly monitored and upgraded to ensure water tightness.
<b>External decorations</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	Overhaul/repair works are required to external decorative finishes including possible repairs to external joinerywork prior to redecoration.
<b>Conservatories/porches</b>	
<b>Repair Category</b>	-
<b>Notes</b>	Not applicable.
<b>Communal areas</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	Communal areas serving the property require repair and redecoration.

# Single Survey

Garages and permanent outbuildings	
Repair Category	-
Notes	Not applicable.
Outside areas and boundaries	
Repair Category	Category 2
Notes	<p>The boundaries appear reasonably well defined and fences etc., are in adequate condition. Regular maintenance will be required.</p> <p>You should verify with your conveyancer the extent of the boundaries attaching to the property.</p> <p>Outside areas will require ongoing repairs and maintenance. Boundaries/retaining walls will require repairs and maintenance.</p>
Ceilings	
Repair Category	Category 1
Notes	<p>Within the limits of our inspection these generally appeared in fair condition consistent with age. During redecoration some plaster filling/repair may be required.</p> <p>Some decorative surfaces are finished with an Artex type product. Early forms of Artex may incorporate small amounts of asbestos based bonding materials and therefore specialist advice should be obtained prior to working on these areas to minimise the risk of releasing hazardous fibres.</p>
Internal Walls	
Repair Category	Category 1
Notes	The internal walls are largely covered with decorative finishes. During routine redecoration some plaster filling may be necessary.
Floors including sub-floors	
Repair Category	Category 1
Notes	No access to the sub-floor chamber was possible at the time of our visit to the property. Within the limitations of our surface inspection there was no indication to suggest significant defects in this area. It will, however be appreciated that the area was not inspected and therefore no guarantees can be provided in this regard.

# Single Survey

Internal joinery and kitchen fittings	
Repair Category	Category 2
Notes	<p>The internal joinery is showing some signs of wear and tear and upgrading during routine decoration is thought necessary.</p> <p>The kitchen fittings are generally in adequate condition for their age and type, although dated in style.</p>
Chimney breasts and fireplaces	
Repair Category	Category 2
Notes	<p>There is a gas fire installed within the property. It should be emphasised that the flues were not checked or appliances tested.</p>
Internal decorations	
Repair Category	Category 1
Notes	<p>The property appears in fair decorative condition consistent with age although it is recognised that on taking occupancy home owners may consider redecoration.</p>
Cellars	
Repair Category	-
Notes	<p>Not applicable.</p>
Electricity	
Repair Category	Category 2
Notes	<p>It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check.</p> <p>The electrical system is on dated / mixed lines and as such we recommend that it be checked and upgraded as necessary by an NICEIC registered Electrical Contractor.</p>
Gas	
Repair Category	Category 1
Notes	<p>It is out with our remit to carry out tests and as a precautionary measure it is appropriate to have the gas fittings tested by a Gas Safe Registered Engineer.</p>

# Single Survey

## Water, plumbing and bathroom fittings

Repair Category	Category 1
Notes	<p>The property appears connected to mains supplies of water.</p> <p>The plumbing and fittings appear of copper/pvc piping where seen and appeared in serviceable condition but was not tested.</p> <p>The sanitary fittings are dated, and upgrading required.</p> <p>Flooring beneath the bath was not inspected, however it should be appreciated that over time the build-up of condensation together with small amounts of leakage from joints between tiling or mastic and bath/shower fittings can lead to deterioration of flooring or wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal and ongoing maintenance regime.</p>

## Heating and hot water

Repair Category	Category 1
Notes	<p>There is a gas fired central heating system and gas fittings and these should all be checked and serviced in the normal manner. In the interests of safety it would be prudent to have all gas appliances checked by a Gas Safe registered tradesman.</p> <p>It is not uncommon for incoming purchasers to test / service the central heating boiler when taking occupancy. Regular servicing of the boilers will help maintain them in a workable and efficient condition.</p>

## Drainage

Repair Category	Category 1
Notes	<p>The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.</p>



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.

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

### 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 for accessibility information

*Three steps or fewer to a main entrance door of the property:* In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift. *Unrestricted parking within 25 metres:* For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

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

## Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed.

We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

We assume that the carriageways etc., ex adverso the subjects are the responsibility of the local authority.

If the legal advisers find that there are significant variations from the standard assumptions, then this should be referred back to the surveyor. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

It should be confirmed if a Factor has been appointed to the building. A Factor can advise on any annual maintenance charges and if there is a block insurance policy in place.

The property benefits from assumed common external grounds. There are a number of boundary fence structures. It is always sensible when purchasing any property to find out who owns all outside areas/boundaries and who is responsible for their maintenance. Your legal advisors will obtain this information.

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 specialists 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.

The block in which the subjects are contained has commercial concerns at ground floor level. It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard.

It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate.

Any potential purchaser should be aware there is a railway line directly adjacent the gable wall of the block in which the subjects are contained and carryout their own due diligence before the conclusion of any sale.

## Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £200,000 (TWO HUNDRED THOUSAND POUNDS STERLING).

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishing's and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised. The figure should be reviewed annually and in light of any future alterations or additions.

Building costs are currently increasing significantly above inflation due to material and labour shortages, it is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

## Valuation and market comments

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis as at the 21<sup>st</sup> February 2025 would be fairly stated in the region of £155,000 (ONE HUNDRED AND FIFTY FIVE THOUSAND POUNDS STERLING).

We have endeavoured to reflect the general condition of the property, location and current market conditions when arriving at our opinion of valuation. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

This report is not the product of a building survey and all defects and other matters should be fully considered and, where appropriate, be the subject of specialist and tradesmen's reports prior to the conclusion of Missives.

