

# HOME REPORT

BIRCHFIELD HOUSE

FORRES  
IV36 2QU



**DM HALL**  
CHARTERED SURVEYORS

# ENERGY PERFORMANCE CERTIFICATE



**DM HALL**  
CHARTERED SURVEYORS

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

Birchfield House, Brodieshill, Forres, IV36 2QU

**Dwelling type:** Detached house  
**Date of assessment:** 28 January 2025  
**Date of certificate:** 04 February 2025  
**Total floor area:** 260 m<sup>2</sup>  
**Primary Energy Indicator:** 53 kWh/m<sup>2</sup>/year

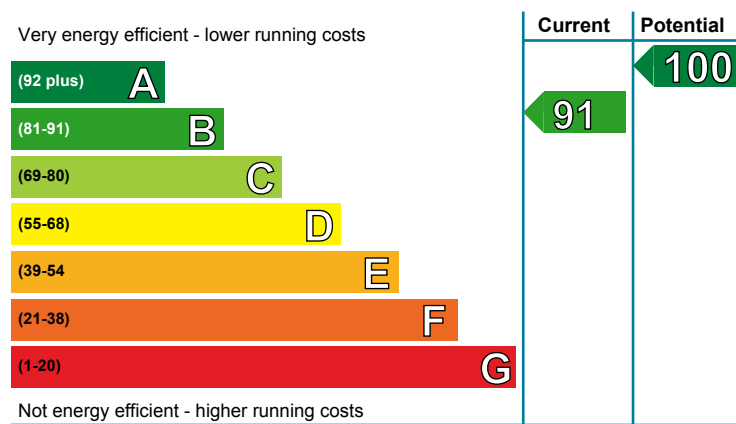
**Reference number:** 7815-7329-4630-2118-5226  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Ground source heat pump, underfloor, electric

## 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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£5,760</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£</b>	

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

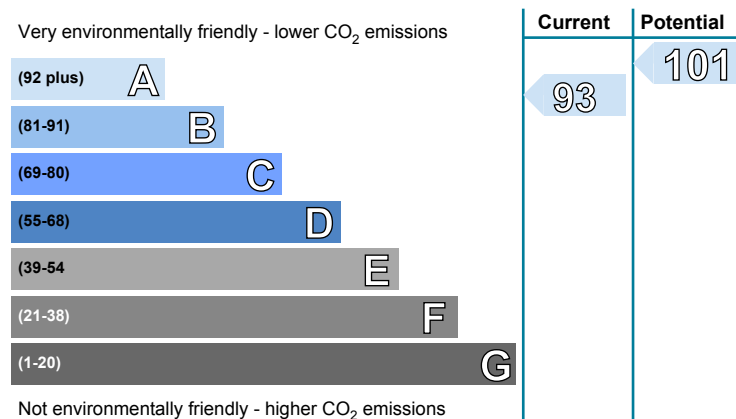


## Energy Efficiency Rating

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 B (91)**. 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<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 A (93)**. 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 Wind turbine	£15,000 - £25,000	£2595.00

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	Timber frame, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, insulated (assumed) Pitched, 350 mm loft insulation	★★★★☆ ★★★★★	★★★★☆ ★★★★★
Floor	Solid, insulated (assumed) To unheated space, insulated (assumed)	— —	— —
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Ground source heat pump, underfloor, electric	★★★★☆	★★★★★
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system, plus solar	★★★★☆	★★★★★
Lighting	Low energy lighting in all 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 7 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 1.9 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 1.9 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	£4,749 over 3 years	£4,749 over 3 years	
Hot water	£492 over 3 years	£492 over 3 years	
Lighting	£519 over 3 years	£519 over 3 years	
<b>Totals</b>	<b>£5,760</b>	<b>£5,760</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 Wind turbine	£15,000 - £25,000	£865		

### Choosing the right improvement package

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



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

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

### 1 Wind turbine

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

## Low and zero carbon energy sources

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

### LZC energy sources present:

- Biomass secondary heating
- Ground source heat pump
- Solar water heating
- Solar photovoltaics

## Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	18,619	N/A	N/A	N/A
Water heating (kWh per year)	2,574			

## 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. Michael McDonald
Assessor membership number:	EES/009379
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	27 High Street Toryglen Elgin IV30 1EE
Phone number:	01343 548501
Email address:	<a href="mailto:michael.mcdonald@dmhall.co.uk">michael.mcdonald@dmhall.co.uk</a>
Related party disclosure:	No related party

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

### Use of this energy performance information

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

## Advice and support to improve this property

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

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT





# SINGLE SURVEY



**DM HALL**  
CHARTERED SURVEYORS

# Single Survey

survey report on:

<b>Property address</b>	BIRCHFIELD HOUSE, FORRES, IV36 2QU
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<b>Customer</b>	MR GEORGE & MRS PEARL MANSON
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<b>Customer address</b>	BIRCHFIELD HOUSE, BRODIESHILL, FORRES, IV36 2QU
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<b>Prepared by</b>	DM Hall LLP
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<b>Date of inspection</b>	28th January 2025
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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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

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

### 1.2 THE REPORT

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

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.

