

GRAHAM + SIBBALD

Delivering More. Caring More.

Home Report

10 Aitken Street
Kirkcaldy KY1 3DR

Date of Valuation: 01/06/2026

**UK Chartered Surveyors
and Property Consultants**

g-s.co.uk

Single Survey

Survey report on:

Property Address	10 Aitken Street Kirkcaldy KY1 3DR
Customer	Neil Paylor & Nicola Dall
Prepared by	Graham + Sibbald Property Consultants Limited
Date of Inspection	01/06/2026

GRAHAM + SIBBALD

1. Information and Scope of Inspection

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

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

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

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

Description	The subjects comprise an altered one and a half storey mid terraced cottage.
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Accommodation	On Ground Floor: Entrance Vestibule, Entrance Hallway, Living Room, Dining Room, third Bedroom/Study and Kitchen. On Upper Floor: Landing, two Bedrooms and Shower Room with WC.
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Gross Internal Floor Area (m²)	90 sq m or thereby.
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Neighbourhood and Location	The subjects are located in an established mixed residential/commercial district of Kirkcaldy approximately two miles north-east of Kirkcaldy Town Centre. Surrounding properties are of mixed age and character. Local shopping and public transport amenities are available nearby.
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Age (Year Built)	Constructed around 1900
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Weather	Dry, part overcast and part bright.
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Chimney Stacks	<p>The single, mutual chimney stack is of stone construction being pointed and chimney pots having been added. Flashings are formed in mortar.</p> <p>Visually inspected with the aid of binoculars where appropriate.</p>
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Roofing including Roof Space	<p>The main roof is of timber pitched construction and overlaid with slates having some metal ridge detailing. The roof over the kitchen outshoot is also of pitched, hipped and slated construction.</p> <p>Access to the main roof space is via a ceiling hatch located off the larger of the upper floor bedrooms. This roof frame is unfloored with insulation materials laid between and over ceiling joists. There is a further hatch within walls linings on the landing providing access to a rear eaves area. This is also unfloored with some insulation being visible between and over ceiling joists. Further insulation materials have been laid to the underside of wall linings. No roof space hatch has been formed over the kitchen outshoot.</p> <p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</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>
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Rainwater Fittings	<p>Rainwater units are run in a mixture of PVC and cast iron materials with front guttering being of profile design.</p> <p>Visually inspected with the aid of binoculars where appropriate.</p>
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Main Walls	<p>The main walls are of solid stone construction, mainly rendered externally with some pointed stone finishes. The walls of the kitchen outshoot appear to be of solid brick construction and are rendered and painted.</p> <p>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</p>
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Windows, External Doors and Joinery	<p>Window units are predominantly of uPVC replacement double glazed design. There are a number of timber framed, double glazed Velux style window units set within the roof slopes. There is a further skylight within the main rear roof slope. The property is accessed to the front and rear by replacement uPVC part double glazed doors, the rear door incorporating a cat flap.</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>
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External Decorations	<p>External decorations are of painted and uPVC finishes.</p> <p>Visually inspected.</p>
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Conservatories / Porches	Not applicable.
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Communal Areas	Not applicable.
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Garages and Permanent Outbuildings	Not applicable.
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Outside Areas and Boundaries	<p>There are private front and rear garden grounds, front boundaries appearing to be of rendered assumed stone walling surmounted by metal fencing. Rear boundaries are formed by a mixture of pointed stone walling and timber fencing. Garden grounds are mainly laid out with a mixture of paving, chips, low timber decking and Astroturf. There is on street car parking to the front of the property.</p> <p>Visually inspected.</p>
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Ceilings	<p>Ceilings appear to be a mixture of lath and plaster and plasterboard materials.</p> <p>Visually inspected from floor level.</p>
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Internal Walls	<p>Internal walls are plastered and plasterboard lined.</p> <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p>
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Floors Including Sub-Floors	<p>Flooring is predominantly of suspended timber construction with the exception of the entrance vestibule and kitchen which have solid concrete floors. There is no readily accessible sub-floor hatch.</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>
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Internal Joinery and Kitchen Fittings	<p>Internal joinery is of timber with timber internal pass doors, incorporating some glazed inserts, timber door facings and skirtings. There is a folding glazed door to the cupboard beneath the staircase. The kitchen is fitted with floor and wall mounted storage units. A steep timber staircase with timber balustrade and banister links the hallway and upper landing.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
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Chimney Breasts and Fireplaces	<p>There are a number of chimney breasts within the property, the majority of original fireplace openings having been blocked over. There is however a retained fireplace surround within the living room incorporating a multi-fuel stove.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
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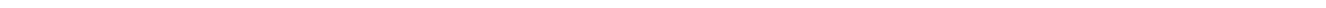


Internal Decorations	<p>Internal decoration is a mixture of papered, painted, decorative lined and timber lined finishes.</p> <p>Visually inspected.</p>
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Cellars	<p>Not applicable.</p>
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Electricity	<p>Mains supply. The fuse box and meter are located within a press cupboard within the living room.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p>
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Gas	<p>Mains supply. The gas meter is located externally within a box attached to front of the property.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p>
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Water, Plumbing and Bathroom Fittings	<p>Mains water supply. Where seen, plumber work is formed in a mixture of copper and PVC materials. The stopcock and cold water rising main were unseen at the time of inspection. The kitchen sink is of standard styling. The shower room comprises a three piece suite.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>It should be appreciated that concealed areas beneath and around baths and shower trays could not be inspected. Water spillage in these areas can result in dampness/decay and no comment can be made on inaccessible areas. Waterproof seals in sanitary areas should be checked and maintained on a regular basis.</p>
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Heating and Hot Water	<p>There is a floor-mounted gas-fired central heating boiler located within the kitchen. The boiler serves steel panelled wall mounted radiators and also provides domestic hot water via an insulated water storage cylinder located within the rear eaves area. The central heating programmer is fixed to the front of the boiler.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.</p>
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Drainage	<p>All foul and surface water drainage is assumed to be connected to the main public sewer.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>
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Fire, Smoke and Burglar Alarms	<p>New smoke alarm standards were introduced in Scotland in February 2022 and it is likely that some properties may require additional works to meet these standards. In instances where alarms are in place, no tests whatsoever have been carried out and we cannot confirm if the system complies with the most recent regulations. Any potential purchaser should satisfy themselves as to whether the current system meets with regulations or otherwise.</p>
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Additional limits to Inspection

It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.

No inspection for Japanese Knotweed was carried out and unless otherwise stated for the purpose of this report, it is assumed that there is no Japanese Knotweed within the boundaries of the property or neighbouring properties.

A restricted inspection was possible only of the roof space due to accessibility, insulation materials and/or storage items.

Our inspection was restricted to the exposed and accessible surface fabric.

It should be appreciated that the Home Report inspection is a non-disruptive visual inspection of the property as at the date of inspection and that we are unable to inspect parts of the property which are concealed or covered by floor coverings or contents in place at that time. Once vacant, defects may be apparent that could not be detected during our survey. Changing weather conditions can also affect aspects of the property which would not be apparent at the time of inspection.

