

# HOME REPORT

INVERNEILL HOUSE INVERNEILL

LOCHGILPHEAD  
PA30 8ES



**DM HALL**  
CHARTERED SURVEYORS

# ENERGY PERFORMANCE CERTIFICATE



**DM HALL**  
CHARTERED SURVEYORS

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

INVERNEILL HOUSE, INVERNEILL, LOCHGILPHEAD, PA30 8ES

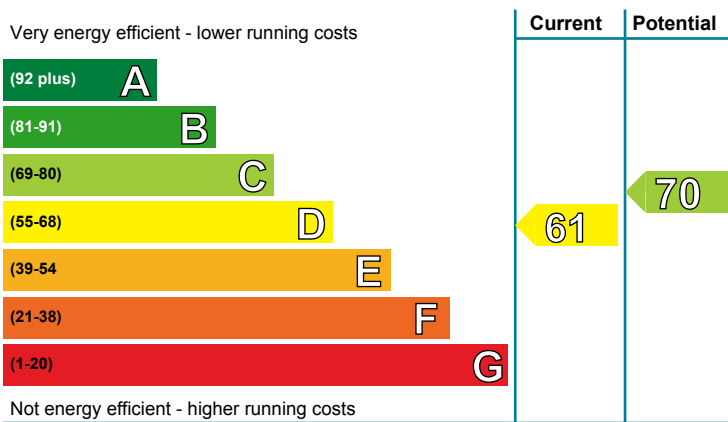
<b>Dwelling type:</b>	Detached house	<b>Reference number:</b>	2463-1920-5209-1364-1204
<b>Date of assessment:</b>	26 November 2024	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	02 December 2024	<b>Approved Organisation:</b>	Elmhurst
<b>Total floor area:</b>	289 m <sup>2</sup>	<b>Main heating and fuel:</b>	Boiler and radiators, oil
<b>Primary Energy Indicator:</b>	206 kWh/m <sup>2</sup> /year		

## You can use this document to:

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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£11,424</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£1,110</b>	

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

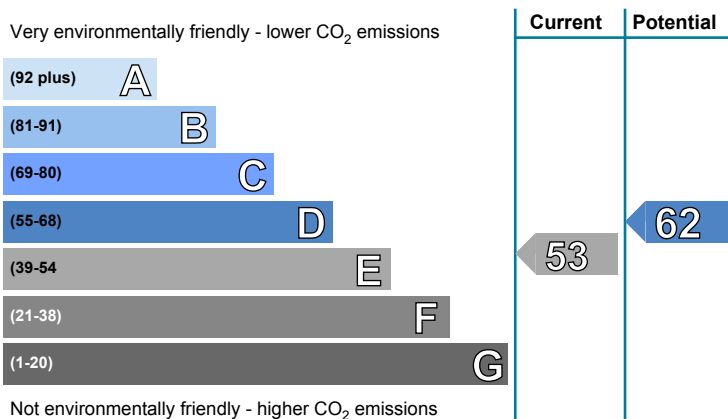


## Energy Efficiency Rating

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 D (61)**. 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 E (53)**. 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 Floor insulation (suspended floor)	£800 - £1,200	£867.00
2 Solar water heating	£4,000 - £6,000	£243.00
3 Solar photovoltaic (PV) panels	£3,500 - £5,500	£1230.00

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

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

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, with internal insulation Cavity wall, with internal insulation	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Roof	Pitched, 250 mm loft insulation Roof room(s), insulated	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	— —	— —
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★☆☆
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★☆☆	★★★☆☆
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 54 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 16 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 3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.







## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£10,131 over 3 years	£9,276 over 3 years	
Hot water	£726 over 3 years	£471 over 3 years	
Lighting	£567 over 3 years	£567 over 3 years	
<b>Totals</b>	<b>£11,424</b>	<b>£10,314</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 Floor insulation (suspended floor)	£800 - £1,200	£289		
2 Solar water heating	£4,000 - £6,000	£81		
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£410		

## 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 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](http://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.