<sup>1</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Codes of Conduct.

# Terms and Conditions

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

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<sup>2</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

# Terms and Conditions

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.

## 1.1 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;

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- 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*

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*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.

<b>Description</b>	The property comprises a detached, two storey house.
<b>Accommodation</b>	Ground Floor: Open Plan Living and Dining Area with Access to Balcony, Sun Lounge, Master Bedroom with Ensuite Shower Room and Dressing Room, Kitchen, Utility Room, Two WCs, Plant Room, Study.  Lower Ground Floor: Hallway, Bedroom with Ensuite Shower Room, Two Further Bedrooms, Shower Room, Store.
<b>Gross internal floor area (m<sup>2</sup>)</b>	265m <sup>2</sup> approximately.
<b>Neighbourhood and location</b>	The property is located within a rural area. A wide range of facilities can be obtained within the town of Forres within reasonable commuting distance. The property is surrounded by open countryside. There is another residential property within the vicinity.
<b>Age</b>	Built around 2013.
<b>Weather</b>	Wet and cold following a mixed spell.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  There are no chimney stacks. There is a flue for the wood burning stove.

<p><b>Roofing including roof space</b></p>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p> <p>The roof is mono pitched and finished in metal sheeting. There is access to a roof space above the larder, plant room and utility room accessed via a hatch in the larder. There is access to a roof space above the main bedroom, ensuite shower room and dressing room accessed via a hatch in the dressing room.</p> <p>The roof is of timber construction with plywood and membrane. The roof space is ventilated. There is glass wool insulation between and across the ceiling joists. There are vaulted ceilings over the kitchen and living area. There is no access to roof timbers over these areas.</p>
<p><b>Rainwater fittings</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The gutters are of a metal, half round design with metal, round downpipes. There is a concealed downpipe.</p>
<p><b>Main walls</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The walls are of timber frame construction externally clad in larch which has been left to weather naturally. The lower ground floor walls are finished in rendered concrete blockwork.</p>
<p><b>Windows, external doors and joinery</b></p>	<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>There are Nordan double glazed, timber frame, windows with an aluminium clad finish. There is a similar door leading to the balcony and similarly framed French windows leading from the ground floor hall and one of the bedrooms, to the garden. There are sliding double glazed patio doors of a similar style leading from the kitchen to the garden. The front door is of a composite, triple glazed type. The door leading from the utility room to the carport is also of a timber and double glazed type. There is a balcony area formed on a timber deck with supporting timbers and a deck. The rail is formed in timber and glazed.</p>

# Single Survey

<b>Windows, external doors and joinery</b>	Soffits and fascias are formed in timber.
<b>External decorations</b>	<b>Visually inspected.</b> External timbers have been left to weather naturally. The windows and doors have a coated finish and do not require redecoration.
<b>Conservatories / porches</b>	There are no conservatories or porches.
<b>Communal areas</b>	There are no communal areas.
<b>Garages and permanent outbuildings</b>	<b>Visually inspected.</b> There is a covered parking area and single garage adjoining the main house. The garage is of concrete block construction, larch clad externally with a metal sheet roof, similar to the main house. The garage has an electric opening door and there is a car charging point in the carport. There are two timber garden sheds, a poly tunnel and timber water pump storage shed. There is a timber and profile metal single garage/mower shed with covered storage area adjoining. There is an additional timber shed formerly used as a small garage.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b> The owners have advised that the property is located within approximately 6.75 acres of ground. Boundaries are generally defined by post and wire fences. There are some open boundaries. There is a gravel drive and paviour surfaced parking area adjacent to the house. There is an additional gravel area adjacent to the lower ground floor doors. Garden areas have been attractively landscaped with areas of planting, some raised beds, and orchard/fruit cage, two ponds, areas of lawn, some wilder areas and woodland. There are patio areas and a decked area.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b> The ceilings are formed in plasterboard. There are vaulted ceilings above the living area and kitchen.

