

YOUR ONESURVEY
HOME REPORT

ADDRESS

8 Logie Drive
Crimond
Fraserburgh
AB43 8QW

PREPARED FOR

Nick Mahlitz

INSPECTION CARRIED OUT BY:



SELLING AGENT:

Your Home Report

HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	J & E Shepherd - Fraserburgh	09/03/2026
Mortgage Certificate	Final	J & E Shepherd - Fraserburgh	09/03/2026
Property Questionnaire	Final	Nick Mahlitz	05/03/2026
EPC	Final	J & E Shepherd - Fraserburgh	04/03/2026

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

Customer	Nick Mahlitz
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Selling address	8 Logie Drive Crimond Fraserburgh AB43 8QW
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Date of Inspection	03/03/2026
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Prepared by	Alan V Kennedy, MRICS J & E Shepherd - Fraserburgh
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SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers 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.

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

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.

To date, 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.

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

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

- 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.

2.3.1 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.

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an

arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	A single storey detached bungalow.
Accommodation	Ground Floor - Entrance vestibule, hallway, lounge, family room with conservatory off, three bedrooms, kitchen, utility room and bathroom with wc.
Gross internal floor area (m ²)	104 square metres or thereby (including conservatory).
Neighbourhood and location	The subjects are situated within an established residential area in the rural village of Crimond. Surrounding properties are generally of a mixed residential nature and local amenities are available in the village, within easy reach.
Age	Built around 1979, with conservatory extension added to the rear around 1998.
Weather	Dry and bright.
Chimney stacks	Visually inspected with the aid of binoculars where required. There is a single chimney stack, of block and harled construction, with a clay chimney pot and having metal flashings at its intersection with the roof slope.

<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</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. 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 roof is of conventional pitched timber truss construction, externally clad with concrete interlocking tiles, and having a tiled ridge. The roof covering was inspected from ground level only.</p> <p>An inspection of the roof space over the property was carried out, access being gained via a ceiling hatch with fixed ladder in the utility room. This area was found to be partly floored although unlined. Inspection was restricted due to insulation material. Additional insulation has been installed in the past.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where required.</p> <p>Rainwater fittings comprise square section PVC gutters and downpipes, having been replaced in the past. It was not raining at the time of inspection and the adequacy of the system could not be verified.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of traditional solid concrete block construction, mainly externally harled, although with a part cavity fyfestone blockwork frontage.</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, replaced in fairly recent years, are of PVC framed construction, all equipped with sealed unit double glazing.</p> <p>External doors at the front and side, are of timber construction, with glazed upper sections.</p> <p>There are PVC framed double glazed french doors off the conservatory at the rear.</p> <p>Not all windows/doors were opened or tested in operation.</p> <p>There are PVC clad fascia and soffits to the external eaves around the house.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>There is paintwork to external joinery timbers.</p>

<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>There is a conservatory attached to the rear of the house, built on around 1998, of block and harled wall construction, with PVC framed double glazed windows above, under a pitched, polycarbonate clad roof, and with concrete flooring.</p>
<p>Communal areas</p>	<p>There are no communal areas.</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>There is a single car semi-detached garage located at the rear of the house, of block and harled wall construction, with profiled metal clad roof, and concrete flooring. Vehicular access is provided by a metal up-and-over door to the front. There is electric power and light within the garage.</p> <p>There are two small stores adjoining the garage, of block and harled wall construction, with profiled metal clad roof.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The subjects are contained within a fairly level site, with garden ground to the front and rear of the house.</p> <p>The front section is laid in grass and concrete. There is a shared tarmac surfaced driveway to the side, and the back garden is laid in grass, slate chips and concrete slabs.</p> <p>Site boundaries are defined by concrete block walls and timber fencing.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>Ceilings are plasterboard lined.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls and partitions are plasterboard lined. There is aqua-panelling to walls in the bathroom.</p>