Due to fitted carpets and floor coverings no detailed inspection was possible of the floor timbers and accordingly we cannot guarantee their soundness or otherwise.

Restricted inspection in cupboards due to storage items.

A restricted inspection was possible only of the roof and chimney from ground level. No access has been formed to any front eaves area nor to any roof space over the kitchen outshoot.

The Velux style window unit within the kitchen could not be opened at the time of inspection.

At the time of inspection the subjects were occupied, furnished and floors were covered. The services were not tested. There is no readily accessible sub-floor hatch and hence no sub-floor area inspection could be undertaken.

Sectional diagram showing elements of a typical house



1	Chimney pots
2	Coping stone
3	Chimney head
4	Flashing
5	Ridge ventilation
6	Ridge board
7	Slates / tiles
8	Valley guttering
9	Dormer projection
10	Dormer flashing
11	Dormer cheeks
12	Sarking
13	Roof felt
14	Trusses
15	Collar
16	Insulation
17	Parapet gutter
18	Eaves guttering
19	Rainwater downpipe
20	Verge boards / skews
21	Soffit boards
22	Partition wall
23	Lath / plaster
24	Chimney breast
25	Window pointing
26	Window sills
27	Rendering
28	Brickwork / pointing
29	Bay window projection
30	Lintels
31	Cavity walls / wall ties
32	Subfloor ventilator
33	Damp proof course
34	Base course
35	Foundations
36	Solum
37	Floor joists
38	Floorboards
39	Water tank
40	Hot water tank


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

2. Condition


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


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


 Structural Movement	
Repair Category	1
Notes	There is evidence of settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding.

 Dampness, Rot and Infestation	
Repair Category	2
Notes	<p>Some localised higher than average moisture readings were recorded to lower wall surfaces within the property including with the ground floor study/bedroom and within the vestibule. Some pin holes were noted to roof space timbers indicative of infestation by wood boring insect. There is the potential for further related issues to exist in concealed areas.</p> <p>Following our inspection, The Preservation Company were commissioned to inspect the property on 8 June 2026. In their associated report of 10 June 2026, the specialist states having found evidence of rising damp within the vestibule and recommends that associated treatments are carried out solely in this respect. A copy of this report and the associated quotation form part of the Home Report pack. Prospective purchasers should satisfy themselves with respect to the contents of this report. All recommendations of the specialist should be implemented.</p>




	Chimney Stacks
Repair Category	2
Notes	Weathering was noted to the chimney stack. It should be appreciated that this is of an age where ongoing maintenance will be required, particularly to flashing details to ensure water tightness.


	Roofing including Roof Space
Repair Category	1
Notes	<p>The roof was noted to be in fair order commensurate with the age and type of property although some ongoing maintenance and repairs are likely to be required. There are some localised chipped and lifted slates.</p> <p>Roof coverings have been renewed in the past and any related documentation and guarantees should be sought.</p> <p>There is a degree of historic staining within the accessible roof space.</p>


	Rainwater Fittings
Repair Category	2
Notes	There is some corrosion to cast iron fittings and there is some staining at rainwater joints. The need for ongoing maintenance/repair should therefore be anticipated. There is some staining to the front elevation in proximity of rainwater fittings.

	Main Walls
Repair Category	2

Notes	There are some sections of weathered, cracked and hollow render. The external ground level is high in relation to some of the sub-floor ventilators and the rear garden timber deck is also partially obscuring a sub-floor ventilator. The need for ongoing maintenance/repair should therefore be anticipated.
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	Windows, External Doors and Joinery
Repair Category	1
Notes	<p>These generally appeared in fair condition consistent with age. There is however some cracked window sealant.</p> <p>Windows can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance/repair will be required as part of an ongoing maintenance programme.</p> <p>Double glazed windows may be prone to misting/interstitial condensation which can be more evident and can change in certain temperatures/weather conditions.</p>


	External Decorations
Repair Category	1
Notes	The external decorations are generally in fair order. Regular repainting will be required if these areas are to be maintained in satisfactory condition.


	Conservatories / Porches
Repair Category	
Notes	Not applicable.


	Communal Areas
Repair Category	

Notes	Not applicable.
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	Garages and Permanent Outbuildings
Repair Category	
Notes	Not applicable.

	Outside Areas and Boundaries
Repair Category	2
Notes	<p>There is some corrosion to metal fencing. Some deterioration was noted to stone walling and associated pointing.</p> <p>Boundaries/retaining walls will require repairs and maintenance.</p> <p>The boundaries appear reasonably well defined. Regular maintenance will be required. You should verify with your conveyancer the extent of the boundaries attaching to the property.</p>

	Ceilings
Repair Category	1
Notes	<p>It is assumed that timber linings within the kitchen have a suitably fire retardant finish.</p> <p>Cracking and blemishes have occurred and some plaster repairs may be required.</p>

	Internal Walls
Repair Category	1
Notes	Cracking and blemishes have occurred and some plaster repairs may be required.



Floors including Sub-Floors

Repair Category

2

Notes

There are some sections of loose and creaking flooring, particularly on the landing, requiring an element of re-fixing/repair.

There is no readily accessible sub-floor hatch and hence no sub-floor area inspection could be undertaken.



Internal Joinery and Kitchen Fittings

Repair Category

2

Notes

The staircase is steep and unlikely to comply with current Regulations, displaying low headroom/clearance in places.

The kitchen units are of a modern type and appeared in good condition for their age and purpose.

The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age. There are, at present, no fire stop doors to the kitchen and to the ground floor study/bedroom.



Chimney Breasts and Fireplaces

Repair Category

1

Notes

Blocked fireplaces should be vented to prevent condensation and/ or dampness developing.


It is assumed that the multi fuel stove apparatus has been installed in accordance with the manufacturer's recommendations in particular regard to flueing and ventilation. The appliance was not tested.





Internal Decorations

Repair Category	1
Notes	The property is generally in fresh decoration throughout.


	Cellars
Repair Category	
Notes	Not applicable.


	Electricity
Repair Category	2
Notes	<p>The fuse boxes are dated. There are some areas of surface run cabling and some older sockets.</p> <p>The electrical installation is of mixed age and includes a number of older sections. It will be necessary to have the installation checked by a suitably qualified electrician and upgraded as necessary.</p> <p>The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p>

	Gas
Repair Category	1
Notes	In the interest of safety all gas appliances should be checked by a Gas Safe Registered Engineer.