# Single Survey

<b>Internal walls</b>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The walls are of timber stud construction with plasterboard finishes.</p>
<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><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 is 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>The floors are mainly of solid concrete construction. The ground floors above the lower ground floor accommodation is of suspended timber construction. At the time of my inspection of floors were covered.</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>The internal doors consist of a timber panel and timber-glazed type. The door facings and skirting boards are of a MDF style.</p> <p>The kitchen is fitted with a range of base and wall mounted units with solid worktops. There is also a kitchen island.</p> <p>There is a range of base and wall mounted units with solid worktops in the utility room.</p> <p>The stairs are formed in hard wood with a hardwood balustrade.</p> <p>The larder cupboard is fully shelved. There are fitted wardrobes in bedrooms.</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>There is a woodburning stove in the living room.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>The internal walls and ceilings have a painted finish. There are some papered finishes.</p> <p>The internal joinery is finished in paint.</p> <p>The hardwood stair is varnished.</p>

# Single Survey

<b>Cellars</b>	There are no cellars.
<b>Electricity</b>	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Main supply installed. The electricity consumer unit is located in the utility room.</p> <p>The electricity meter is located adjacent. There is an additional consumer unit within the ground floor store.</p> <p>A range of 13 amp sockets are distributed throughout the property.</p> <p>There are ground mounted solar photovoltaic panels within the garden. These supply electricity which can be utilised or sold back to the grid, subject to a feed in tariff. The owner can provide more details in this respect. The meter and inverter for the panels is fitted within the garage.</p>
<b>Gas</b>	Not applicable
<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The Owner has advised that water is from a private bore hole supply. The top of the borehole and pump equipment is contained within a timber shed. The owner has advised the equipment relating to the private water supply is serviced annually.</p> <p>Visible pipework is made with copper and PVC materials.</p> <p>The lower ground floor shower room is fitted with a white suite containing a WC, wash hand basin and shower cubicle with mixer shower.</p> <p>The lower ground floor ensuite shower room is fitted with a white suite containing a WC, wash hand basin and shower cubicle with mixer shower.</p> <p>There are two toilets fitted with white WC's and wash hand basins.</p> <p>The main ensuite shower room is fitted with a white suite containing a WC, dual wash hand basins and shower cubicle with mixer shower.</p>

<p><b>Heating and hot water</b></p>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There is a Dimplex, SIK 16ME, ground source heat pump linked to a bore hole. The main unit is located within a plant room within the main house. This supplies an underfloor heating system throughout the property. The heating system is controlled by programmers and a range of thermostats. This system also supplies domestic hot water. There is a large hot water storage tank adjacent to the main unit. There are solar thermal panels fitted to the roof which assist in the production of hot water.</p>
<p><b>Drainage</b></p>	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>The owner has advised that drainage is to a private septic tank located in the garden. This has not been inspected or tested.</p>
<p><b>Fire, smoke and burglar alarms</b></p>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There are smoke detectors fitted within the property.</p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.</p>
<p><b>Any additional limits to inspection</b></p>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was 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.</b></p> <p><b>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.</b></p> <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.</p>

<b>Any additional limits to inspection</b>	<p>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns, you should engage a qualified asbestos surveyor.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>Concealed areas beneath and around sanitary fittings were not visible. Due to the presence of water, there is an inherent risk of leakage and resultant damage to concealed areas which may only become apparent when the building fabric is opened up for examination.</p> <p>The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.</p> <p>Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is outwith the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</p> <p>The property was occupied, fully furnished and all floors were covered. Consequently, my inspection of the flooring and other elements was restricted.</p> <p>In accordance with Health and Safety Guidelines, I have not disturbed insulation or furniture and floor coverings have not been moved. Where present, personal effects within cupboards and wardrobes have not been moved, therefore limiting my inspection.</p> <p>My physical inspection of the roof void areas was restricted due to insulation material, the limited size of the spaces and a lack of suitable crawl boards. As a result, the roof void areas were only viewed from the access hatches.</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

## 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

<b>Repair category</b>	1
<b>Notes</b>	No obvious evidence of significant movement noted within the limitations of my inspection.



### Dampness, rot and infestation

<b>Repair category</b>	1
<b>Notes</b>	No obvious evidence of significant dampness, rot or wood boring insect infestation.



### Chimney stacks

<b>Repair category</b>	1
<b>Notes</b>	No significant defects noted.



### Roofing including roof space

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.