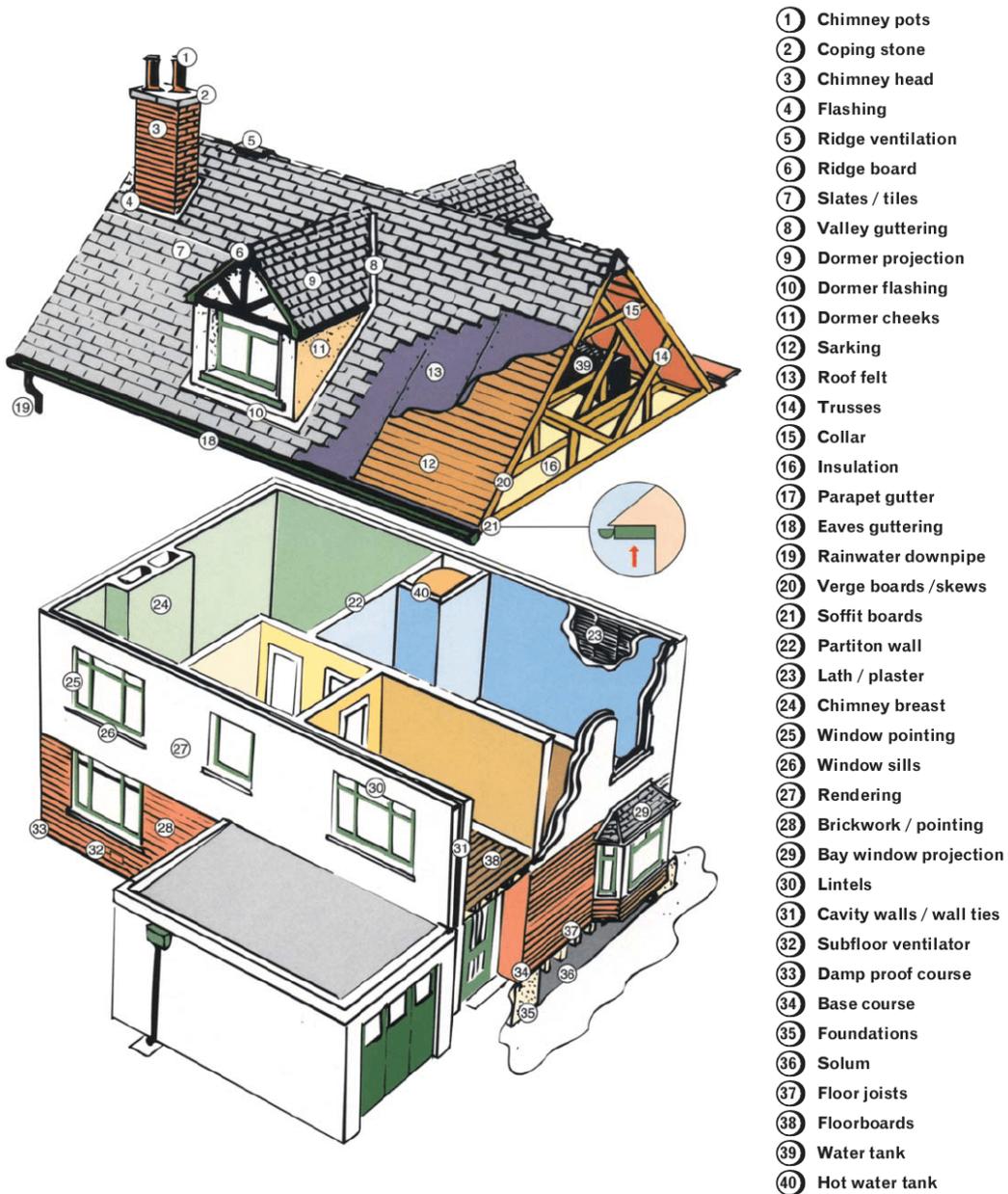
<p>Floors including sub floors</p>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the 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 flooring throughout the main accommodation is of suspended timber laid in chipboard. No close inspection of the flooring was possible due to fixed and fitted floor coverings, and all areas were unseen.</p> <p>A very limited sub-floor inspection was carried out from a floor hatch in the matwell at the front entrance, although there is insufficient ground clearance beneath the flooring for a full sub-floor inspection within the scope of this report. Where seen, the solum beneath the flooring is sealed in concrete.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal doors are of hardwood timber construction, some incorporating glazed panels. Skirtings and door facings are of hardwood.</p> <p>The kitchen is equipped with a range of traditional style wall and base cupboards, worktop surfacing, stainless steel sink unit and drainer, built-in double oven, cooker hob and hood, and integral appliances.</p> <p>The utility room is equipped with traditional style base cupboards, worktop and stainless steel sink unit and drainer.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>There is a boarded, disused chimney breast in the lounge.</p> <p>There is no fireplace.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>Internal walls and ceilings are painted and/or papered. Joinery timbers are stained/varnished.</p>
<p>Cellars</p>	<p>There are no cellars.</p>

<p>Electricity</p>	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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>A mains supply of electricity is laid on to the property. The electric meter and fusebox, incorporating residual circuit breakers, are located within a small cupboard in the vestibule. There is a distribution of 13 amp socket outlets throughout the main accommodation.</p>
<p>Gas</p>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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>A mains supply of gas is laid on to the property. The gas meter is contained within an external box attached to the left hand side wall of the house.</p> <p>Gas appliances within the property comprise the cooker hob in the kitchen, and the central heating boiler.</p> <p>The gas supply had been turned off prior to our inspection.</p>
<p>Water, plumbing and bathroom fittings</p>	<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>A mains supply of water is laid on to the property. The main stop-cock is understood to be located beneath the flooring at the front entrance.</p> <p>The plumbing system, where seen, comprises copper supply pipes and PVC waste pipes. There is no requirement for a cold water storage tank within the property.</p> <p>The water supply had been turned off and the plumbing system drained down, prior to our inspection.</p> <p>The bathroom is equipped with white four piece sanitary fittings, including a jacuzzi bath, electric instantaneous shower unit, and fitted vanity unit.</p> <p>Areas below the bath and shower cubicle were unseen. Leakage can often occur around sanitary fittings causing deterioration to concealed areas which may only become apparent once the fittings are removed.</p>

<p>Heating and hot water</p>	<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>Space heating is provided by a gas fired central heating system. A wall mounted "Alpha" combi boiler located within the roof space, supplies individually thermostatically controlled pressed steel radiators throughout the main accommodation. The heating was not in use at the time of inspection.</p> <p>Hot water is also provided directly from the central heating boiler, with no requirement for a hot water storage cylinder within the property.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is assumed to be connected to the main public sewer.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p>

<p>Any additional limits to inspection</p>	<p>The property was unfurnished although fully floor covered at the time of inspection. Fixed and fitted floor coverings were not lifted or moved. No access was available below sanitary or kitchen fittings.</p> <p>A partial sub-floor inspection was carried out from the floor hatch, although most of the underfloor area was unseen.</p> <p>Full and safe access was not available to the roof void area due to the presence of insulation material.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</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.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 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:	
Notes:	There was no evidence of significant structural movement within the limitations of our inspection.