### 2 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](http://www.microgenerationcertification.org).

### 3 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](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:** There are none provided for this home

## Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	39,104	(173)	N/A	N/A
Water heating (kWh per year)	2,910			

## 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. Steven Graham
Assessor membership number:	EES/009371
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	The Oban Times Building Corran Esplanade Oban PA34 5PX
Phone number:	0131 477 6000
Email address:	<a href="mailto:dmhall@dmhall.co.uk">dmhall@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>	INVERNEILL HOUSE, INVERNEILL, LOCHGILPHEAD, PA30 8ES
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<b>Customer</b>	Mr Martin Hay
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<b>Customer address</b>	
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<b>Prepared by</b>	DM Hall LLP
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<b>Date of inspection</b>	26th November 2024
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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;

# Terms and Conditions

- 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*

# Terms and Conditions

*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>	Detached three storey house with single storey side and rear projections.
<b>Accommodation</b>	On Ground Floor: Entrance hall, Inner Hall, Kitchen, Shower Room, Sun Lounge, Dining Room and Sitting Room. On First Floor: Landing, 2 Bedrooms and Bathroom. On Upper Floor: Sitting Room and Bedroom.
<b>Gross internal floor area (m<sup>2</sup>)</b>	290 approx.
<b>Neighbourhood and location</b>	The property has a fairly open rural outlook towards Loch Fyne in a relatively private location enjoying a degree of natural amenity to the south of the village of Ardrishaig where local facilities are available. Principal amenities can be found in the adjoining town of Lochgilphead to the north.
<b>Age</b>	I am informed by the current owner that the subjects were originally built in 1893 with the walled garden and coach house dating as far back as 1790.
<b>Weather</b>	Dry and bright. The weather over the past few weeks has been mixed.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b> Chimneys are of stone construction having a pointed finish. Where seen these are finished with lead flashings.

<b>Roofing including roof space</b>	<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>Where seen, the main roof is pitched and clad with slates. There is section of flat roofing over the front bay window projection. Access to the roof void areas are gained via a ceiling hatch within the front entrance porch and also within the sitting room at top floor level. Where seen, the internal roof construction is of timber frame design with timber sarking.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Rainwater fittings comprise a mixture of PVC and cast iron fittings generally comprising wallhead gutters and half round gutters with round downpipes.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main outer walls are of solid stone construction having pointed finish. Extended areas are generally of brick construction with some render finishes.</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Windows are generally of PVC double glazed design with there also being double glazed Velux style windows within the roof structure. The front entrance door is of timber with single glazed inserts with there also being a PVC double glazed door to the rear sun lounge.</p>

# Single Survey

<b>External decorations</b>	<b>Visually inspected.</b> There are some painted external finishes.
<b>Conservatories / porches</b>	None.
<b>Communal areas</b>	None.
<b>Garages and permanent outbuildings</b>	<b>Visually inspected.</b> There is a stone built ice house and brick/felt garden store. Principal garden outbuildings comprise a substantial detached stone built coach house with a mainly pitched and slated roof covering with one roof elevation being clad with a metal corrugated material. In addition the walled garden area also comprises two stone summerhouse sections which are of stone construction under pitched and slated roofs.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b> There is a significant walled garden area which comprises substantial stone walling and I am informed by the owner that the walled garden area extends to approx 2.5 acres in total. In addition there is the surrounding immediate garden ground and also further areas of mature woodland. I am informed by the owner that the total site extends to approximately 6.5 acres or thereby. Immediate garden grounds are generally marked by post and wire fencing.  There is a river running to the edge of garden boundary. There is a bridge leading over this river. I am informed by the owner that this is not owned by the subject property.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b> Ceilings have been renewed as part of the internal refurbishment programme carried out by the current owners and these generally appear to be finished in plasterboard or similar.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b> <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b> Internal wall finishes have been replaced as part of the refurbishment programme and internal walls are generally plasterboard lined internally with there also being some pointed stone finishes.

# Single Survey

<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it 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>Flooring throughout is a mixture of solid design and timber construction. Access to the sub floor area is gained via a floor hatch in the ground floor dining room and a smaller open floor vent in the sitting room.</p>
<b>Internal joinery and kitchen fittings</b>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Internal joinery has been upgraded as part of the refurbishment programme and internal doors throughout are of timber design. The kitchen comprises a range of modern storage units.</p>
<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There are various fireplaces in the property and these are served by multi fuel stoves.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>Internal decoration is generally of a painted finish.</p>
<b>Cellars</b>	<p>None.</p>
<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>Mains supply. The electrical switchgear is located in the inner hallway located off the kitchen.</p>

