



HARVEY
DONALDSON
& GIBSON
CHARTERED SURVEYORS

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HOME
report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT





HARVEY
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& GIBSON
CHARTERED SURVEYORS
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1. Single Survey
2. Energy Report
3. Property Questionnaire

Single Survey

survey report on:

Property address	2 Castle Street, Tain, IV19 1AH
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Customer	MacBeth
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Customer address	
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Prepared by	Harvey Donaldson And Gibson
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Date of inspection	4th January 2018
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CHARTERED SURVEYORS

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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

The ultimate holding company of Harvey Donaldson & Gibson is Countrywide plc. In Scotland, Countrywide plc also own Slater Hogg & Howison and Countrywide North. A full list of estate agents owned or under franchise to Countrywide plc is available on request. Harvey Donaldson & Gibson trades as an entirely separate company and has no financial interest whatsoever in the disposal of the property being inspected.

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

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

Terms and Conditions

Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

Terms and Conditions

contained in the Report and the generic Mortgage Valuation Report.²

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.1 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;

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

Terms and Conditions

- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

researched.

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

Terms and Conditions

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The property consists of a mid terraced two storey house with single storey rear extension.
Accommodation	Ground Floor: Hall, Bedroom 1, Lounge, Rear Hall, Kitchen, Bathroom First Floor: Landing, Bedroom 2, Bedroom 3
Gross internal floor area (m²)	81.01 m ²
Neighbourhood and location	The property is located in a mixed commercial / residential area in Tain town centre. The buildings on either side of the property are commercial in use.
Age	118 years
Weather	rain
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are two chimney stacks of stone construction with cement fillet flashings.

<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>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.</p> <p>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.</p> <p>The main building roof is of the pitched timber frame type clad with timber sarking and slates.</p> <p>The extension roof is of the lean-to timber type clad with profiled metal sheeting..</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Rainwater fittings are of the upvc. plastic type.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main building walls are of solid sandstone construction. Wall thickness approximately 600 mm.</p> <p>The extension walls appear to be of single block construction with a painted wet harl finish. Wall thickness approximately 200 mm.</p>
<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are of a double glazed upvc. plastic type. The front door is upvc. plastic, and the rear door is timber. The fascia boards at the eaves of the extension roof are timber. The soffit at the rear door appears to be asbestos or similar. There are two skylights and we assume these are metal framed and single glazed.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>The extension walls are painted. The external joinery is painted.</p>
<p>Conservatories / porches</p>	<p>b/a</p>
<p>Communal areas</p>	<p>n/a</p>

Garages and permanent outbuildings	There is an integral store (open fronted) at the side of the extension.
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property fronts directly on to Castle Street. There is no footpath. There is a narrow strip / footpath at the rear of the property. There is a concrete block retaining wall where steps lead down to the back door.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings appear to be lath and plaster / plasterboard.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The internal walls are a combination of solid masonry and timber studwork framed construction. The walls appear to be lined with lath and plaster / plasterboard.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>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.</p> <p>The main building flooring appears to be of a suspended timber type with timber joists and covered with tongue and groove floor boards. The extension floor is of solid concrete construction.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The internal doors are a combination of timber panel and flush faced hollow core units. The staircase is timber. The skirting boards and door surrounds are timber. The kitchen fittings are of a contemporary design and consist of a range of floor and wall mounted units.</p>

Single Survey

Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are sealed fireplaces in the Lounge and Bedroom 1. First floor bedrooms have cast iron grates / surrounds. Chimney breasts are lined with plaster board / lath and plaster.</p>
Internal decorations	<p>Visually inspected.</p> <p>The ceilings and walls are papered and painted. Internal joinery is painted.</p>
Cellars	n/a
Electricity	<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 on.</p> <p>Mains electricity is installed. The meter and consumer unit are located in the Lounge. The system appears to be of a modern 13 amp type and design. The switch and socket outlets are plastic and the wiring is sheathed with PVC, where visible.</p>
Gas	n/a
Water, plumbing, bathroom fittings	<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>Water is supplied from the mains. The supply pipe is copper where visible. The bathroom contains a bath, wash hand basin and w.c.</p>
Heating and hot water	<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>The property is heated by electric convactor heaters, most of which are of the plug-in type. Hot water is stored in an insulated storage tank with electric immersion heating.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>The property is connected to mains drainage.</p>

Single Survey

Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. The property has smoke detectors.
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. 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. 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. It was raining at the time of the inspection. The property was unoccupied and part furnished. The floors were covered with fixed coverings. No access was available to the underfloor area. The roof space ceiling hatch was screwed shut, and no access was available to the roof space. Stored goods on the Landing and in the boxroom limited inspection.