Dampness, rot and infestation	
Repair category:	
Notes:	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.

Chimney stacks	
Repair category:	
Notes:	There is cracked and worn harling to the chimney stack, requiring repair to prevent further deterioration and damp ingress.

Roofing including roof space	
Repair category:	
Notes:	Roof tiles will require increased maintenance as they approach the end of their efficient lifespan and maintenance and expenditure in this respect should be anticipated. A precautionary check should be carried out by a competent roofing contractor, prior to purchase, with a view to advising on any necessary works.

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.

Rainwater fittings	
Repair category:	
Notes:	<p>Within the limitations of our inspection rainwater goods were seen to be free from significant defect.</p> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p> <p>Some of the fittings are faded in places, due to the effects of the sun.</p>

Main walls	
Repair category:	
Notes:	<p>There is cracked harling to the outer walls at localised areas, requiring repair to prevent further deterioration.</p> <p>Areas of bossed harling (hollow sections) were detected which, whilst intact at the present time, may require patching-up or re-harling in due course.</p>

Windows, external doors and joinery	
Repair category:	
Notes:	<p>Within the limitations of our inspection, no significant defects were noted to the windows and external doors.</p> <p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions.</p>

External decorations	
Repair category:	
Notes:	Paint finished and decorated external surfaces will require redecoration on a regular basis.

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.

Conservatories / porches	
Repair category:	2
Notes:	<p>The conservatory is of an unsubstantial construction type, likely to require a degree of regular, ongoing maintenance. It was not raining at the time of inspection and, as a precautionary measure, the conservatory should be checked for damp ingress during heavy rainfall.</p> <p>Windows and doors to the conservatory are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p> <p>Some double glazed units are defective having failed and allowed condensation to form between the panes. Repairs, including the replacement of defective units, will be required.</p>

Communal areas	
Repair category:	
Notes:	N/A

Garages and permanent outbuildings	
Repair category:	2
Notes:	<p>Damp staining was evident to the underside of roofs within the garage and adjoining outbuildings, requiring further investigation and remedial works.</p> <p>Timber fascia to the external eaves is weathered and badly decayed in places, requiring repair/replacement.</p>

Outside areas and boundaries	
Repair category:	2
Notes:	<p>At the time of inspection the site was found to be generally unkempt and untidy, in need of attention.</p> <p>There is cracking to boundary walls in places, requiring repair to prevent further deterioration.</p> <p>Boundary walls and fences should be regularly checked and maintained as necessary. Ongoing maintenance and repair should be anticipated.</p>

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.

Ceilings	
Repair category:	1
Notes:	<p>Within the limitations of our inspection no significant defects were noted.</p> <p>Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only.</p>

Internal walls	
Repair category:	1
Notes:	<p>Within the limitations of our inspection no significant defects were noted.</p>

Floors including sub-floors	
Repair category:	1
Notes:	<p>Due to fitted carpets and floor coverings no detailed inspection of floor was possible and accordingly no comment can be made on its condition.</p> <p>The chipboard flooring is of a non-moisture resistant type which can be prone to deterioration due to damp absorption. Concealed areas in the kitchen, utility room and bathroom will be particularly vulnerable to deterioration.</p> <p>At the time of inspection the solum beneath the flooring was found to be damp and should be regularly checked and remedial works carried out if necessary in due course.</p>

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	<p>Internal joinery is generally serviceable however some wear and tear items were noted to kitchen fittings/internal doors/facings, etc and future maintenance or upgrading should be anticipated.</p> <p>Low level internal glazing should be checked for safety glass.</p>

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.

Chimney breasts and fireplaces

Repair category:	1
Notes:	As a precautionary measure, a vent should be fitted to the disused chimney breast to prevent a build-up of moisture therein.

Internal decorations

Repair category:	1
Notes:	The property is in reasonable decorative order. Re-decorative works may be required in places to suit the purchaser's taste.

Cellars

Repair category:	
Notes:	N/A

Electricity

Repair category:	2
Notes:	<p>At the time of inspection there was no evidence to indicate recent testing of the electrical installation.</p> <p>The Institution of Engineering and Technology recommends that domestic electrical installations are periodically checked and upgraded to comply with current electrical regulations.</p> <p>Unless a Periodic Inspection Report or an Electrical Installation Condition Report has been prepared on the property by a qualified electrician in recent years then the possibility exists that the installation may not conform with current regulations.</p> <p>Inspection by an electrical contractor is recommended with a view to implementing any necessary works.</p>

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.