# Single Survey

<b>Gas</b>	None.
<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>I am informed by the owner that there is a mains water supply. The ground floor shower room is fitted with shower cabinet, basin and wc. The first floor bathroom is fitted with bath, basin, wc and shower cabinet. I am informed by the owner that the property originally had a private water supply which is no longer in use.</p>
<b>Heating and hot water</b>	<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 'Grant' external oil fired module boiler located at the gable elevation of the subject property which serves steel panel radiators throughout. There are hot water cylinders located in the inner vestibule area located of the kitchen.</p>
<b>Drainage</b>	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is to a septic tank. The septic tank is located within the garden ground of the property and I am informed by the owner that this is private to the subject property.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></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>
<b>Any additional limits to inspection</b>	<p>When inspected the property was occupied, furnished and most floors were covered. Floor coverings restricted my inspection of flooring. My inspection of the underbuilding areas was restricted due to the shallow clearance within the sub-floor area. My inspection of the roof void areas was restricted due to insulation material and lack of suitable crawl boards. These areas were seen from the access hatch only. My inspection of the roof covering was restricted from ground level and some parts of the roof covering could not be seen. My inspection of the garden ground was restricted due to the extent of the acreage and this area was restricted to the general area around the subject property and walled garden area only. My inspection of the walled garden area</p>

<b>Any additional limits to inspection</b>	<p>was restricted due to its scale.</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> <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. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects (particularly in cupboards). Floor coverings have not been moved.</p> <p>Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</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 out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</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	
Repair category	1
Notes	No obvious evidence of significant movement noted within the limitations of my inspection.

 Dampness, rot and infestation	
Repair category	2
Notes	<p>Within the subject property there are localised high moisture readings noted to some lower wall areas and to the edges of some timber flooring. There is a localised section of decayed flooring within the inner vestibule area located off the kitchen and some sub floor timbers are in contact with damp masonry within the sub floor area. Prolonged dampness increases the risk of timber defects.</p> <p>There is evidence of some wood boring insect infestation.</p> <p>Further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repairs implemented.</p>

 Chimney stacks	
Repair category	2
Notes	Chimney stacks are often a source of water ingress and there is some damp staining and high moisture readings adjacent to a chimney stack within the roof void area. A roofing contractor can provide further advice.

 Roofing including roof space	
Repair category	2
Notes	I am informed by the owner that the main roof covering was re-slatted and with new leadwork introduced as part of the external renovation works in 2019. I am also informed that a new pitched roof was formed over the rear sun lounge projection which was originally built with a flat roof covering. The only remaining original roof covering is therefore over the entrance porch area.





## Roofing including roof space

<b>Repair category</b>	2
<b>Notes</b>	<p>There are localised broken and uneven roof slates and there is localised penetrating dampness within the main roof structure. Slated roof coverings require regular maintenance. A reputable roofing contractor can provide further advice.</p> <p>I am informed by the owner that the flat section of roofing over the front bay window projection is finished in copper. Flat roofing has a limited life expectancy. A reputable roofing contractor can provide further advice.</p>



## Rainwater fittings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects evident. Performance should however be monitored during periods of rainfall.



## Main walls

<b>Repair category</b>	2
<b>Notes</b>	There are some localised sections of cracked render to some outer walls. There are some sections of eroded stonework and open pointing to outer walls. There is some localised cracking to some external lintels.



## Windows, external doors and joinery

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects evident.</p> <p>I am informed that windows were installed between 2019 and 2021 as part of the refurbishment programme carried out by the present owners.</p>



## External decorations

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



## Conservatories/porches

<b>Repair category</b>	-
<b>Notes</b>	None.



## Communal areas

<b>Repair category</b>	-
<b>Notes</b>	None.



## Garages and permanent outbuildings

<b>Repair category</b>	2
<b>Notes</b>	<p>I am informed by the owner that the summerhouses and walled garden are Grade 'B' Listed. The roof coverings over the turret have been renewed as part of a refurbishment programme. There are general defects to the external walls including pointing and some vegetation growth and internally there is general damp, timber and woodworm defects.</p> <p>The coach house shows signs of previous movement with significant bulging to external walls however no significant recent cracking was evident. A building contractor can provide further advice on condition and any necessary repairs. Within the coach house there is some decay to timbers, woodworm, uneven flooring and general dampness. There is open pointing and some damaged to window units and doors.</p> <p>There are general defects to the brick store.</p>



## Outside areas and boundaries

<b>Repair category</b>	2
<b>Notes</b>	<p>There is some damage to boundary fencing.</p> <p>The walled garden has significant stone walls. General defects were identified with general vegetation growth. The current owner has carried out restoration works to the walls including repointing.</p> <p>The bridge over the garden has some deterioration and rusting to the support structure.</p> <p>Parts of the property are Listed and it should be appreciated that there are implications for insurance and maintenance costs.</p>



## Ceilings

<b>Repair category</b>	1
<b>Notes</b>	There is localised plaster cracking.