Sectional Diagram showing elements of a typical house





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


2. Condition

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

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

 Structural movement	
Repair category	1
Notes	The property has incurred a degree of slight structural movement in the past. This is evidenced externally by slightly off-level window openings and internally by slightly off level floors, door lintels, etc. At the date of inspection, this movement appeared to be of a longstanding nature with no obvious evidence of recent or continuing deterioration, although on the basis of a single inspection, no assurances can be given as to the future.

 Dampness, rot and infestation	
Repair category	3
Notes	<p>High moisture meter readings were obtained in wall linings at ground level, in the boxroom and at the chimney breasts. This appears to be caused by rising damp and penetrating damp. Floor timbers in contact with damp walls are likely to be affected.</p> <p>Evidence of woodworm infestation was noted in stair timbers, and is likely to be found in concealed timbers throughout the property.</p> <p>In light of the above, a full timber / damp specialist's report should be obtained, and the report's recommendations should be fully implemented.</p>

 Chimney stacks	
Repair category	2
Notes	Chimney stack stonework requires repointing. The cement fillets are cracked in places. Internally, there is evidence of water ingress at the chimney heads.



Roofing including roof space

Repair category	3
Notes	<p>The property is covered with its original slated roof, and this may be nearing the end of its performance life. A number of slates were noted to loose, missing and/or broken. In the absence of complete stripping and re-covering, this roof structure will be an increasingly frequent source of maintenance expenditure. Moss growth was noted on slating. Vegetation growth was noted at the skews / wall head. Repointing is required to the roof ridge tiles.</p> <p>The rear extension roof appears to be a lightweight structure. The cement fillet at the junction of the roof and rear wall has cracked and requires repair / renewal.</p>



Rainwater fittings

Repair category	1
Notes	<p>No significant disrepair was noted to rainwater goods. The downpipes appear to discharge directly on to the ground, and one of the front downpipes is broken at the foot. There is vegetation growth in the extension guttering.</p>



Main walls

Repair category	2
Notes	<p>The sandstone walls are weathered and worn in places, and ongoing repairs will be necessary. Some sections of pointing are cracked and loose.</p> <p>The extension wall construction is regarded as sub-standard in light of today's standards, and the insulation properties are likely to be poor. The wet harl finish is slightly boss / hollow in places. Part of the rear wall is below external ground level, and there may be issues with lateral damp penetration. No internal access to this wall was available due to built-in kitchen units.</p>




Windows, external doors and joinery


Repair category	2
Notes	<p>The rubber seal at the base of the front door is loose. The rear door handle is loose. No obvious significant defects were noted to windows or external joinery. The skylights appear dated and should be checked. The soffit at the rear door appears to contain asbestos, and care should be taken if disturbing this element. One or two loose / broken sill tiles were noted (extension).</p>





External decorations


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


 Conservatories/porches	
Repair category	-
Notes	

 Communal areas	
Repair category	-
Notes	

 Garages and permanent outbuildings	
Repair category	1
Notes	The store is in reasonable condition only.

 Outside areas and boundaries	
Repair category	2
Notes	The step tiling at the rear is cracked. Damp staining was noted on the retaining wall blockwork. The extent of the site boundaries should be verified by reference to the title deeds.

 Ceilings	
Repair category	2
Notes	High moisture meter readings were noted in the ceilings adjacent to chimney breasts. The extension sloping ceiling plasterboard sheets bulge slightly.