Gas	
Repair category:	
Notes:	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings	
Repair category:	
Notes:	<p>The water supply had been turned off and the plumbing system drained down prior to our inspection. This should be reinstated under professional supervision, with any required repairs or upgrading carried out by a reputable contractor.</p> <p>Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.</p> <p>Mastic sealant to the shower cubicle was noted to be badly deteriorated, and in need of renewal. No inspection was possible to enclosed timbers around the shower and no comment can be made on the condition of unseen areas. Timbers may be deteriorated due to damp absorption.</p>

Heating and hot water	
Repair category:	
Notes:	<p>It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.</p> <p>The heating and hot water systems have not been tested by ourselves however are presumed in full safe working order.</p> <p>There is surface corrosion affecting some central heating radiators, which may require replacement in due course.</p>

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.

Drainage	
Repair category:	1
Notes:	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

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

Structural movement	1
Dampness, rot and infestation	1
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	2
Communal areas	
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	1
Drainage	1

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 coinoperated machines.

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Alterations were carried out and the conservatory extension added around 1998. As far as we could ascertain, no further significant alterations or additions have been made to the property in more recent years which would have required local authority approval, although this cannot be guaranteed.

Replacement windows have been installed in fairly recent years. Any existing guarantee documentation pertaining thereto should be obtained, checked and held for future reference purposes.

There is a shared driveway to the side of the house. Access rights and maintenance liabilities should be ascertained from the Title Deeds.

The road and footpath fronting the property are fully formed and, we assume, maintained by the local authority. This should be confirmed.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Estimated re-instatement cost (£) for insurance purposes

£325,000

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than THREE HUNDRED AND TWENTY FIVE THOUSAND POUNDS STERLING (£325,000). This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

Valuation (£) and market comments

£165,000

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of ONE HUNDRED AND SIXTY FIVE THOUSAND POUNDS STERLING (£165,000).

Report author:	Alan V Kennedy, MRICS
Company name:	J & E Shepherd - Fraserburgh
Address:	54 Broad Street Fraserburgh AB43 9AH

Signed:	Electronically Signed: 308296-F542CB5A-493E
Date of report:	09/03/2026

PART 2.

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.



Mortgage Valuation Report

Mortgage Valuation Report

Property:	8 Logie Drive Crimond Fraserburgh AB43 8QW	Client: Nick Mahlitz Tenure: Absolute Ownership
Date of Inspection:	03/03/2026	Reference:

This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0	LOCATION						
The subjects are situated within an established residential area in the rural village of Crimond. Surrounding properties are generally of a mixed residential nature and local amenities are available in the village, within easy reach.							
2.0	DESCRIPTION			2.1 Age:	Built around 1979, with conservatory extension added to the rear around 1998.		
A single storey detached bungalow.							
3.0	CONSTRUCTION						
Block/harled wall construction, with pitched and tiled roof.							
4.0	ACCOMMODATION						
Ground Floor - Entrance vestibule, hallway, lounge, family room with conservatory off, three bedrooms, kitchen, utility room and bathroom with wc.							
5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains	Electricity:	Mains	Gas:	Mains	Drainage:	Mains
Central Heating:	Gas fired combi boiler to radiators.						
6.0	OUTBUILDINGS						
Garage:	Single garage.						
Others:	Two garden stores.						

7.0	GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>				
At the time of inspection the property was found to be in a condition generally consistent with its age and type of construction but some works of maintenance and repair are required. Elements of the property are aging and likely to require attention.					
Materials which may have an asbestos content were noted within the property. These should not be damaged or disturbed without obtaining further specialist advice.					
Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.					
8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>				
None apparent.					
8.1 Retention recommended:			N/A		
9.0	ROADS & FOOTPATHS				
Adopted					
10.0	BUILDINGS INSURANCE (£):	325,000	GROSS EXTERNAL FLOOR AREA	114	Square metres
<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>					
11.0	GENERAL REMARKS				
The subjects are situated within an established residential area in the rural village of Crimond. Surrounding properties are generally of a mixed residential nature and local amenities are available in the village, within easy reach.					
Alterations were carried out and the conservatory extension added around 1998. As far as we could ascertain, no further significant alterations or additions have been made to the property in more recent years which would have required local authority approval, although this cannot be guaranteed.					
There is a shared driveway to the side of the house. Access rights and maintenance liabilities should be ascertained from the Title Deeds.					
The road and footpath fronting the property are fully formed and, we assume, maintained by the local authority. This should be confirmed.					
12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>				
12.1	Market Value in present condition (£):	165,000	One Hundred and Sixty Five Thousand Pounds Sterling		

12.2	Market Value on completion of essential works (£):		
12.3	Suitable security for normal mortgage purposes?	Yes	
12.4	Date of Valuation:	03/03/2026	
Signature:		Electronically Signed: 308296-F542CB5A-493E	
Surveyor:	Alan V Kennedy	MRICS	Date: 09/03/2026
J & E Shepherd - Fraserburgh			
Office:	54 Broad Street Fraserburgh AB43 9AH	Tel: 01346 517 456 Fax: email: fraserburgh@shepherd.co.uk	