## Internal walls

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



## Floors including sub-floors

<b>Repair category</b>	2
<b>Notes</b>	<p>Flooring is uneven in part. The solum base is damp in part where seen and there are some sub floor timbers in contact with damp masonry. Prolonged dampness increases the risk of timber defects. See Section 'Dampness, rot and infestation'.</p> <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>



## Internal joinery and kitchen fittings

<b>Repair category</b>	2
<b>Notes</b>	Glazed inserts to an interior door may not be of appropriate toughened glass or meet the recognised Building Standards.



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects evident.</p> <p>Flues should ideally be swept and tested on an annual basis.</p> <p>All stoves and fireplaces should be tested for safety prior to use by a registered contractor.</p> <p>Stove have been installed. It is assumed that these installations comply with the Building Standards.</p>



## Internal decorations

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



## Cellars

<b>Repair category</b>	-
<b>Notes</b>	None.



## 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>I am informed by the owner that the electrical system was fully rewired at the time of renovation. Certification in respect of rewiring should be obtained.</p>



## Gas

<b>Repair category</b>	-
<b>Notes</b>	None.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects evident.</p> <p>I am informed by the owner that the property was completely replumbed as part of the renovation programme.</p>



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	<p>It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.</p> <p>Boilers and central heating systems should be tested and serviced by a registered contractor on an annual basis to ensure their safe and efficient operation.</p> <p>I am informed by the owner that the central heating system was installed circa 2019 as part of the refurbishment programme. Informed opinion suggests that boilers have a life expectancy between 10 and 20 years depending on the quality of the boiler and whether or not regular maintenance has been carried out.</p>



## Drainage

<b>Repair category</b>	2
<b>Notes</b>	<p>No significant defects evident.</p> <p>I am informed by the owner that the septic tank was inspected 2019 and report is available in this respect. I am further advised that the report states the septic tank is suitable for continued use. A copy of this report is available. I am also informed by the owner that the tank was last emptied March 2023. Regular inspection and maintenance should be anticipated.</p> <p>The septic tank appears to be of an older brick pit design. The condition and efficiency of the system should be ascertained. Costs in respect of a more modern septic tank system should be appreciated by a potential purchaser.</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	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
Gas	-
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	2

## 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.
<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 type="checkbox"/> No <input checked="" 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

Rights and liabilities regarding the shared access road and access bridge should be confirmed legally.

It is understood there have been previous specialist treatment works and renovation works and any guarantees in respect of this work should be obtained.

It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.

Parts of the property are understood to be listed and as such the cost of repair or reinstatement works are likely to be higher than normal. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Environment Scotland.

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.

Due to the location all services require to be confirmed.

There is a river adjacent. I am unaware of any recent flooding issues. It is assumed buildings insurance will be available.

I am informed by the owner that the access road leading to the property is under separate ownership with a right of access leading to the walled garden area. Access to the house is then via a private access road within the curtilage of the site.

### Estimated reinstatement cost for insurance purposes

Given the historic nature of the subject building and the Listed status of some parts of the property you should seek further specialist insurance advice in respect of the main property, walled garden and outbuildings.

### Valuation and market comments

£650,000 (SIX HUNDRED AND FIFTY THOUSAND POUNDS).

**Signed**

Security Print Code [456840 = 5735 ]  
Electronically signed

**Report author**

Steven W Graham



# Single Survey

<b>Company name</b>	DM Hall LLP
<b>Address</b>	3 Centura Court, Nasmyth Place, Hillington, Glasgow, G41 3JE
<b>Date of report</b>	4th December 2024

# Mortgage Valuation Report



## Property Address

Address INVERNEILL HOUSE, INVERNEILL, LOCHGILPHEAD, PA30 8ES  
Seller's Name Mr Martin Hay  
Date of Inspection 26th November 2024

## 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:

There is a coach house, two stone summerhouses, a brick store and ice house.

# 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:

Oil fired system to radiators.

## Site

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

Rights of way  Shared drives / access  Garage or other amenities on separate site  Shared service connections  
 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

It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.