 Internal walls	
Repair category	2
Notes	High moisture meter readings were obtained in wall surfaces generally at ground level. This may be due to rising damp or rubble build-up behind the wall linings. Damp staining was noted in wall linings near Bedroom 1 fireplace. Damp staining was noted in the rear wall linings of the boxroom / cupboard off Bedroom 2. This appears to be due to water penetration at the roof, skylight or guttering. See 'Dampness, rot and infestation'.



Floors including sub-floors

Repair category	2
Notes	Floor timbers in contact with damp walling are likely to be affected by decay, and further investigation is recommended. The bedroom flooring at first floor level deflects slightly.



Internal joinery and kitchen fittings

Repair category	2
Notes	Some internal doors do not close properly. The door ironmongery is of poor quality in places. The Bathroom door has no lock. Some of the staircase balusters have gaps wider than the regulation 100 mm. The staircase itself is steeper and narrower than permissible under today's regulations, and the lower section has no handrail. Evidence of woodworm infestation was noted in the stair timbers. No obvious significant defects were noted to kitchen fittings.



Chimney breasts and fireplaces

Repair category	2
Notes	Damp staining was noted at Bedroom 1 chimney breast. There is evidence of water ingress at the chimney breasts. Sealed fireplaces should be vented. The open fireplaces have not been tested, and flues should be swept and checked prior to use.



Internal decorations

Repair category	2
Notes	Internal decorations are reasonable, but will require renewal where damp stained etc.



Cellars

Repair category	-
Notes	



Electricity

Repair category	2
Notes	No evidence of recent testing was noted, and only the most recently constructed or re-wired properties have installations which fully comply with current regulations. The system should be tested and upgraded if necessary. The electrical supply was switched off during our inspection.



Gas

Repair category	-
Notes	



Water, plumbing and bathroom fittings

Repair category	1
Notes	No obvious significant defects noted to accessible plumbing or sanitary fittings.



Heating and hot water

Repair category	1
Notes	The heaters were not switched on at the time of inspection but appeared serviceable. The hot water tank appeared serviceable.



Drainage

Repair category	1
Notes	No obvious significant defects were noted to the drainage system, within the limitations of the inspection. There is a drain cover immediately outside the back door.

Single Survey

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

Structural movement	1
Dampness, rot and infestation	3
Chimney stacks	2
Roofing including roof space	3
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	1
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	2
Cellars	-
Electricity	2
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.

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

The tenure is understood to be absolute ownership.

The legal adviser should check and confirm the extent of the site boundaries by reference to the Title Deeds.

There appears to be a shared pedestrian right of access at the rear of the property, and full details should be obtained.

The property has been extended. The valuation is given on the assumption that full certification in respect of the planning permissions, building warrants and completion certificates were issued for these works.

The property is situated in a Conservation Area.

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.

Estimated reinstatement cost for insurance purposes

£230,000 (two hundred and thirty thousand pounds)

Valuation and market comments

In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 04 January 2018 is £85,000 (eighty five thousand pounds).

Signed	Security Print Code [476024 = 6859]O Electronically signed
Report author	Douglas J H Mowat
Company name	Harvey Donaldson And Gibson
Address	Duncan House, Wester Inshes Place, Inverness, IV2 5HZ

Single Survey

Date of report	4th January 2018
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Mortgage Valuation Report



HARVEY
DONALDSON
& GIBSON
CHARTERED SURVEYORS
Parent to HomeReportScotland.scot

Property Address

Address 2 Castle Street, Tain, IV19 1AH
Seller's Name MacBeth
Date of Inspection 4th January 2018

Property Details

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

Property Style 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) m² (Internal) m² (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:

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame Other (specify in General Remarks)
Roof Tile Slate Asphalt Felt 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 Water Mains Private None
Electricity Mains Private None Gas Mains Private None
Central Heating Yes Partial None

Brief description of Central Heating:

electric convectors

Site

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

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
 Ill-defined boundaries Agricultural land included with property 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 is located in a mixed commercial / residential area in Tain town centre. The buildings on either side of the property are commercial in use.

The property appears to be in reasonable condition for lending purposes, although some repair and maintenance is required.

The legal adviser should check and confirm the extent of the site boundaries by reference to the Title Deeds.

There appears to be a shared pedestrian right of access at the rear of the property, and full details should be obtained.