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	8 Logie Drive Crimond Fraserburgh AB43 8QW
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Customer	Nick Mahlitz
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Customer address	8 Logie Drive Crimond Fraserburgh AB43 8QW
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Prepared by	Alan V Kennedy, MRICS J & E Shepherd - Fraserburgh
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Energy Performance Certificate (EPC)

Scotland

Dwellings

ALIDA, 8 LOGIE DRIVE, CRIMOND, FRASERBURGH, AB43 8QW

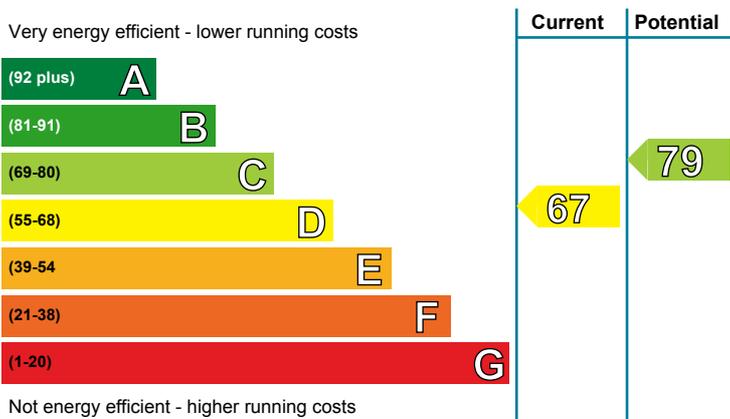
Dwelling type:	Detached bungalow	Reference number:	2716-2227-3430-2547-6202
Date of assessment:	03 March 2026	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	04 March 2026	Approved Organisation:	Elmhurst
Total floor area:	98 m ²	Main heating and fuel:	Boiler and radiators, mains gas
Primary Energy Indicator:	231 kWh/m ² /year		

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,902	See your recommendations report for more information
Over 3 years you could save*	£1,254	

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

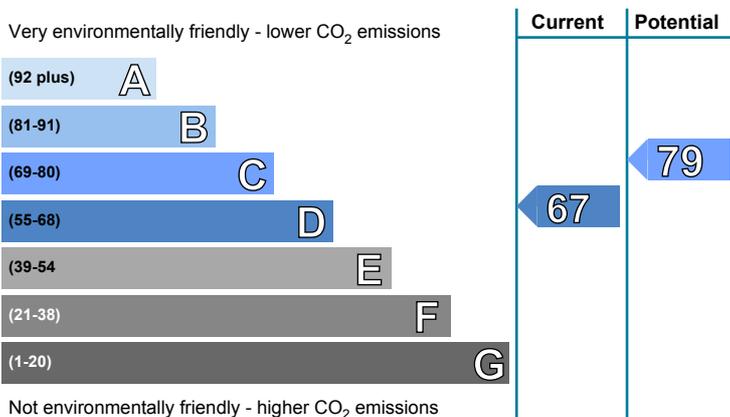


Energy Efficiency Rating

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 (67)**. 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 D (67)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£900 - £1,200	£165.00
2 Internal wall insulation	£7,500 - £11,000	£240.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£291.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Solid brick, as built, partial insulation (assumed)	★★★★☆☆	★★★★☆☆
	Cavity wall, as built, partial insulation (assumed)	★★★★☆☆	★★★★☆☆
Roof	Pitched, 150 mm loft insulation	★★★★★☆☆	★★★★★☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆☆☆	★★★★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★★☆☆	★★★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆☆☆☆	★★★★☆☆☆☆
Secondary heating	None	—	—
Hot water	From main system	★★★★★☆☆	★★★★★☆☆
Lighting	Good lighting efficiency	★★★★★☆☆	★★★★★☆☆

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 41 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 4.1 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 1.4 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	£3,633 over 3 years	£2,592 over 3 years	
Hot water	£1,059 over 3 years	£846 over 3 years	
Lighting	£210 over 3 years	£210 over 3 years	
Totals	£4,902	£3,648	

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 Increase loft insulation to 270 mm	£900 - £1,200	£55		
2 Internal wall insulation	£7,500 - £11,000	£80		
3 Floor insulation (suspended floor)	£5,000 - £10,000	£97		
4 Upgrade heating controls	£220 - £250	£60		
5 Replace boiler with new condensing boiler	£2,200 - £3,500	£125		
6 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£231		

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)

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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside 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. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 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.

4 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. 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 heating engineer.

5 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). 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 heating engineer.

6 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

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)	12,217.54	N/A	N/A	N/A
Water heating (kWh per year)	2,671.36			

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. Alan Kennedy
Assessor membership number: EES/016140
Company name/trading name: J & E Shepherd
Address: 54 Broad Street
Fraserburgh
AB43 9AH
Phone number: 01346 517456
Email address: fraserburgh@shepherd.co.uk
Related party disclosure: No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [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.