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.

## Essential Repairs

Within the subject property there are localised high moisture readings noted in some locations and some sub-floor timbers are in contact with damp masonry. Prolonged dampness increases the risk of timber defects. Woodworm was noted. Further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repairs implemented. The opinion of Market Value is provided on the assumption that the cost of repairs in this respect will not exceed £10,000. I reserve the right to re-consider the reported Market Value if subsequent estimates exceed this figure.

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

# Mortgage Valuation Report

## Comment on Mortgageability

In our opinion the subjects form suitable mortgage security at the stated level of value subject to individual lender's lending criteria. Given the historic nature of the subject property and the scale of walled garden area some lenders may have their own individual policies in respect of the subject property. Purchaser to satisfy themselves in this regard.

## 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 [456840 = 5735 ]  
Electronically signed by:-  
Surveyor's name Steven W Graham  
Professional qualifications BSc MRICS  
Company name DM Hall LLP  
Address 3 Centura Court, Nasmyth Place, Hillington, Glasgow, G41 3JE  
Telephone 0141 887 7700  
Fax  
Report date 4th December 2024

# PROPERTY QUESTIONNAIRE



**DM HALL**  
CHARTERED SURVEYORS

# Property Questionnaire

PROPERTY ADDRESS:	Inverneill House Inverneill Lochgilphead Argyll and Bute PA30 8ES
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SELLER(S):	Martin Alexander Hay Frances Geralyn Boul Hay
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COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	November, 2024
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## PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

### 1. Length of ownership

How long have you owned the property? 6 years

### 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): Coach house could be used as garage



<b>4.</b>	<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)?	<u>Yes/No/</u> Don't know
<b>5.</b>	<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)? The walled garden is Category B listed. The house and coach house are not.	<u>Yes/No</u>
<b>6.</b>	<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)?	<u>Yes/No</u>

**If you have answered yes, please describe the changes which you have made:**

**See Appendix**

**(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? Yes, listed building consent for repairing the roofs of the towers in the walled garden.**

**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 can arrange to obtain them.**

b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes, please answer the three questions below:</u></p>	<u>Yes/No</u>
	(i) Were the replacements the same shape and type as the ones you replaced?	<u>Yes/No</u>
	(ii) Did this work involve any changes to the window or door openings? Lintels for entrance porch, kitchen	<u>Yes/No</u>
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): See Appendix	
	Please give any guarantees which you received for this work to your solicitor or estate agent.	

<b>7.</b>	<b>Central heating</b>	
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?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p>Oil-fired</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p>	<u>Yes/No/ Partial</u>

b.	When was your central heating system or partial central heating system installed? 2019	
c.	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:	Yes/ <u>No</u>
d.	When was your maintenance agreement last renewed? (Please provide the month and year).	

<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<u>Yes</u> /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? During prolonged driving rain in winter, water may penetrate above windows on West elevation.	Yes/ <u>No</u>
	<u>If you have answered yes</u> , is the damage the subject of any outstanding insurance claim?	Yes/ <u>No</u>

b.	Are you aware of the existence of asbestos in your property?	Yes/ <u>No</u>	
	<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	
	Water mains / private water supply	Yes	
	Electricity	Yes	

	Mains drainage	No	
	Telephone	Cabled, but not in use	
	Cable TV / satellite	No	
	Broadband	No. Available through BT telephone line, but not in use. Fibre coming in 2025	

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>	<u>Yes/No</u>
c.	Do you have appropriate consents for the discharge from your septic tank?	<u>Yes/No/</u> Don't Know
d.	<p>Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	<u>Yes/No</u>

<b>11. 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</u>, please give details: In practice we have always helped our neighbour at Olbia to maintain the drive on his property.</p>	<u>Yes/No/</u> Don't Know

b.	<p><b>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</b></p> <p><u>If you have answered yes, please give details:</u></p>	<p><b>Yes/No/ Not applicable</b></p>
c.	<p><b>Has there been any major repair or replacement of any part of the roof during the time you have owned the property? See Appendix</b></p>	<p><b><u>Yes/No</u></b></p>
d.	<p><b>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? We have a right of access to the main road through Olbia.</b></p> <p><u>If you have answered yes, please give details:</u></p>	<p><b><u>Yes/No</u></b></p>
e.	<p><b>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</b></p> <p><u>If you have answered yes, please give details:</u></p>	<p><b>Yes/No</b></p>

f.	<p><b>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.)</b></p> <p><u>If you have answered yes, please give details:</u></p>	<p><b>Yes/No</b></p>
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<b>12.</b>	<b>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/ <u>No</u>
b.	Is there a common buildings insurance policy?	Yes/ <u>No</u> / 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/ <u>No</u> / 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.	