The property has been extended. The valuation is given on the assumption that full certification in respect of the planning permissions, building warrants and completion certificates were issued for these works.

The property is situated in a Conservation Area.

Essential Repairs

None

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

Mortgage Valuation Report

Comment on Mortgageability

The property affords adequate security for loan purposes based on the valuation figure, and subject to individual lender's criteria.

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 [476024 = 6859]O
Electronically signed by:-
Surveyor's name Douglas J H Mowat
Professional qualifications MRICS
Company name Harvey Donaldson And Gibson
Address Duncan House, Wester Inshes Place, Inverness, IV2 5HZ
Telephone 01463 718440
Fax 01463 714732
Report date 4th January 2018

Energy Performance Certificate (EPC)

Scotland

Dwellings

2 CASTLE STREET, TAIN, IV19 1AH

Dwelling type: Mid-terrace house
Date of assessment: 04 January 2018
Date of certificate: 04 January 2018
Total floor area: 81 m²
Primary Energy Indicator: 629 kWh/m²/year

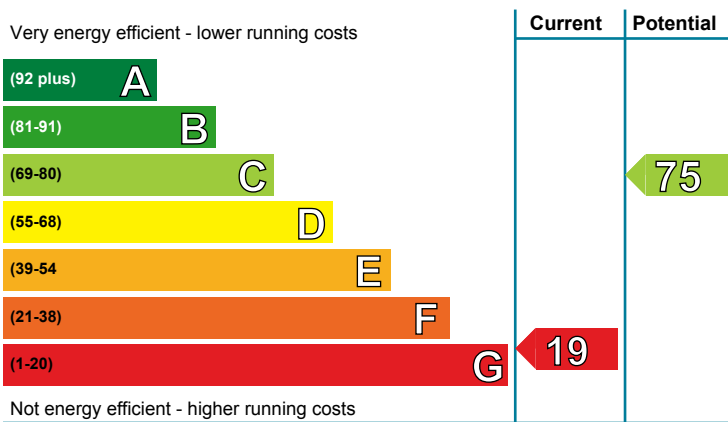
Reference number: 8318-4229-4000-0914-5906
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Room heaters, electric

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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£8,025	See your recommendations report for more information
Over 3 years you could save*	£4,731	

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

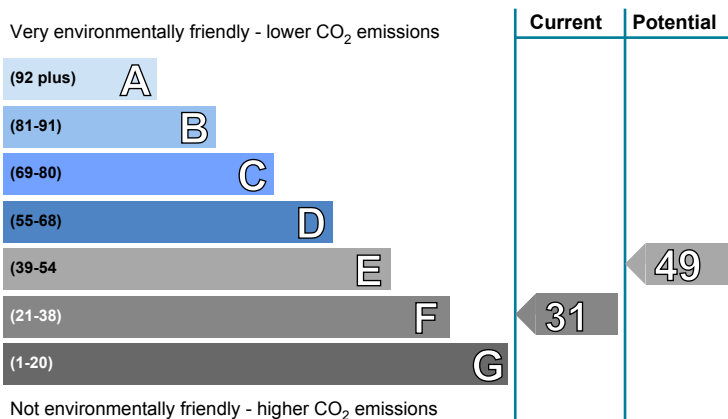


Energy Efficiency Rating

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

Your current rating is **band G (19)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band F (31)**. 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£1119.00	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£300.00	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£225.00	✓

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.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

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, partial insulation (assumed)	★★★★☆☆	★★★★☆☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Pitched, limited insulation (assumed)	★★☆☆☆☆	★★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★★☆☆	★★★★★☆☆
Main heating	Room heaters, electric	★☆☆☆☆	★★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★★☆☆	★★★★★☆☆
Secondary heating	None	—	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆	★★☆☆☆☆
Lighting	Low energy lighting in 8% 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, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 106 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 8.6 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 2.9 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	£6,666 over 3 years	£2,805 over 3 years	
Hot water	£1,032 over 3 years	£303 over 3 years	
Lighting	£327 over 3 years	£186 over 3 years	
Totals	£8,025	£3,294	