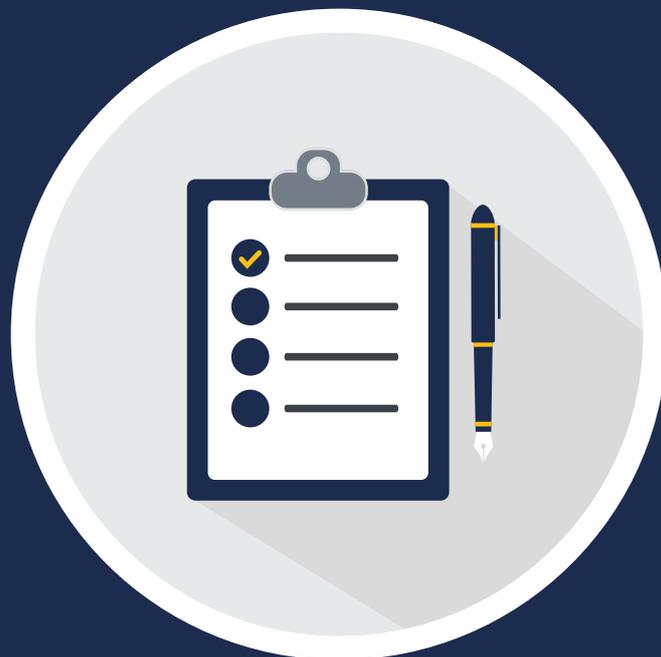
HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



P A R T 4 .

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



TERMS AND CONDITIONS

FOR ALL BESPOKE PRODUCTS AND RELATED WORKS, AS DEFINED ON THE FRONT OF THIS CONTRACT

AN AGREEMENT BETWEEN THISTLE WINDOWS & CONSERVATORIES LTD. (THE COMPANY)

AND THE INDIVIDUALS NAMED ON THE FRONT OF THIS CONTRACT (THE CUSTOMER)

This contract is expressly conditional upon an installation survey carried out by the company, the terms of which are satisfactory to ourselves, such satisfaction to be at our discretion. The contract shall only be held as concluded by the company 7 days from the date of the installation survey unless you have been notified otherwise in writing by the company within this time period, not withstanding the date of signing over this contract.

The contract shall not be construed as limiting our rights under clause 5 of this contract.

The customer will pay the stage payments (including VAT) when products have been installed in accordance with the terms and conditions of this contract, including payment terms (16) and (18).