	Water, Plumbing and Bathroom Fittings
Repair Category	2

Notes	<p>There is evidence of spillage from the shower cubicle causing dampness/deterioration to lower sections of adjacent vanity furniture. Investigate further and carry out any necessary repairs/improvements.</p> <p>The plumbing and fittings appear of copper/pvc piping where seen and appeared in serviceable condition but was not tested.</p> <p>The sanitary fittings are of modern style and type.</p> <p>It should be appreciated that concealed areas beneath and around baths and shower trays could not be inspected. Water spillage in these areas can result in dampness/decay and no comment can be made on inaccessible areas. Waterproof seals in sanitary areas should be checked and maintained on a regular basis.</p>
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	<h2 style="background-color: #003366; color: white; padding: 5px;">Heating and Hot Water</h2>
Repair Category	2
Notes	<p>The central heating boiler is semi modern and replacement is likely to be required in the foreseeable future. There is some restricted ventilation to the boiler. This should be checked by a Gas Safe registered tradesperson.</p> <p>There is a gas fired central heating system and gas fittings and these should all be checked and serviced in the normal manner. In the interests of safety it would be prudent to have all gas appliances checked by a Gas Safe registered tradesperson.</p> <p>Wear is apparent to the hot water storage cylinder which will require ongoing maintenance attention.</p>

	<h2 style="background-color: #003366; color: white; padding: 5px;">Drainage</h2>
Repair Category	1
Notes	<p>The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.</p>

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

Structural Movement	1
Dampness, Rot and Infestation	2
Chimney stacks	2
Roofing including Roof Space	1
Rainwater Fittings	2
Main Walls	2
Windows, External Doors and Joinery	1
External Decorations	1
Conservatories / Porches	
Communal Areas	
Garages and Permanent Outbuildings	
Outside areas and Boundaries	2
Ceilings	1
Internal Walls	1
Floors including Sub-Floors	2
Internal Joinery and Kitchen Fittings	2
Chimney Breasts and Fireplaces	1
Internal Decorations	1
Cellars	
Electricity	2
Gas	1
Water, Plumbing and Bathroom Fittings	2
Heating and Hot Water	2
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility Information

Guidance Notes on Accessibility Information

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

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor is the living accommodation on?	Ground and Attic Floor.	
2. Are there three steps or fewer to a main entrance to a property?	Yes <input style="width: 50px; height: 20px; text-align: center;" type="text" value="x"/>	No <input style="width: 50px; height: 20px;" type="text"/>
3. Is there a lift to the main entrance door of the property?	Yes <input style="width: 50px; height: 20px;" type="text"/>	No <input style="width: 50px; height: 20px; text-align: center;" type="text" value="x"/>
4. Are all door openings greater than 750mm?	Yes <input style="width: 50px; height: 20px;" type="text"/>	No <input style="width: 50px; height: 20px; text-align: center;" type="text" value="x"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input style="width: 50px; height: 20px;" type="text"/>	No <input style="width: 50px; height: 20px; text-align: center;" type="text" value="x"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input style="width: 50px; height: 20px; text-align: center;" type="text" value="x"/>	No <input style="width: 50px; height: 20px;" type="text"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input style="width: 50px; height: 20px;" type="text"/>	No <input style="width: 50px; height: 20px; text-align: center;" type="text" value="x"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input style="width: 50px; height: 20px; text-align: center;" type="text" value="x"/>	No <input style="width: 50px; height: 20px;" type="text"/>

4. Valuation and Conveyance 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 cost for insurance purposes.

Matters for a Solicitor or Licensed Conveyancer

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.

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

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

We assume that the carriageways etc., ex adverso the subjects are the responsibility of the Local Authority.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. While not necessarily an exhaustive list, alterations noted at the time of our inspection include historic works of alteration for the purposes of developing the roof space to create habitable accommodation. In addition, internal layout amendments appear to have been undertaken at ground floor level including with the possible relocation of the bedroom/study door opening. A Velux roof light has been installed to the rear main roof slope in place of an assumed former skylight. Replacement double glazed window units and doors have also been installed.

Obtain a copy of the timber/damp treatment report prepared by The Preservation Company and dated 10 June 2026.

Estimated Reinstatement Cost for Insurance Purposes

£430,000

It is assumed that insurance cover is obtainable on normal terms. The guidance figure is the estimate of costs for reinstating the subjects as at the date of inspection based on information provided by the Building Cost Information Service (BCIS). It is recommended that this figure is kept under regular review to ensure that you have adequate insurance cover. We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than **£430,000 (FOUR HUNDRED AND THIRTY THOUSAND POUNDS STERLING)**.

Valuation and Market Comments**£175,000**

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis would be fairly stated in the region of £175,000 (ONE HUNDRED AND SEVENTY-FIVE THOUSAND POUNDS STERLING).

Report Author

Zoe C M Gardner

AddressSuite 21, Flexspace John Smith Business Centre, 1 Begg Road,
Kirkcaldy, KY2 6HD**Signed****Name and Qualification**Zoe C M Gardner MA (Hons) MRICS
For and on behalf of Graham + Sibbald**Date of Report**

11/6/2026

TERMS AND CONDITIONS OF SINGLE SURVEY

GENERAL

1.1 The Surveyors

The Seller has engaged the Surveyors to provide the 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 Report. 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 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 are required 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. *

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

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

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

1.2 The Report

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

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to the 1st of December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Report 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 Report 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 advisors 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 is prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would be (or, as the case might be, would have been) 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 advisors 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.

Graham + Sibbald's total liability to the Client (and any third party relying upon this report) under this Agreement (including liability in contract, tort (including negligence), breach of statutory duty, or otherwise) shall be limited to the lower of the following : a) 25% of the valuation or b) £250,000.

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 Report. 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 for Lending Purposes will be prepared from information contained in the Report and the Generic Mortgage Valuation Report.

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

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, including replacement home 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 following paragraph of this section.

In the case of cancellation by the Seller, for whatsoever 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.

If our account details change, we will notify these to you by letter or face to face and never by email.

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 the Property should exchange, on the date of valuation, between a willing seller and a willing buyer in an arm's length transaction after proper marketing where 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;
- the "Surveyors" are Graham + Sibbald Property Consultants Limited, a limited company incorporated in Scotland (Registered Number SC837809) and having its registered office address at Seabraes House, 18 Greenmarket, Dundee, DD1 4QB, of which the Surveyor is an employee, director or member (unless the Surveyor is not an employee, director or member, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report; and

- 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.
- "Data Protection Legislation" means the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of personal data (including, without limitation, the privacy of electronic communications).
- "UK Data Protection Legislation" means all applicable data protection and privacy legislation in force from time to time in the UK including the UK GDPR; the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426) as amended.
- "UK GDPR" has the meaning given to it in section 3(10) (as supplemented by section 205(4)) of the Data Protection Act 2018.

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 Report of Property 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 affect 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 & 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" is the estimated amount for which a property should exchange on the date of valuation within a willing buyer and willing seller in an arms-length transaction after proper marketing wherein the parties have 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 uninspected 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 re-inspection 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.

It is assumed that any relevant Local Authority consents, warrants and completion certificates have been obtained where construction or alteration works have been undertaken.

This agreement and any dispute or claim arising out of or in connection with its subject matter shall be governed by and construed in accordance with the laws of Scotland, and the Scottish Courts will have exclusive jurisdiction to hear such claims.

DATA PROTECTION

Graham + Sibbald and the Client each undertake that:

- (a) they shall comply with all applicable requirements of the Data Protection Legislation, including without limitation any obligations relating to the rights of a data subject and the reporting of personal data breaches (all as defined in the UK GDPR); and
- (b) not do or omit to do anything which puts any other party to the Agreement in breach of the Data Protection Legislation.