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		Green Deal
			Energy	Environment	
1 Internal or external wall insulation	£4,000 - £14,000	£373	F 27	F 37	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£100	F 29	E 39	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£75	F 31	E 40	✓
4 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£24	F 32	E 41	✓
5 Low energy lighting for all fixed outlets	£60	£31	F 33	E 41	
6 High heat retention storage heaters and dual immersion cylinder	£1,600 - £2,400	£922	D 62	E 39	✓
7 Solar water heating	£4,000 - £6,000	£53	D 64	E 42	✓
8 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£276	C 75	E 49	✓

Measures which have a green deal tick ✓ are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick ✓ may need additional finance. To find out how you could use Green Deal finance to improve your property, visit www.greenerscotland.org or contact the Home Energy Scotland hotline on 0808 808 2282.

Alternative measures

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

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right improvement package

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



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

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

1 Internal or external wall insulation

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

2 Floor insulation (suspended floor)

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

3 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work and may also require a building warrant so it is best to check with your local authority building standards department.

4 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

5 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>).

6 High heat retention storage heaters

Modern storage heaters are less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the national wiring standards. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified electrical heating engineer. Ask the engineer to explain the options, which might also include switching to other forms of electric heating.

7 Solar water heating

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

8 Solar photovoltaic (PV) panels

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

Low and zero carbon energy sources

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

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

Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	13,787	(2,842)	N/A	(2,600)
Water heating (kWh per year)	2,137			

Addendum

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

About this document

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

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

Assessor's name:	Mr. Douglas Mowat
Assessor membership number:	EES/016092
Company name/trading name:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Duncan House Wester Inshes Place Highland Inverness IV2 5HZ
Phone number:	01463 718440
Email address:	frances.wilson@hdg.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

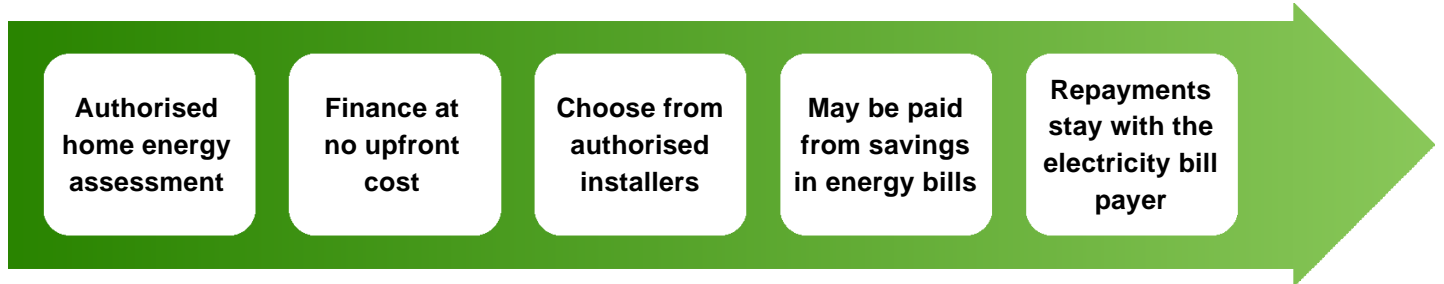
Opportunity to benefit from a Green Deal on this property

Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.greenerscotland.org or call 0808 808 2282.



Property address	FORMTEXT 2 CASTLE ST TALW ROSS -SHIRE 1V19 1AH
Seller(s)	FORMTEXT RHONA MALBERTH
Completion date of property questionnaire	FORMTEXT 8 JAN 2018