- General**
 - a) A copy of this contract has been received by the customer
 - b) The customer has the power to enter into the contract
 - c) Any additional Terms, Conditions or Verbal Agreements should be written down for the purpose of clarity and signed by both parties. Any Contract Amendments will supplement and modify the original agreement accordingly.
 - The company shall retain ownership of the goods until the customer has paid for them in full.
 - It is the customer's responsibility to remove and refit and alter if required any curtains, blinds, furnishings, fittings and any other items which are necessary to allow the company to carry out ANY work related to the customer's installation. The company will not be held liable for any damage caused as a result of non-removal or removal at the customer's request.
 - The company will at our expense remove and dispose of all replaced product material and debris unless the customer asks the company in writing to leave them on the customer's premises. No guarantee will be undertaken under any circumstances to remove existing items in situ.
 - In the case of "supply only" orders, unless the customer has paid for a survey facility, the customer shall provide the exact measurements and full details of the product(s) required along with all relevant information to the company. The measurements provided must be manufacturing sizes.
 - The customer agrees to grant the company access to the installation address during reasonable working hours (Monday to Friday 9am till 5pm) to enable the company to carry out the survey, installation and any related works subject to clause (6).
 - With regards to kitchen contracts, the computer-aided drawing (CAD) bearing the contract number, allocated and the customer's name and address will form part of that contract. On receipt of the CAD it is important that the customer checks and consider its contents. The customer will be deemed to understand and accept all the details and specifications in the CAD within 7 days of receipt unless the customer raises any points for clarification within that period.
 - Any illustrations, drawings or samples provided by the company or contained within catalogues, brochures, showrooms or advertisements are approximate representations only. Any technical data required by the customer to clarify product or installation specifications must be requested prior to signing of the contract and the company is obliged to provide this information on request. Installations carried out without specific specifications will be completed to the company's standard detail.
 - The customer agrees the right to incorporate minor modifications arising out of the changed or improved technical development of the product. Any changes will result in an equal or improved product.
 - It will be the customer's responsibility to obtain any necessary local authority consents prior to commencement of the work, such as planning/building warrant approval, unless it is agreed in writing that it is the company's responsibility to obtain such permissions on the customer's behalf. If the customer is providing the permissions the company requires 3 sets of stamped approved building warrant drawings and a copy of planning consent prior to technical survey. Please note: if an application is refused by the Local Authority the contract will be considered as not viable and the company reserves the right to recover any reasonable fees, charges and costs incurred during the design and survey process. If the Local Authority requires additional matters dealt with or any changes in design in order to make the project viable the company will quote without obligation to the customer for these changes/additions. In the event these changes lead to the cancellation of the contract the company reserves the right to recover any reasonable fees, charges and costs incurred during the design and survey process.
 - a) The customer will allow installation to commence within the estimated installation period. If within 6 weeks of the end of the estimated installation period the customer is unable to accept an installation appointment 80% of the purchase price is then payable and installation or delivery will follow as soon as reasonably practical by agreement between both parties.
 - b) If the work is not commenced within the proposed installation period stated on the contract, the customer may write to the company requiring the work to be started within 10 weeks. If the work is not completed within a designated time scale thereafter (such designated time scale to be produced by the company at the customer's request) due to reasons within our control the customer may cancel the outstanding works covered by the contract without penalty to the customer by sending the company a letter advising the company of the customer's wishes. The company recommends that the customer send this letter recorded delivery. In addition the customer may be entitled to a refund of the customer's deposit.
 - c) The company shall not be liable for any delay in completion of the work which arises from delays caused by the local authorities.
 - d) The company shall not be liable for any delay in completion of the work which arises from causes beyond the company's control (for example, fire, flooding, civil disturbance, strike action by others, criminal damage, severe weather or acts of war).
 - Where buildings such as conservatories or porches are being constructed, or any external masonry damage occur (which are not due to pre-existing defects in the property) during the installation of new windows and doors, only the affected areas will be repaired. The company will use its best endeavour to match any existing buildings finishing. It should be pointed out that in instances where the existing building exterior has weathered by the manufacturer the closest available building and the new building exterior may not be identical. Should existing material / products be discontinued by the manufacturer the closest available match will be used. In the case of internal damage to the property the company will repair affected areas only (which are not due to pre-existing defects in the property). The company will not be liable for the replacement of internal wall coverings directly affected by the installation of the company's products.
 - The company shall not be held responsible for any unforeseen defects in existing timbers or any structural material which become apparent during the progress of the contract. Any associated work will be quoted at the company's normal rates (including any site clearance and reinstatement time) without obligation on the customer's behalf.
 - The standard depth for foundation will be a maximum of 650mm and unless agreed in writing any further excavation will be charged for at the company's normal labour rates and material rates. An additional agreement on unknown foundation details must be signed by the customer prior to commencement of any works.
 - All works will be completed to acceptable building industry standards and tolerances. In the event remedial works are required to achieve this the company will undertake this work at no consideration to the customer.
 - Should asbestos be found at any time during the course of contracted works a specialist will be required to remove and dispose of this material. On discovery the company can provide this service at an additional cost to the customer. Prior to providing a quote for removal the company requires the analysis of a sample of the material by a specialist at the cost to the customer of £100 + VAT.
 - The company shall not be held responsible for the cost to remove or relocate services such as water, gas, electricity, telephone, satellite dishes, pipes and/or cables or any other elements of the structure of the installation site which become apparent during the progress of the contract. During the installation of Kitchens and new structures, such as conservatories / porches, the company reserves the right to vary the contract conditions and price in the event that any pipes, cables, drains, services or other wayleaves become apparent (except where the existence of pipes, cables etc have been previously drawn to our attention by the customer in writing in advance of the commencement of works). Any additional works which are necessary over and above the terms of the contract will be charged at the company's normal labour rates, unless the said works could have been reasonably foreseen at the time of survey.
 - Any technical changes agreed at point of survey supersede the contract specifications.
 - With regards to goods and product delivered to the requested delivery address, they will be the customer's responsibility and they will be at the customer's risk. Accordingly, the customer should have in place sufficient insurance to cover in the event of any damage or loss of the said goods or product.
 - It is the responsibility of the customer to ensure the site installation address is made fit, available and safe for work. If the customer fails or delays to do so, then the company in its discretion is entitled to defer such delivery date and/or installation date until that state is achieved in and around the work area.
 - For their nature, natural products will vary in colour, texture and grain. Whilst all reasonable efforts will be made by the company to ensure that any of the goods supplied which incorporates natural products will correspond as closely as possible to samples or displays previously viewed by the customer, the company gives no warranty in regard to the exact or similar match of colour, texture and grain.

- The customer will supply, free of charge, electricity for the company's power tools and water for any building services without exception in order to carry out and conclude this contract.
- The customer will provide access to existing welfare facilities or allow the siting of temporary welfare facilities on the customer's property where access to existing facilities is not possible.
- a) If the customer is unhappy with this contract for bespoke products and related works for any reason it can be cancelled without penalty by sending a letter to the company at Thistle Windows & Conservatories Ltd, Thistle House, Woodside Road, Bridge of Don, Aberdeen AB23 8EF, within 7 days of the date on which the contract was signed. In the interests of certainty the company recommends that the customer send any cancellation by recorded delivery. The company also has the right to cancel the contract without penalty within 7 days of the date of signing. The company also reserves the right (under clause one of this contract) to cancel the contract within 7 days of the installation survey if for any reason the contract is not technically viable or if there is a health & safety issue not covered by the contract prices.
- a) If the customer wishes to cancel the contract after the period of 7 days it shall be at the company's discretion as to whether the company accepts such cancellation. If the company does, the company shall send the customer an invoice comprising the company's loss arising from the cancellation, and the customer will be obliged to pay this within 7 days of the intimation of the invoice. The company's loss will include the outlays for materials and services which have been ordered, administration and organisational costs and costs for labour incurred prior to and including the date of cancellation together with loss of profits arising from the contract. A minimum charge for such a cancellation will be 15% of the total contract value.