**Signed**



**Report author**

Mr Andrew J MacKenzie Bsc(Hons) MRICS  
For and on behalf of Home Report Company

**Address**

14 Rutland Square, Edinburgh, EH1 2BD

**Date of report**

21<sup>st</sup> February 2025





HOME REPORT  
C O M P A N Y



# Property Questionnaire



SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER

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# property questionnaire

Property address	<b>108b Gray Street Broughty Ferry Dundee DD5 2DN</b>
Seller(s)	<b>Jason McAuley</b>
Completion date of property questionnaire	<b>20/02/2025</b>

# property questionnaire

## Note for sellers

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

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

1.	Length of ownership	
	How long have you owned the property?	<b>16 years 1 month</b>
2.	Council tax	
	Which Council Tax band is your property in?	<b>Band A</b>
3.	Parking	
	What are the arrangements for parking at your property? <b>On Street</b> Any other parking information: N/A	
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)?	<b>No</b>

## property questionnaire

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)?	<b>No</b>
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)?	<b>No</b>
	Please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	N/A
	<p>The relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</p> <p>N/A</p>	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property?	<b>No</b>
	(i) Were the replacements the same shape and type as the ones you replaced?	N/A
	(ii) Did this work involve any changes to the window or door openings?	N/A
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>N/A</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	

## property questionnaire

7.	Central heating	
a.	Is there a central heating system in your property? <i>(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).</i>	<b>Yes</b>
	What kind of central heating is there?	<b>Gas Fired</b>
	i) When was your central heating system or partial central heating system installed?	<b>2010</b>
	(ii) Do you have a maintenance contract for the central heating system?	<b>No</b>
	Please give details of the company with which you have a maintenance contract:  N/A	
	(iii) When was your maintenance agreement last renewed?	N/A
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<b>Yes</b>
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	<b>No</b>
	Is the damage the subject of any outstanding insurance claim?	N/A
b.	Are you aware of the existence of asbestos in your property?	<b>No</b>
	Please give details:  N/A	

## property questionnaire

10	Services																									
a.	<p>Please list which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th>Service</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td><b>Connected</b></td> <td>N/A</td> </tr> <tr> <td>Water mains or private water supply</td> <td><b>Connected</b></td> <td>N/A</td> </tr> <tr> <td>Electricity</td> <td><b>Connected</b></td> <td>N/A</td> </tr> <tr> <td>Mains drainage</td> <td><b>Connected</b></td> <td>N/A</td> </tr> <tr> <td>Telephone</td> <td><b>Connected</b></td> <td>N/A</td> </tr> <tr> <td>Cable TV or satellite</td> <td><b>Not Connected</b></td> <td>N/A</td> </tr> <tr> <td>Broadband</td> <td><b>Connected</b></td> <td>N/A</td> </tr> </tbody> </table>		Service	Connected	Supplier	Gas or liquid petroleum gas	<b>Connected</b>	N/A	Water mains or private water supply	<b>Connected</b>	N/A	Electricity	<b>Connected</b>	N/A	Mains drainage	<b>Connected</b>	N/A	Telephone	<b>Connected</b>	N/A	Cable TV or satellite	<b>Not Connected</b>	N/A	Broadband	<b>Connected</b>	N/A
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Broadband	<b>Connected</b>	N/A																								
b.	Is there a septic tank system at your property?	<b>No</b>																								
	i) Do you have appropriate consents for the discharge from your septic tank?	N/A																								
	(ii) Do you have a maintenance contract for your septic tank?	N/A																								
	<p>Please give details of the company with which you have a maintenance contract:</p> <p>N/A</p>																									
	(iii) When was your maintenance agreement last renewed?	N/A																								



## property questionnaire

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?	<b>Yes</b>
	Please give details: <b>It is a flat. Shared close/door entry, Shared roof, shared garden</b>	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	<b>Yes</b>
	Please give details: <b>Split 5 ways with 3 flats and 2 shops</b>	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	<b>No</b>
	Please give details: N/A	
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?	<b>No</b>
	Please give details: <b>Shared garden</b>	
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?	<b>No</b>
	Please give details: N/A	
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.)	<b>No</b>
	Please give details: N/A	
12 .	Charges associated with your property	

a.	Is there a factor or property manager for your property?	<b>No</b>
	Please provide the name and address, and give details of any deposit held and any charges: N/A	

## property questionnaire

b.	Is there a common buildings insurance policy?	<b>No</b>
	Is the cost of the insurance included in your monthly/annual factor's charges?	N/A
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.  <b>no regular payments</b>	
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	<b>No</b>
	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:  N/A	
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?	<b>No</b>
	Please give details:  N/A	
c.	Do you have any guarantees relating to this work?	<b>Not Applicable</b>
	These guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.  Guarantees are held by:  N/A	

## property questionnaire

14 .	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<b>No</b>
(ii)	Roofing	<b>No</b>
(iii )	Central heating	<b>No</b>
(iv )	National House Building Council (NHBC)	<b>No</b>
(v)	Damp course	<b>No</b>
(vi )	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<b>No</b>
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):  N/A	
c.	Are there any outstanding claims under any of the guarantees listed above?	<b>No</b>
	Please give details:  N/A	
14 .	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<b>No</b>
	Please give details:  N/A	

## property questionnaire

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?	<b>No</b>
b.	that affects your property in some other way?	<b>No</b>
c.	that requires you to do any maintenance, repairs or improvements to your property?	<b>No</b>
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Signature(s):

**Jason McAuley**

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Date:

**20/02/2025**

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**HOME REPORT**  
C O M P A N Y

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