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? FORMTEXT <i>10 years?</i>																										
2.	Council tax																										
	Which Council Tax band is your property in? (Please tick) <table border="0"> <tr> <td>A</td> <td>FORMCHECKBOX</td> <td>B</td> <td></td> </tr> <tr> <td></td> <td>FORMCHECKBOX</td> <td>C</td> <td rowspan="8"><i>how many bands? JBC</i></td> </tr> <tr> <td></td> <td>FORMCHECKBOX</td> <td>D</td> </tr> <tr> <td></td> <td>FORMCHECKBOX</td> <td>E</td> </tr> <tr> <td></td> <td>FORMCHECKBOX</td> <td>F</td> </tr> <tr> <td></td> <td>FORMCHECKBOX</td> <td>G</td> </tr> <tr> <td></td> <td>FORMCHECKBOX</td> <td>H</td> </tr> <tr> <td></td> <td>FORMCHECKBOX</td> <td></td> </tr> </table>	A	FORMCHECKBOX	B			FORMCHECKBOX	C	<i>how many bands? JBC</i>		FORMCHECKBOX	D		FORMCHECKBOX	E		FORMCHECKBOX	F		FORMCHECKBOX	G		FORMCHECKBOX	H		FORMCHECKBOX	
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	FORMCHECKBOX																										
3.	Parking																										
	What are the arrangements for parking at your property? (Please tick all that apply) <table border="0"> <tr> <td>Garage</td> <td>FORMCHECKBOX</td> </tr> <tr> <td>Allocated parking space</td> <td>FORMCHECKBOX</td> </tr> <tr> <td>Driveway</td> <td>FORMCHECKBOX</td> </tr> <tr> <td>Shared parking</td> <td>FORMCHECKBOX</td> </tr> <tr> <td>On street</td> <td>FORMCHECKBOX</td> </tr> <tr> <td>Resident permit</td> <td>FORMCHECKBOX</td> </tr> <tr> <td>Metered parking</td> <td>FORMCHECKBOX</td> </tr> <tr> <td>Other (please specify):</td> <td>FORMTEXT</td> </tr> </table>	Garage	FORMCHECKBOX	Allocated parking space	FORMCHECKBOX	Driveway	FORMCHECKBOX	Shared parking	FORMCHECKBOX	On street	FORMCHECKBOX	Resident permit	FORMCHECKBOX	Metered parking	FORMCHECKBOX	Other (please specify):	FORMTEXT										
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Resident permit	FORMCHECKBOX																										
Metered parking	FORMCHECKBOX																										
Other (please specify):	FORMTEXT																										
4.	Conservation area																										

	<p>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)?</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>Don't know FORMCHECKBOX</p>
5.	<p>Listed buildings</p> <p>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)?</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p>
6.	<p>Alterations/additions/extensions</p>	
a.	<p>(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)?</p> <p><u>If you have answered yes, please describe below the changes which you have made:</u></p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>FORMTEXT</p> <p>N/A</p>

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

(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):

FORMTEXT

N/A

Please give any guarantees which you received for this work to your solicitor or estate agent.

N/A

7.

Central heating

a.

Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).

Yes
FORMCHECKBOX

No
FORMCHECKBOX

Partial
FORMCHECKBOX

If you have answered yes or partial — what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).

N/A
FORMTEXT

If you have answered yes, please answer the three questions below:

i) When was your central heating system or partial central heating system installed?

FORMTEXT N/A

(ii) Do you have a maintenance contract for the central heating system?

Yes
FORMCHECKBOX N/A

If you have answered yes, please give details of the company with which you have a maintenance contract:

No
FORMCHECKBOX N/A
FORMTEXT

	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	N/A FORMTEXT
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes FORMCHECKBOX No FORMCHECKBOX
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? <u>If you have answered yes, is the damage the subject of any outstanding insurance claim?</u>	Yes FORMCHECKBOX No FORMCHECKBOX Yes FORMCHECKBOX No FORMCHECKBOX
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes, please give details:</u>	Yes FORMCHECKBOX No FORMCHECKBOX FORMTEXT

10.

Services

a. Please tick which services are connected to your property and give details of the supplier:

Services

Connected
Supplier

Gas or liquid petroleum gas No

FORMTEXT
FORMTEXT

Water mains or private
water supply

MAINS WATER

FORMTEXT
FORMTEXT

Electricity

MAINS ELECTRICITY

FORMTEXT
FORMTEXT

Mains drainage

MAINS DRAINAGE

FORMTEXT
FORMTEXT

Telephone

BT.