Without prejudice to the generality of this clause, you shall ensure that you have all necessary appropriate consents and notices in place to enable lawful transfer of the personal data to Graham + Sibbald for the duration and purposes of this Agreement. You shall have liability for and shall indemnify Graham + Sibbald for any loss, liability, costs (including legal costs), damages, or expenses resulting from any breach by you of the Data Protection Legislation. For further information regarding how Graham + Sibbald processes personal data in relation to this Agreement, please see Graham + Sibbald's privacy notice on their website.

Mortgage Valuation Report for Home Report



Source: G+S Home Report

Seller Name

Reference

1) Property Details

House Name

Number / Ext

Street

Area

Town Postcode

2) Description of property

Property Type

House Type

Floor number of subject property

Year Built

Non Traditional Construction?

No. of floors in block

(*Specify under general comments)

No. of flats in block

3) Accommodation - give number of:

Receptions

Bedrooms

Kitchens

Bathrooms

Total Inside W.C.s

No of floors

Other

Garage(s)

Outbuildings

Garden

4) Tenure

If Leasehold, years unexpired:

Any known or reported problems with onerous or unusual ground rent or service charges?

Owner occupied Tenanted Vacant

If part tenanted, please give details

5) Subsidence, Settlement and Landslip

Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement, subsidence, flooding or mining?

If yes, please clarify

6) Condition of Property

Are essential internal repairs required? Yes No

Are essential external repairs required? Yes No

Should the repairs be effected before the advance is made? Yes No

Is a mortgage retention recommended? Yes No

If the answer to any of the above questions is Yes, please provide further detail:



7) Services Mains water Mains drainage Electricity Gas Central heating

8) Insurance Reinstatement Value

Total area of all floors measured internally (m²)

Cost of rebuilding inc. demolition, site clearance, professional fees, local authority requirements and main building (inc all other structures within the site boundaries unless specifically excluded)

9) Market Valuation for Mortgage Purposes (Assuming Vacant Possession)

Comment on mortgageability

In our opinion the property forms suitable security for loan purposes subject to specific lender's criteria which may vary.

Valuation in present condition:

Valuation on completion of any works required under Question 6:

10) General Comments

Please advise of any special features of the property and/or the location, which affects the property.

The subjects are located in an established mixed residential/commercial district of Kirkcaldy approximately two miles north-east of Kirkcaldy Town Centre. Surrounding properties are of mixed age and character. Local shopping and public transport amenities are available nearby.

The subjects generally appear to have been maintained in a condition commensurate with age, type and construction. There is a degree of wear to some items however this ought to be capable of remedy during the course of routine care and maintenance.

Some localised higher than average moisture readings were recorded to lower wall surfaces within the property including with the ground floor study/bedroom and within the vestibule. Some pin holes were noted to roof space timbers indicative of infestation by wood boring insect. There is the potential for further related issues to exist in concealed areas.

Following our inspection, The Preservation Company were commissioned to inspect the property on 8 June 2026. In their associated report of 10 June 2026, the specialist states having found evidence of rising damp within the vestibule and recommends that associated treatments are carried out solely in this respect. A copy of this report and the associated quotation form part of the Home Report pack. Prospective purchasers should satisfy themselves with respect to the contents of this report. All recommendations of the specialist should be implemented.

The need for ongoing maintenance/repair should be anticipated to the external building fabric.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. While not necessarily an exhaustive list, alterations noted at the time of our inspection include historic works of alteration for the purposes of developing the roof space to create habitable accommodation. In addition, internal layout amendments appear to have been undertaken at ground floor level including with the possible relocation of the bedroom/study door opening. A Velux roof light has been installed to the rear main roof slope in place of an assumed former skylight. Replacement double glazed window units and doors have also been installed.

At the time of inspection the subjects were occupied, furnished and floors throughout were covered. The services were not tested. No sub-floor area inspection could be undertaken. The inspections of the roof frame and of the roof

IMPORTANT - THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES.

Certificate: I have personally inspected the property described herein and confirm adequate professional indemnity cover is held.

<p>Signature </p> <p>Valuer name and qualification Zoe C M Gardner MA (Hons) MRICS For and on behalf of Graham + Sibbald</p> <p>Date of inspection <input type="text" value="01/06/2026"/></p> <p>Date of report <input type="text" value="11/06/2026"/></p>	<p>Company / Firm Name Graham + Sibbald Property Consultants Limited</p> <p>Office Name <input type="text" value="Kirkcaldy"/></p> <p>Office Addr1 <input type="text" value="Suite 21, Flexspace John S"/></p> <p>Office Addr2 <input type="text" value="1 Begg Road"/></p> <p>Area <input type="text"/></p> <p>Town <input type="text" value="Kirkcaldy"/></p> <p>Postcode <input type="text" value="KY2 6HD"/></p> <p>Tel no <input type="text" value="01592 266211"/></p>
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MORTGAGE VALUATION - CONDITIONS OF ENGAGEMENT



In these Terms and Conditions of Engagement, the following expressions shall have the following meanings:

"Agreement" means these Terms and Conditions of Engagement, the Instructions and the confirmation letter issued by Graham + Sibbald.

"Client"/"you"/"your" means the person, firm, company, organisation or other entity engaging Graham + Sibbald to provide the inspection services.

"Data Protection Legislation" means the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of personal data (including, without limitation, the privacy of electronic communications).

"Graham + Sibbald"/"we"/"us"/"our" means Graham + Sibbald Property Consultants Limited, a limited company incorporated in Scotland (Registered Number SC837809) and having its registered office address at Seabraes House, 18 Greenmarket, Dundee, DD1 4QB.

"Instructions" means the written or verbal instructions by the Client to Graham + Sibbald, which appoint Graham + Sibbald to provide the inspection services.

"Property" means the property identified and described in the Instructions.

"UK Data Protection Legislation" means all applicable data protection and privacy legislation in force from time to time in the UK including the UK GDPR; the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426) as amended.

"UK GDPR" has the meaning given to it in section 3(10) (as supplemented by section 205(4)) of the Data Protection Act 2018.

A valuation for mortgage is a limited inspection and report produced for building societies, banks and other lenders to enable them to make a lending decision. IT IS NOT A SURVEY. Unless otherwise stated the date of valuation will be the date of inspection.

This report is used to guide the lender on the market value of the Property for mortgage purposes and is carried out for this purpose alone. Although the inspection will be carried out by a valuer who will usually be a qualified surveyor it is not a detailed inspection of the Property, and only major visible defects will be noted. Subject to reasonable accessibility, the roof space is inspected only to the extent visible from the access hatch without entering it. The surveyor will not inspect under floor areas, communal roof space or other parts not readily accessible. The exterior and roof of the Property will be inspected from ground level only from within the boundaries of the site and adjacent/communal public areas. The area of the Property will be taken into account, and the rooms individually inspected, but floor coverings and furniture will not be moved. Services (such as water, gas, electricity and drainage) will not be tested and we will not advise as to whether these comply with regulations in respect of these services.