### Rainwater fittings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.

# Single Survey



## Main walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.



## Windows, external doors and joinery

<b>Repair category</b>	1
<b>Notes</b>	Doors and random windows are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fittings are functional.  No significant defects evident.



## External decorations

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.



## Conservatories/porches

<b>Repair category</b>	-
<b>Notes</b>	N/a



## Communal areas

<b>Repair category</b>	-
<b>Notes</b>	N/a



## Garages and permanent outbuildings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.



## Outside areas and boundaries

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.



## Ceilings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	<p>It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.</p> <p>No significant defects evident.</p>



## Internal joinery and kitchen fittings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	A wood burning stove has been installed. It is assumed that the installation complies with the required standards.



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident.



## Cellars

<b>Repair category</b>	-
<b>Notes</b>	N/a



## Electricity

<b>Repair category</b>	1
<b>Notes</b>	<p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.</p> <p>No significant defects evident.</p>



## Gas

<b>Repair category</b>	-
<b>Notes</b>	N/a



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects evident.</p> <p>It is not possible to comment upon the quality or adequacy of the private water supply, but it is assumed that it is wholesome and acceptable for normal consumption patterns. I have not been advised of any supply issues, but further information can be obtained from a suitably qualified specialist contractor.</p>



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	It is assumed that the heating and hot water systems have been installed in accordance with all relevant regulations and thereafter maintained on a regular



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	<p>basis.</p> <p>It is common practice for purchasers to have systems checked by an engineer immediately upon taking ownership, as stated in most offers to purchase used by conveyancers.</p> <p>Boilers and central heating systems should be tested and serviced by a registered engineer on an annual basis to ensure their safe and efficient operation.</p>



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	<p>It is assumed that the tank is registered with SEPA. Regular inspection and maintenance should be anticipated.</p>

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

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

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

## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

It is understood the property is around 'provide age' years old. It is assumed that a Professional Consultants Certificate (PCC) will be transferred with the Title Deeds.

The seller has advised that water is from a private supply. For the purposes of the valuation, it is assumed that legal, statutory and other standard requirements to facilitate a sale are satisfied.

Drainage is to a septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.

The property is fitted with solar and photovoltaic panels. All documentation relating to the system should be obtained so that the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.

### Estimated reinstatement cost for insurance purposes

£800,000 (Eight hundred thousand pounds).

It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

### Valuation and market comments

£725,000 (Seven hundred and twenty five thousand pounds).

<b>Signed</b>	Security Print Code [432174 = 7098 ] Electronically signed
<b>Report author</b>	MICHAEL G MCDONALD
<b>Company name</b>	DM Hall LLP
<b>Address</b>	27 High Street, Elgin, IV30 1EE



# Single Survey

<b>Date of report</b>	5th February 2025
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# Mortgage Valuation Report



## Property Address

Address BIRCHFIELD HOUSE, FORRES, IV36 2QU  
Seller's Name MR GEORGE & MRS PEARL MANSON  
Date of Inspection 28th January 2025

## Property Details

Property Type  House  Bungalow  Chalet  Purpose built maisonette  
 Coach  Studio  Converted maisonette  Purpose built flat  
 Converted flat  Tenement flat  Flat over non-residential use  Other (specify in General Remarks)

Property Style  Detached  Semi detached  Mid terrace  End terrace  
 Back to back  High rise block  Low rise block  Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?  Yes  No

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

Approximate Year of Construction

## Tenure

Absolute Ownership  Leasehold Ground rent £  Unexpired years

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

Residential Element (greater than 40%)  Yes  No

## Garage / Parking / Outbuildings

Single garage  Double garage  Parking space  No garage / garage space / parking space  
Available on site?  Yes  No

Permanent outbuildings:

Carport, range of garden sheds, additional timber garage, poly tunnel.

# Mortgage Valuation Report

## Construction

Walls  Brick  Stone  Concrete  Timber frame  
 Solid  Cavity  Steel frame  Concrete block  Other (specify in General Remarks)

Roof  Tile  Slate  Asphalt  Felt  
 Lead  Zinc  Artificial slate  Flat glass fibre  Other (specify in General Remarks)

## Special Risks

Has the property suffered structural movement?  Yes  No  
If Yes, is this recent or progressive?  Yes  No  
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?  Yes  No  
If Yes to any of the above, provide details in General Remarks.

## Service Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage  Mains  Private  None  
Electricity  Mains  Private  None  
Central Heating  Yes  Partial  None

Water  Mains  Private  None  
Gas  Mains  Private  None

Brief description of Central Heating:

Ground source heat pump. Solar thermal panels.

## Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way  Shared drives / access  Garage or other amenities on separate site  Shared service connections  
 Agricultural land included with property  Ill-defined boundaries  Other (specify in General Remarks)

## Location

Residential suburb  Residential within town / city  Mixed residential / commercial  Mainly commercial  
 Commuter village  Remote village  Isolated rural property  Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered?  Yes  No

If Yes provide details in General Remarks.

## Roads

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

# Mortgage Valuation Report

## General Remarks

The property appeared to be in a condition generally consistent with its age and type.

It is understood the property is around 'provide age' years old. It is assumed that a Professional Consultants Certificate (PCC) will be transferred with the Title Deeds.

The seller has advised that water is from a private supply. For the purposes of the valuation, it is assumed that legal, statutory and other standard requirements to facilitate a sale are satisfied.

Drainage is to a septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.

The property is fitted with solar and photovoltaic panels. All documentation relating to the system should be obtained so that the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.

## Essential Repairs

None apparent.

Estimated cost of essential repairs £  Retention recommended?  Yes  No Amount £

# Mortgage Valuation Report

## Comment on Mortgageability

The property will form a suitable security for mortgage purposes.

## Valuations

Market value in present condition £

Market value on completion of essential repairs £

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

Is a reinspection necessary?  Yes  No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type?  Yes  No

## Declaration

Signed Security Print Code [432174 = 7098 ]  
Electronically signed by:-  
Surveyor's name MICHAEL G MCDONALD  
Professional qualifications MRICS BLE  
Company name DM Hall LLP  
Address 27 High Street, Elgin, IV30 1EE  
Telephone 01343 548501  
Fax 01343 548501  
Report date 5th February 2025

# PROPERTY QUESTIONNAIRE



**DM HALL**  
CHARTERED SURVEYORS

# Property Questionnaire

PROPERTY ADDRESS:	BIRCHFIELD HOUSE BRODIESHILL FORRES IV36 2QU
SELLER(S):	GEORGE AND PEARL MANSON
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	30 JAN 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.



# PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

## 1. Length of ownership

How long have you owned the property?

11 yrs

## 2. Council Tax

Which Council Tax band is your property in?

A B C D E **F** G H

## 3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- Garage
- Allocated parking space
- Driveway
- Shared parking
- On street
- Resident permit
- Metered parking
- Other (please specify):

4.	<b>Conservation Area</b>	
	Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	<del>Yes</del> /No/ Don't know
5.	<b>Listed Buildings</b>	
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	<del>Yes</del> /No
6.	<b>Alterations / additions / extensions</b>	
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)?	<del>Yes</del> /No
	<u>If you have answered yes</u> , please describe the changes which you have made:	

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

7.	Central heating	
a.	<p>Is there a central heating system in your property?          (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).  <u>If you have answered yes/partial</u> – what kind of central heating is there?          (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)  <i>GROUND SOURCE FROM BOREHOLE TO HEAT PUMP FOR UNDER FLOOR HEATING</i></p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p>	Yes/ <del>No</del> / <del>Partial</del>
b.	<p>When was your central heating system or partial central heating system installed?  <i>September 2013</i></p>	
c.	<p>Do you have a maintenance contract for the central heating system?  <u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:  <i>BLACK ISLE RENEWABLES</i></p>	Yes/ <del>No</del>
d.	<p>When was your maintenance agreement last renewed?          (Please provide the month and year).  <i>IT IS ONGOING, PAID BY DIRECT DEBIT MONTHLY</i></p>	

<b>8.</b>	<b>Energy Performance Certificate</b>		
	Does your property have an Energy Performance Certificate which is less than 10 years old?		<del>Yes</del> /No
<b>9.</b>	<b>Issues that may have affected your property</b>		
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?		<del>Yes</del> /No
	<u>If you have answered yes</u> , is the damage the subject of any outstanding insurance claim?		Yes/No
b.	Are you aware of the existence of asbestos in your property?		<del>Yes</del> /No
	<u>If you have answered yes</u> , please give details:		
<b>10.</b>	<b>Services</b>		
a.	Please tick which services are connected to your property and give details of the supplier:		
	<b>Services</b>	<b>Connected</b>	<b>Supplier</b>
	Gas / liquid petroleum gas	NO	NO
	Water mains / private water supply	NO YES	BOREHOLE (OWN) YES NO
	Electricity	YES	OCTOPUS ENERGY YES