FORMTEXT
FORMTEXT

Cable TV or satellite

NO

FORMTEXT
FORMTEXT

Broadband

NOT YET

FORMTEXT
FORMTEXT

b.	<p>Is there a septic tank system at your property? If you have answered yes, please answer the two questions below:</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>MANUS DRAINAGE</p>
	<p>(i) Do you have appropriate consents for the discharge from your septic tank?</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>Don't know FORMCHECKBOX</p>
	<p>(ii) Do you have a maintenance contract for your septic tank? If you have answered yes, please give details of the company with which you have a maintenance contract:</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>FORMTEXT</p>
11.	Responsibilities for shared or common areas	NONE
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? If you have answered yes, please give details:</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>Don't know FORMCHECKBOX</p> <p>FORMTEXT</p>

<p>b.</p>	<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>Yes <input checked="" type="checkbox"/> FORMCHECKBOX</p> <p>No <input type="checkbox"/> FORMCHECKBOX</p> <p>Don't know <input type="checkbox"/> FORMCHECKBOX</p> <p>FORMTEXT</p>
<p>c.</p>	<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>Yes <input checked="" type="checkbox"/> FORMCHECKBOX</p> <p>No <input type="checkbox"/> FORMCHECKBOX</p>
<p>d.</p>	<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>Yes <input checked="" type="checkbox"/> FORMCHECKBOX</p> <p>No <input type="checkbox"/> FORMCHECKBOX</p> <p>ACCESS TO REAR DOOR OF HOUSE</p> <p>FORMTEXT</p>
<p>e.</p>	<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>Yes <input checked="" type="checkbox"/> FORMCHECKBOX</p> <p>No <input type="checkbox"/> FORMCHECKBOX</p> <p>FORMTEXT</p>

f.	<p>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.)</p> <p><u>If you have answered yes, please give details:</u></p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>FORMTEXT</p>
12.	Charges associated with your property	
a.	<p>Is there a factor or property manager for your property?</p> <p>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>FORMTEXT</p>
b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>Don't know FORMCHECKBOX</p> <p>FORMTEXT</p>
c.	<p>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.</p> <p>FORMTEXT <i>NONE</i></p>	
13.	Specialist works	

<p>a.</p>	<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>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>FORMTEXT N/A</p>
<p>b.</p>	<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>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>FORMTEXT</p>
<p>c.</p>	<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, 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:</p>	<p>Yes FORMCHECKBOX</p> <p>No FORMCHECKBOX</p> <p>FORMTEXT</p>

<p>14. a.</p>	<p>Guarantees Are there any guarantees or warranties for any of the following:</p>
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NO GUARANTEES

No Yes Don't know With title deeds Lost (i) Electrical work FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX
(ii) Roofing FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX
FORMCHECKBOX FORMCHECKBOX (iii) Central heating FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX
(iv) National House Building Council (NHBC) FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX
FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX (v) Damp course FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX
FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX (vi) Any other work or installations?

(for example, cavity wall insulation, underpinning, indemnity policy) FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX FORMCHECKBOX 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):

FORMTEXT

<p>c.</p>	<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><input checked="" type="radio"/> Yes FORMCHECKBOX</p> <p><input type="radio"/> No FORMCHECKBOX</p> <p>FORMTEXT</p>
<p>15.</p>	<p>Boundaries</p> <p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p>If you have answered yes, please give details:</p>	<p><input checked="" type="radio"/> Yes FORMCHECKBOX</p> <p><input type="radio"/> No FORMCHECKBOX</p> <p>Don't know FORMCHECKBOX</p> <p>FORMTEXT</p>
<p>16.</p>	<p>Notices that affect your property</p> <p>In the past three years have you ever received a notice:</p>	
<p>a.</p>	<p>advising that the owner of a neighbouring property has made a planning application?</p>	<p><input type="radio"/> Yes FORMCHECKBOX</p> <p><input checked="" type="radio"/> No FORMCHECKBOX</p>

b.	that affects your property in some other way?	Yes FORMCHECKBOX <input checked="" type="radio"/> No FORMCHECKBOX
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes FORMCHECKBOX <input checked="" type="radio"/> No FORMCHECKBOX
<p><u>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.</u></p>		

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) : FORMTEXT



Date: FORMTEXT

8th Oct 2018



HARVEY
DONALDSON
& GIBSON

CHARTERED SURVEYORS

Parent to HomeReportScotland.scot

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