The surveyor may recommend that a part of the mortgage be retained by the lenders until such time as particular repair works are carried out. Similarly, the report may suggest that the borrower should undertake to carry out certain repairs or commission more extensive investigation where hidden defects are suspected since these may have a material effect on the value of the Property. If a retention is recommended then the figure should not be regarded as an estimate of repair costs. Its purpose is to protect the interests of the lending institution. It is recommended that detailed estimates be obtained before proceeding with the purchase. Attention is drawn to the fact that if a subsequent transcription of this report is prepared on a lenders form, then in order to comply with the lenders specific requirements, the wording or phraseology may differ. Many people rely on the mortgage valuation certificate in the mistaken belief that it is a detailed survey. The report is often made available to house buyers by lenders, but this does not mean that it should be relied upon as a report on the condition of the building.

The definition of '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 arms-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. For the purpose of this market value the surveyor has assumed that vacant possession will be provided. Unless otherwise stated the surveyor has valued the interest on a comparable basis.

The inspection that has been undertaken should not be regarded as a survey. The surveyor did not inspect parts of the Property which were covered, unexposed or inaccessible and are therefore unable to report that any such part of the Property is free from defect. Defects which are not considered materially to affect the value of the Property or other matters which would be attended to during maintenance, may not have been mentioned. If defects have been mentioned in this report, they should be regarded as indicative and not exhaustive. For the purposes of this valuation the surveyor assumes that all uninspected areas are free from defect which would have a material effect on value.

In accordance with our normal practice, we must state that this report is for the use only of the party to whom it is addressed or their named client and no responsibility is accepted to any third party for the whole or any part of its content.

In addition, we would bring to your attention that neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without prior written approval of the form and context in which it will appear.

The surveyor shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to tenure, leases and all other relevant matters.

For the purposes of this valuation the surveyor has assumed that all ground burdens are nominal or have been redeemed and that there are no unusual outgoing or onerous restrictions contained within the titles of which we have no knowledge. The surveyor has further assumed that the subjects are unaffected by any adverse planning proposals.

Unless otherwise stated, it is assumed that all the required valid planning permissions and statutory approvals for the building and for their use, including any recent or significant extensions or alterations, have been obtained and complied with. It has been further assumed that no deleterious or hazardous materials or techniques have been used in the construction of the subject and that there is no contamination in or from the ground or from the immediate surrounds.

The surveyor will not carry out an asbestos inspection and will not be acting as an asbestos inspector in completing a valuation inspection of Property that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. Your legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an asbestos register and the existence and management of any asbestos containing materials. For the purposes of this valuation, the surveyor has assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2006, and that a register of asbestos and effective management plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.

The surveyor confirms that this mortgage valuation is prepared in accordance with the RICS Valuation - Global Standards 2017 and incorporating IVSC International Valuation Standards and, unless otherwise stated, we are External Valuers as defined therein. Further information may also be obtained from the Royal Institution of Chartered Surveyors in Scotland, 10 Charlotte Square, Edinburgh EH2 4DR.

As part of this remit, the surveyor may, where he/she feels qualified and experienced to do so, provide general comment on standard appropriate supplementary documentation, presented to us by the Client's lender and conveyancer. In the event of a significant amount of documentation being provided to us, an additional fee may be incurred. Any additional fees will be agreed with you in advance.

We confirm that Graham + Sibbald operates formal procedures to deal with complaints from clients in accordance with By-law 19, Regulation 2.7 of the Royal Institution of Chartered Surveyors Rules of Conduct and Disciplinary Procedures. A copy of this procedure is available on request.

Graham + Sibbald's total liability to the Client (and any third party relying upon this report) under this Agreement (including liability in contract, tort (including negligence), breach of statutory duty, or otherwise) shall be limited to the lower of the following: a) 25% of the valuation or b) £250,000.

This agreement and any dispute or claim arising out of or in connection with its subject matter shall be governed by and construed in accordance with the laws of Scotland, and the Scottish courts will have exclusive jurisdiction to hear such claims.

Graham + Sibbald and the Client each undertake that: (a) they shall comply with all applicable requirements of the Data Protection Legislation, including without limitation any obligations relating to the rights of a data subject and the reporting of personal data breaches (all as defined in the UK GDPR); and (b) not do or omit to do anything which puts any other party to the Agreement in breach of the Data Protection Legislation.

Without prejudice to the generality of this clause, you shall ensure that you have all necessary appropriate consents and notices in place to enable lawful transfer of the personal data to Graham + Sibbald for the duration and purposes of this Agreement. You shall have liability for and shall indemnify Graham + Sibbald for any loss, liability, costs (including legal costs), damages, or expenses resulting from any breach by you of the Data Protection Legislation. For further information regarding how Graham + Sibbald processes personal data in relation to this Agreement, please see Graham + Sibbald's privacy notice available via our website.

Energy Performance Certificate (EPC)

Scotland

Dwellings

10 AITKEN STREET, KIRKCALDY, KY1 3DR

Dwelling type: Mid-terrace house
Date of assessment: 01 June 2026
Date of certificate: 04 June 2026
Total floor area: 90 m²
Primary Energy Indicator: 306 kWh/m²/year

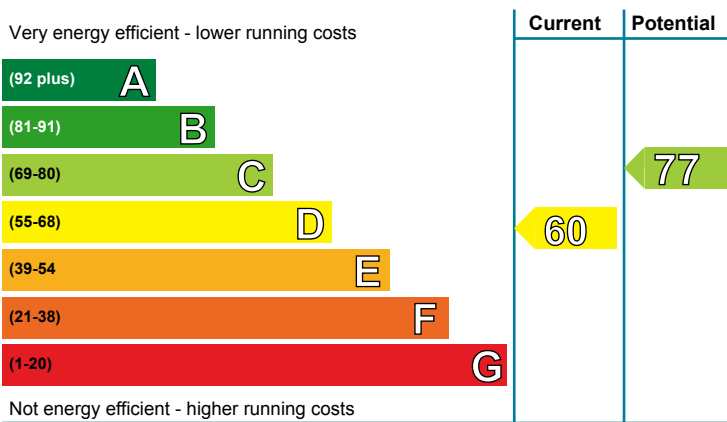
Reference number: 4816-9526-3100-0929-5202
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£5,958	See your recommendations report for more information
Over 3 years you could save*	£2,085	

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

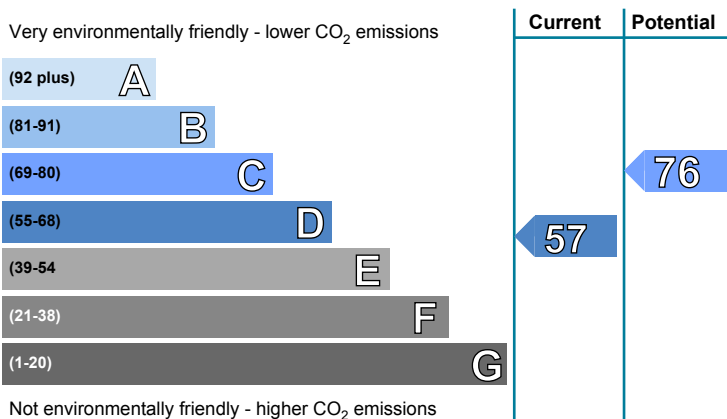


Energy Efficiency Rating

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 (60)**. 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 (57)**

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 Room-in-roof insulation	£900 - £1,200	£480.00
2 Internal wall insulation	£7,500 - £11,000	£609.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£237.00

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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	Pitched, 100 mm loft insulation	★★★★☆	★★★★☆
	Roof room(s), insulated	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system, no cylinder thermostat	★★★★☆	★★★★☆
Lighting	Below average 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 54 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 4.8 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 2.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.