<b>13.</b>	<b>Specialist Works</b>	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	Yes/ <u>No</u>



	<p><b><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</b></p>	
<p><b>b.</b></p>	<p><b>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</b></p> <p><b><u>If you have answered yes</u>, please give details</b></p>	<p><b>Yes/<u>No</u></b></p>
<p><b>c.</b></p>	<p><b><u>If you have answered yes to 13(a) or (b)</u>, do you have any guarantees relating to this work?</b></p> <p><b><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.</b></p>	

<p><b>Guarantees are held by:</b></p>	

<b>14.</b>	<b>Guarantees</b>					
a.	<b>Are there any guarantees or warranties for any of the following:</b>					
(i)	<b>Electrical work</b>	<u>No</u>	<b>Yes</b>	<b>Don't Know</b>	<b>With title deeds</b>	<b>Lost</b>
(ii)	<b>Roofing</b>	<u>No</u>	<b>Yes</b>	<b>Don't Know</b>	<b>With title deeds</b>	<b>Lost</b>
(iii)	<b>Central heating</b>	<u>No</u>	<b>Yes</b>	<b>Don't know</b>	<b>With title deeds</b>	<b>Lost</b>
(iv)	<b>NHBC</b>	<u>No</u>	<b>Yes</b>	<b>Don't know</b>	<b>With title deeds</b>	<b>Lost</b>
(v)	<b>Damp course</b>	<u>No</u>	<b>Yes</b>	<b>Don't know</b>	<b>With title deeds</b>	<b>Lost</b>
(vi)	<b>Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)</b>	<u>No</u>	<b>Yes</b>	<b>Don't know</b>	<b>With title deeds</b>	<b>Lost</b>
b.	<p><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):</b></p> <p><b>House was rewired by Iain Meikle. Certified. Central heating installed by LDW Plumbing, now Samborek, part of Crawford Group of Companies. Certified</b></p>					

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>	Yes/ <u>No</u>
<b>15.</b>	<b>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>	Yes/ <u>No</u> / Don't Know
<b>16.</b>	<b>Notices that affect your property</b>	
a.	<p>In the past 3 years have you ever received a notice:</p> <p>advising that the owner of a neighbouring property has made a planning application? For a garden pod</p>	Yes/ <u>No</u> / Don't know
b.	that affects your property in some other way?	Yes/ <u>No</u> / Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/ <u>No</u> / Don't know

**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) :**

*Mark Alexander Hay*  
.....  
*Lorraine Lushon Paul A*  
.....  
.....

**Date:** *26/11/27*.....

## **Appendix**

### **Changes made:**

**Roofing including roof space : roof repaired, flat roof over sunroom replaced with pitched roof, roof space insulation added.**

**Rainwater fittings : all rainwater fittings repaired.**

**Main walls : main walls of house repointed.**

**Windows, external doors and joinery : all windows replaced with new PVC windows, sunroom door replaced with PVC door.**

**Garages and permanent outbuildings : all roofs repaired, with planning permission for roofs in listed walled garden towers. Floors, doors and windows repaired. Broken metal skylights in coach house replaced with PVC windows. Walls and capping stones repointed as required with lime mortar.**

**Ceilings : defective ceilings replaced with plasterboard.**

**Internal walls : lath and plaster on outside walls removed, walls framed and insulated with PAVATEX wood fibre insulation. Defective stud walls on top floor removed.**

**Floors including sub-floors : all floors repaired.**

**Internal joinery and kitchen fittings : kitchen replaced with new. Moulding around windows replaced with new to accomodate wall insulation.**

**Chimney breasts and fireplaces : Two open fireplaces on top floor removed.**

**Electricity : house and coach house rewired. New supply provided by SSE.**

**Water, plumbing and bathroom fittings : all plumbing renewed. Main bathroom replaced with new. Downstairs bathroom replaced with new, shower added. Upstairs bathroom removed, but new plumbing provided for future reinstatement.**

**Heating and hot water : oil fired central heating added, with external boiler. Hot water tanks placed below stairs.**

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