Mains drainage			NO
Telephone		?	YES
Cable TV / satellite			NO
Broadband		?	YES

b.	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p>	Yes/ <del>NO</del>
c.	<p>Do you have appropriate consents for the discharge from your septic tank?</p>	Yes/ <del>NO</del> / Don't Know
d.	<p>Do you have a maintenance contract for your septic tank?</p> <p>NOT A CONTRACT BUT DONE YEARLY</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> <p>EFFLUENT LTD 21 EAST ABERCROMBY STREET HELENSBURGH T. 07525040100</p>	Yes/ <del>NO</del>

<b>11.</b>	<b>Responsibilities for Shared or Common Areas</b>	
a.	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<p><del>Yes/No/</del> Don't Know</p>
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p>	<p><del>Yes/No/</del> Not applicable</p>
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<p><del>Yes/No</del></p>
d.	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<p><del>Yes/No</del></p>
e.	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<p><del>Yes/No</del></p>

f.	<p>As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>	Yes/No
<b>12. Charges associated with your property</b>		
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:</p>	Yes/No
b.	Is there a common buildings insurance policy?	Yes/No/ Don't know
	<u>If you have answered yes</u> , is the cost of the insurance included in your monthly/annual factor's charges?	Yes/No/ Don't know
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, e.g. to a Residents' Association, or maintenance or stair fund.	/



13.	<b>Specialist Works</b>	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property</p>	<del>Yes/No</del>
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details</p>	<del>Yes/No</del>
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p>	

Guarantees are held by:

**14. Guarantees**

a. Are there any guarantees or warranties for any of the following:

(i) Electrical work	No	<del>Yes</del>	Don't Know	With title deeds	Lost
(ii) Roofing	No	<del>Yes</del>	Don't Know	With title deeds	Lost
(iii) Central heating	No	<del>Yes</del>	Don't know	With title deeds	Lost
(iv) NHBC	No	<del>Yes</del>	Don't know	With title deeds	Lost
(v) Damp course	No	<del>Yes</del>	Don't know	With title deeds	Lost
(vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	<del>Yes</del>	Don't know	With title deeds	Lost

b. If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>Yes/No</p> <p>✓</p>
<b>15. Boundaries</b>		
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes, please give details:</u></p>	<p><del>Yes/No/</del> Don't Know</p>
<b>16. Notices that affect your property</b>		
	<p>In the past 3 years have you ever received a notice:</p> <p>a. advising that the owner of a neighbouring property has made a planning application?</p> <p>b. that affects your property in some other way?</p> <p>c. that requires you to do any maintenance, repairs or improvements to your property?</p>	<p><del>Yes/No/</del> Don't know</p> <p><del>Yes/No/</del> Don't know</p> <p><del>Yes/No/</del> Don't know</p>

**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 purchase 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) :**

.....  
.....  
.....

**Date:** *30 JAN 2025* .....



## ABERDEEN

aberdeen\_residential@dmhall.co.uk  
01224 594172

## AYR

ayr@dmhall.co.uk  
01292 286974

## DUMFRIES

dumfries@dmhall.co.uk  
01387 254318

## DUNDEE

dundee@dmhall.co.uk  
01382 873100

## DUNFERMLINE

dunfermline@dmhall.co.uk  
01383 621262

## EDINBURGH

edinburghresidential@dmhall.co.uk  
0131 624 6600

## ELGIN

elgin@dmhall.co.uk  
01343 548501

## FALKIRK

falkirk@dmhall.co.uk  
01324 628321

## GALASHIELS

galashiels@dmhall.co.uk  
01896 752009

## GLASGOW (Residential)

glasgowresidential@dmhall.co.uk  
0141 636 4141

## HAMILTON

hamilton@dmhall.co.uk  
01698 284939

## INVERNESS

inverness@dmhall.co.uk  
01463 241077

## INVERURIE

inverurie@dmhall.co.uk  
01467 624393

## IRVINE

irvine@dmhall.co.uk  
01294 311070

## KIRKCALDY

kirkcaldy@dmhall.co.uk  
01592 598200

## LIVINGSTON

livingston@dmhall.co.uk  
01506 490404

## OBAN

oban-admin@dmhall.co.uk  
01631 564225

## PAISLEY

Enquiries are now dealt with at our Glasgow Hub.

## PERTH

perth@dmhall.co.uk  
01738 562100

## PETERHEAD

peterhead@dmhall.co.uk  
01779 470220

## ST ANDREWS

standrews@dmhall.co.uk  
01334 844826

## STIRLING

stirling@dmhall.co.uk  
01786 475785