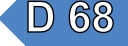






Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,644 over 3 years	£2,979 over 3 years	
Hot water	£1,113 over 3 years	£693 over 3 years	
Lighting	£201 over 3 years	£201 over 3 years	
Totals	£5,958	£3,873	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Room-in-roof insulation	£900 - £1,200	£160		
2 Internal wall insulation	£7,500 - £11,000	£203		
3 Floor insulation (suspended floor)	£5,000 - £10,000	£79		
4 Hot water cylinder thermostat	£130 - £180	£117		
5 Replace boiler with new condensing boiler	£2,200 - £3,500	£135		
6 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£207		

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)
- Micro CHP

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 Room-in-roof insulation

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

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 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. Building regulations apply to this work, so it is best to check with your local authority building standards department whether a building warrant will be required.

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)	13,617.89	N/A	N/A	N/A
Water heating (kWh per year)	3,534.32			

Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

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

About this document

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

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

Assessor's name: Ms. Zoe Gardner
Assessor membership number: EES/016133
Company name/trading name: Graham & Sibbald
Address: Suite 21 Flexspace John Smith Business Centre 1 Begg Road
Kirkcaldy
KY2 6HD
Phone number: 01592 266211
Email address: kkelly@g-s.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



property questionnaire

Property address	10 Aitken Street Kirkcaldy KY1 3DR
------------------	---------------------------------------

Seller(s)	Neil Paylor Nicola Dall
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Completion date of property questionnaire	03/06/2026
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GRAHAM + SIBBALD

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? (6 years 10months)	
2.	Council tax	
	Which Council Tax band is your property in? D	
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply)	
	<ul style="list-style-type: none">• Garage• Allocated parking space• Driveway• Shared parking• On street• Resident permit• Metered parking• Other (please specify):	Yes
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No

property questionnaire

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u> , please describe below the changes which you have made:	No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	No
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u> , please answer the three questions below:	No
	(i) Were the replacements the same shape and type as the ones you replaced?	No
	(ii) Did this work involve any changes to the window or door openings?	No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	

property questionnaire

7.	Central heating	
a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>Gas fired Boiler</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	Yes
	(i) When was your central heating system or partial central heating system installed? 2014	
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:	No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	
9.	Issues that may have affected your property	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	No No
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No

property questionnaire

10.	Services																									
<p>a. Please tick which services are connected to your property and give details of the supplier:</p>																										
	<table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td style="text-align: center;">Yes</td> <td>Ovo</td> </tr> <tr> <td>Water mains or private water supply</td> <td style="text-align: center;">Yes</td> <td>Scottish Water</td> </tr> <tr> <td>Electricity</td> <td style="text-align: center;">Yes</td> <td>Ovo</td> </tr> <tr> <td>Mains drainage</td> <td style="text-align: center;">Yes</td> <td>Scottish water</td> </tr> <tr> <td>Telephone</td> <td></td> <td></td> </tr> <tr> <td>Cable TV or satellite</td> <td></td> <td></td> </tr> <tr> <td>Broadband</td> <td style="text-align: center;">Yes</td> <td>Virgin Media</td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	Yes	Ovo	Water mains or private water supply	Yes	Scottish Water	Electricity	Yes	Ovo	Mains drainage	Yes	Scottish water	Telephone			Cable TV or satellite			Broadband	Yes	Virgin Media	
Services	Connected	Supplier																								
Gas or liquid petroleum gas	Yes	Ovo																								
Water mains or private water supply	Yes	Scottish Water																								
Electricity	Yes	Ovo																								
Mains drainage	Yes	Scottish water																								
Telephone																										
Cable TV or satellite																										
Broadband	Yes	Virgin Media																								
b.	<p>Is there a septic tank system at your property? <u>If you have answered yes</u>, please answer the two questions below:</p> <p>(iv) Do you have appropriate consents for the discharge from your septic tank?</p> <p>(v) Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	No																								

property questionnaire

11.	Responsibilities for shared or common areas	
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	No
d.	<p>Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
f.	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>	No
12.	Charges associated with your property	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>	No

property questionnaire

b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	No
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p>	
13.	Specialist works	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>	No
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>EH54 7DN</p> <p>Guarantees are held by:</p> <p>EH54 7DN</p>	

property questionnaire

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

property questionnaire

16.	Notices that affect your property	
In the past three years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
<u>If you have answered yes to any of a-c</u> above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.		

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

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

I ACCEPT

Name: Neil Paylor

Date: 03/06/2026



Contractor of the Year

Correspondence Address:

8 Low Road Auchtermuchty KY14 7AU

Customer Service Telephone:

St Andrews: 01334 461065

Auchtermuchty: 01337 827282

Dunfermline: 01383 661177

Edinburgh: 0131 603 4643

Dollar: 01259 781648

e-mail: info@thepreservationcompany.co.uk

web: www.thepreservationcompany.co.uk

REF: CW/B0473

Mrs Kirsty Venters
Venters Property
By email: hello@ventersproperty.com

10 June 2026

Dear Ms Venters

Re: 10 Aitken Street, Kirkcaldy, KY1 3DR

We write to confirm the results of our initial examination of the property on 8 June 2026. This non-invasive survey was carried out by our Mr Colin Wilks following your e-mail instruction of 5 June 2026.

As specifically requested, our inspection was restricted in respect of dampness to the accessible wall surfaces within the front entrance vestibule and ground floor room rear right along with woodworm to the accessible roof timbers, as identified in the recent Property Home Report.

We trust that we have interpreted your instructions correctly, however if there is any doubt as to the extent of our investigations or if there are any omissions, we apologise and respectfully ask that you inform us as soon as possible.



Building Solutions for Dampness, Fungal Decay and Timber Infestation

**Director: G. A. White. Registered company address: Kinburn Castle, St Andrews, Fife KY16 9DR
The Preservation Company of Scotland Ltd. Company reg number: 359187 (Scotland). VAT number: 995 5130 88**

The property is a traditional stone/brick built mid-terraced house with slate roof coverings and rear kitchen projection.

Our report directions are taken from a position facing the front elevation of the property from the street.



Front elevation

At the time of our initial inspection, it was dry and warm. In view of the fine weather conditions it was not possible to accurately comment as to the efficacy of the existing rainwater goods.