Payment Terms

- a) Any deposits required are payable prior to commencement of any work.
- Payments inclusive of VAT must be made in cash, cheque, bank transfer or credit card[®] in favour of the company or by credit account document on the date of invoice. Please note that the customer may be due to pay stage payments (as detailed on the front cover of this contract) and that the next phase of work will be scheduled without receipt of the previous stage payment.
- * Subject to credit card types accepted by the company and the customer as to completion of the installation then the customer is entitled to withhold up to 5% of the total contract value detailed on the face of the contract. Resolution of any dispute will be dictated by the company achieving an acceptable industry standard for the said contract works only. If this is achieved there is no dispute and the right to withhold funds is removed. Interest will occur on any outstanding balance from the said payment date until full payment is made at the rate of 3% per annum over the minimum lending rate of the Bank of Scotland Plc from time to time in force. Any services not expressly charged for such as small remedial works will not under any circumstances be deemed as an acceptable reason to withhold payment.
- VAT will be charged at the prevailing rate at time of invoice.

Guarantee Terms

Kitchens: The goods are covered by the manufacturer's warranty for the period specified by the manufacturer. All installation work is carried out by the company or appointed by the company to a standard guaranteed by the company for a period of 12 months from the date of installation.

All Other Bespoke Products: The company undertakes to repair/replace the product if or part of the product: if the product develops a defect due to defective materials or defective construction within 10 years of the installation.

All guarantees are expressly conditional on receipt of full and final payment of the contract price (including amendments).

- That notice in writing of any claims under this guarantee shall be given by the customer to the company at its office: Thistle House, Woodside Road, Bridge of Don, Aberdeen, AB23 8EF, within the period of the guarantee and within 28 days of the alleged fault arising.
- That the product was installed by installer employed by or directly approved by the company.
- That the product has not been damaged as a result of accident or negligence by the purchaser or a third party, or by enemy action, civil commotion, act of god or any other cause over which the control of the company. The company is not liable for any losses or damage caused by the purchaser or a third party, or by enemy action, act of god or any other cause over which the control of the company. The company shall not interfere with the fittings of the product without prior consent in writing by the company.
- Where the company installed the product, the customer shall not have been afforded reasonable opportunity to examine the product on site.
- The company, or its representatives shall have been afforded reasonable opportunity to examine the product on site.
- When, due to new building regulations regarding the manufacture of glass resulting in all glass having to be coated, any blemishes or marks in the glass which cannot be seen from a distance of 3 metres will be deemed acceptable and will not be replaced. Any defects must be read in accordance with the glass manufacturer's specifications.
- No guarantee or warranty is given by the company concerning the incidence, prevention or elimination of condensation other than between the panes of glass which comprise hermetically sealed units, nor have its agent's authority to make such representations of warranties. In normal conditions the incidence of condensation may be reduced to where adequate ventilation exists and where there is no excessive humidity.
- All Timber products and construction materials are only covered by the manufacturer guarantee and the company have no liability over these conditions. Manufacturer specific guarantees are available on request.
- All electrical, sanitary, heating, appliances and accessories are covered by the manufacturer's guarantees.
- Where any faults arise as a result of the lack of maintenance since installation by the customer, the guarantee will not apply and the company shall not be liable for losses. In this respect all customers must refer to and follow the maintenance guidelines outlined in the care and maintenance guide provided by the company.
- The company reserves the right to withdraw the full guarantee should the product or installation be altered in any way by the customer or a third party without written permission.
- The company shall not be liable for losses that are unforeseen by the parties when the contract was formed, for losses not caused by the company's breach of contract and for any business losses.

Privacy

The personal information collected as part of this contract will be processed in accordance with Data Protection Legislation and as outlined in the company's Privacy Policy. Thistle Windows & Conservatories Ltd is the data controller for the purposes of the Data Protection Act 2018 and the EU General Data Protection Regulation. The company's Privacy Policy is available online at www.thistlewindows.com/privacy and a paper copy can be provided on request.

Thistle Windows & Conservatories Limited is a company registered in Scotland (SC159622). Authorised and Regulated by the Financial Conduct Authority (Financial Services Register No. 72984). Thistle Kitchens is a trading name of Thistle Windows & Conservatories Ltd.

You can use the below cancellation form if you wish.

NOTICE OF THE RIGHT TO CANCEL

THISTLE WINDOWS AND CONSERVATORIES LIMITED

WINDOWS / DOORS CONTRACT REF NO. _____

Under the specific terms of this Contract for Bespoke Products & Related Works the company provides the customer with the option to cancel this contract and should the customer wish, this right can be exercised by completing and sending the written notice of cancellation (below). Please ensure that this is sent preferably by recorded delivery post to The Managing Director, Thistle Windows and Conservatories Ltd, Thistle House, Woodside Road, Bridge of Don, Aberdeen AB23 8EF within the period of 7 days following the making of this contract.

To The Managing Director

Thistle Windows and Conservatories Ltd, Thistle House, Woodside Road, Bridge of Don, Aberdeen AB23 8EF

I/We (delete as appropriate) hereby give notice that I/we (delete as appropriate) wish to cancel my/our (delete as appropriate) contract.

Print Name: _____ Signed: _____ Date: _____

Address: _____ Post Code: _____