At the time of our inspection the property was occupied, and fully furnished with a combination of fitted floor coverings. As such, we were unable to inspect any of the sub-floor timbers at this stage.

EXTERNAL OBSERVATIONS (From Ground Level)

Although not an exhaustive list, during our inspection, the following defects were noted. These “observations” do not constitute a detailed inspection, invasive or otherwise, and does not negate the requirement for possible further instruction and detailed inspection by requisite specialists in their field such as roofers, joinery contractors, plumbers, electrical contractors etc.

- Staining to roughcast to front elevation, possibly due to defective rainwater goods.
- Slightly limited/restricted ventilation to the sub floor.

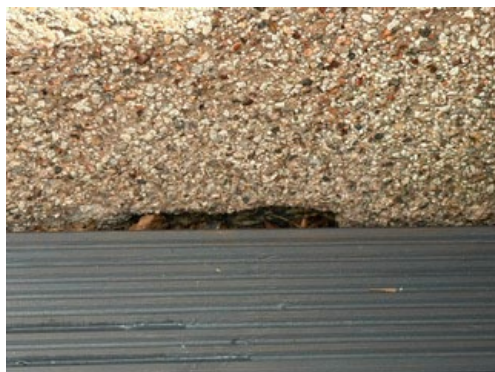


Staining to roughcast below gutter to front elevation



Building Solutions for Dampness, Fungal Decay and Timber Infestation

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Partially restricted sub-floor vent to rear elevation

Please note that no allowance has been made at this stage for rectifying the above defects, or any other external repairs considered or found to be necessary unless directly specified otherwise within the body of this report. Failure to carry out essential repair and maintenance works to the external fabric may result in water ingress to the property and increase the risk of dampness and timber decay.

As any Guarantees issued are conditional upon the building being maintained in a good and proper state of repair for the duration of the Guarantee, it is essential that all necessary repair and on-going maintenance work is carried out by your own Joinery/Building/Roofing Contractors or otherwise, to prevent further possible rainwater penetration.

INTERNAL OBSERVATIONS

RISING DAMPNESS

FRONT ENTRANCE VESTIBULE

At the time of our inspection, moisture profile readings recorded with a hand-held electronic moisture meter, along with our visual observations, indicated the presence of rising dampness to a small section of the left hand wall as designated in need of treatments on the attached over-marked floor plan drawing. This would appear to be due to (and in the absence of any evidence to the contrary):

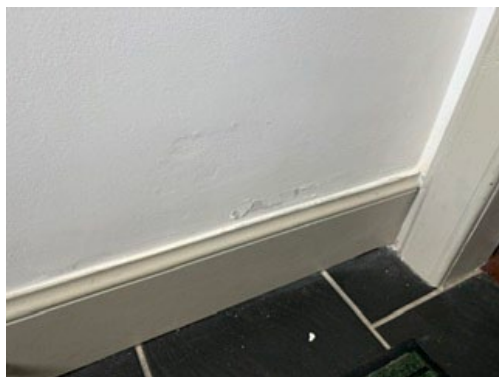
- Partial failure of the existing damp proof course.

This issue noted within the vestibule can be exacerbated due to condensation being absorbed by the hygroscopic salts present within the wall plaster. As this area is unheated and when both doors are closed, mainly unventilated thus creating conditions ideal for condensation to form. Warmer air holds more moisture than cold air hence when this space is closed off, the temperature is too low to hold the moisture within the air and will condense on the colder surfaces and also within these salts. Should this area be warmed up by leaving the inner door open more often which will also allow for more air to flow then the visible damage should lessen. If this does not improve matters, remedial works and costs will be provided within this report.



Building Solutions for Dampness, Fungal Decay and Timber Infestation

**Director: G. A. White. Registered company address: Kinburn Castle, St Andrews, Fife KY16 9DR
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Small area of dampness
noted within front entrance
vestibule

NB. Where internal wall, ceiling and floor surfaces are affected by raised moisture levels, any joists/rafters/wallplates or concealed wall strapping/framing/lintels or other timbers meeting these areas could be affected by fungal decay. As such, and where possible, we recommend a sub-floor and/or invasive wall surface investigation be undertaken to ascertain whether any additional works are required to areas out-with the scope of our current inspection and any further works in this respect will be the subject of a supplementary report/quotation. Where we are instructed to proceed with specified strip/repair works we will, as a matter of course, inspect any newly exposed timbers for signs of decay and report accordingly.

CONDENSATION

GROUND FLOOR

ROOM REAR RIGHT

At the time of our inspection, visible signs of dampness adjacent to the window at low level to the rear of the room did not register positive damp readings when tested with a hand-held moisture meter.

We can attribute these markings to excessive condensation. Condensation occurs when warm moisture-laden air, cools to 'dew-point' (the temperature at which moisture condenses) against a cold surface. Intermittent heating and insufficient ventilation provide ideal conditions for condensation. As such, proper heating and ventilation must be maintained, to reduce moisture available for evaporation into the air within the property and condensing on the cold wall surfaces.

SOLID FLOORS

FRONT ENTRANCE VESTIBULE REAR PROJECTION (KITCHEN)

The floors mentioned above have been determined as being of solid construction, we can provide no assurances in respect of any in-situ damp proof membrane or otherwise.



Building Solutions for Dampness, Fungal Decay and Timber Infestation

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WOOD BORER INFESTATION

ROOF TIMBERS

EAVES VOID REAR

EAVES VOID FRONT – NO ACCESS

APEX VOID

Our inspection of the roof timbers was restricted by the presence of quilt insulation material, stored goods and the addition of dry-lining and floor coverings due to the attic conversion.



Restricted inspection of apex void due to insulation

Whilst evidence of past attack by the common furniture beetle was noted to a section of floorboard within the apex void, there was no indication of any recent activity where inspection was possible and is considered dormant. If treatments have been carried out by others previously, it is important that you check the validity of any available guarantees.

RECOMMENDATIONS

Taking all of the above into consideration, we recommend the following works:

(This to be read in conjunction with the attached sketch plan drawing, where applicable)

DAMP PROOFING SPECIFICATION

- **The Preservation Company** to provide temporary dust protection as required.
- Remove sections of skirting/facing etc. as required to be laid aside for re-use and strip wall plaster to the height, distance and areas as highlighted. Remove resultant debris from site.
- Remove any defective timber grounds and associated timber 'dooks' embedded within the building fabric.
- Inspect exposed timbers for evidence of fungal decay. Provide further comment/costs as required.
- Where shown, drill the base of the walls at a spacing, depth and height to be determined on site and inject with silicon-based emulsion paste, incorporating vertical isolation barriers where required. **NB:** The system recommended can be installed without necessarily obtaining access to both sides of the walls.



Building Solutions for Dampness, Fungal Decay and Timber Infestation

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The Preservation Company of Scotland Ltd. Company reg number: 359187 (Scotland). VAT number: 995 5130 88**

- Fit slim-line cavity drainage membrane to the exposed wall surfaces where the thickness of the plaster permits. This system method (where possible to install) relies less on wet trades and reduces the drying out time required by significant margins.
- Plasterboard/bond and finish any exposed membraned sections.
- Make good any exposed plaster-boarded surfaces to finish suitable for on-going re-decoration.
- Refit any previously removed skirting/facings etc. to original positions after treatments.
- Remove temporary dust protection.

SCOPE AND LIMITATIONS OF INSPECTION

This report is only in respect of timber decay, infestation and/or dampness evident to our surveyor at the time of inspection, or which ought to be reasonably evident to the surveyor at the time of his inspection and limited to the areas as specifically instructed by you/the client. Where no inspection was possible, or was restricted, limited, or handicapped in any way we shall be pleased to carry out an additional inspection should you arrange access and instruct us accordingly. No warranty will be provided that no further defects exist to presently concealed areas.

We are not qualified to comment as to the definitive presence or otherwise of any asbestos within the property, however to comply with HSE legislation, any textured plaster wall/ceiling finishes or any other materials which we suspect may contain asbestos, **within the treatment areas**, would have to be tested by an HSE/UKAS approved contractor prior to works commencing. If you are aware of any asbestos containing materials, we would be grateful if you could advise us immediately.

Unless we have been instructed otherwise, no investigation for either Japanese Knotweed or other invasive plant species within the boundaries of this or any neighbouring property has been carried out.

Unless expressed otherwise in this report, The Preservation Company of Scotland Ltd accepts no obligation in respect of:

- The general structure, as this should be the responsibility of chartered or other suitably qualified surveyors in respect of the structural and other conditions of the property which may influence any change in the property ownership. Our “external observations” do not constitute a detailed inspection, invasive or otherwise and does not negate the requirement for possible further instruction and detailed inspection by requisite specialists in their field such as roofers, joinery contractors, plumbers, electrical contractors etc.
- The external joinery timbers where exposed to the elements.
- Furniture, garden fencing or otherwise.



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It should also be understood that a survey at a specific date and time only relates to conditions noted at the time of survey and findings can be heavily influenced by climatic conditions. Conditions noted at initial survey may change over the passage of time.

GENERAL

In accordance with our terms and conditions and to be able to carry out the detailed treatments we require usage of running water and an electricity supply. If this is not possible, please inform our office as soon as is practicable.

In respect of any re-plastering work, occasionally hairline cracking can occur. This does not have any impact on the efficacy of the specialist works and should be made good by your decorator as required and after suitable drying out time has elapsed following our treatments.

Mould formations on new plaster, as it begins the drying out process, especially when applied on to membrane systems, is not un-common and should not be any cause for immediate concern. The mould will clear if the property is appropriately heated and ventilated.

HEALTH AND SAFETY

In carrying out the Treatments, every care will be taken to always ensure the safety of our Consumers and our operatives. To comply with current Health and Safety Legislation, it is essential that the areas requiring the treatments remain vacant and well-ventilated as far as is reasonably practicable. This applies both during the application of the treatments, and for a minimum of 8 hours after completion of the treatments.

Covid-19 - We will require you to aid and facilitate our team in strict compliance of social distancing and hygiene protocol as set out in current government guidelines (11 May 2020).

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS (CDM) 2015

Risk Assessments and Method Statements (RAMS) for the site and any hazardous works proposed have been undertaken but retained on file (copy available on request).

FIXTURES AND FITTINGS

Unless agreed otherwise and allowed for within our quotation, the client will be responsible for removal of carpets, furnishings plants and household possessions, prior to our arrival on site. We always take every reasonable precaution to protect your property with dustsheets and polythene etc. and shall clean up any debris arising from our works. It will however be your own responsibility to carry out the final washing down, dusting and vacuuming which may be required upon completion of our works.

Where applicable you must remove all fixtures and fittings in affected areas of the property before we commence work. If our report includes a report drawing, the areas of work are clearly identified and any fixtures or fittings on or against those sections of wall/floor will



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require to be removed. **This to include floor coverings, bathroom/kitchen fitments, radiators, and any other plumbing/electrical fitments.** We cannot be held responsible for any damage to any fixture or fitting (other than damage proved to be due to negligence on our part, or on the part of our servants or agents).

We cannot be held responsible for damage caused to any hidden services, concealed within/to the rear of wall plaster or within concrete floors, not brought to our attention prior to works commencing.

GUARANTEES

Upon completion of the contract and on payment of our account in full, our **20 Year Guarantee** will be issued against any re-occurrence of dampness rising through our damp proof course installation.

Where applicable and in respect of cavity drainage membranes our **10 Year Guarantee** offering protection against any occurrence of water penetration through our installed membrane will be issued in respect of the treatment works.

Ancillary operations are not covered by any treatment guarantees although protection is afforded under the Consumer Protection Act 1987 in terms of your statutory rights.

As members of the Property Care Association, we offer a 10 Year Insurance Backed Guarantee on our own Company Guarantee provided by Quality Assured National Warranties (see www.qanw.co.uk). Most other specialist contractors offer this service as an optional item, however usually we offer this insurance **within the price** as quoted in terms of our specialist treatments.

We are also members of Trustmark (see www.trustmark.org.uk for details of the benefit of being associated with a member of this scheme).

Guarantees are issued and conditional upon the building being maintained in a good and proper state of repair for the duration of the Guarantee.

ACCEPTANCE OF QUOTATION

We would be delighted to undertake the specified works for you. To proceed we require your signed acceptance of quotation and a deposit payment of 25% of the overall contract price including VAT. Details of how you can make payment are enclosed in our Quotation Acceptance document attached to this report. (If this is not attached, please contact us as it forms part of our contract and, as such, should be read carefully).

In the event and where we have charged an initial survey fee, this will be addressed in the attendant surveyor's overall contract cost calculations and will not show as a separate entity on the quotation acceptance or final invoice.



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AGREEMENT OF THESE CONDITIONS

Given the current volatility in both the supply and cost of building materials our Quotation is valid for an initial acceptance period of 14 days only. After this time, and if found to be required, we reserve the right to alter the price you have been quoted. The information supplied in this report and quotation is for the intended recipient only. On no account should the information be passed on to any other person or organisation without the explicit consent of The Preservation Company Ltd.

CANCELLATION

Should you choose to cancel the contract then you may be responsible for meeting the cost of any outlays reasonably incurred by the Company, up to the point of cancellation.

Should you wish after acceptance to cancel this contract, please send written notice to:-

Mr Gavin White (Managing Director)
The Preservation Company Ltd
8 Low Road
Auchtermuchty
Cupar
Fife
KY14 7AU

Should you wish to accept our quotation, or indeed should you have any questions relative to any of the detail herein, please do not hesitate to contact our administrative assistant Diane Hetherington by e-mailing diane@thepreservationcompany.co.uk or by calling Head Office on 01334 461065, and your enquiry will be timeously attended to.

Yours sincerely



Colin Wilks CSRT CSSW
Senior Surveyor
Mobile: 07522 239641



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Quotation

Quotation (REF): QB0473
Client: Mrs Kirsty Venters – Venters Property
Property: 10 Aitken Street, Kirkcaldy, KY1 3DR.
Quotation Date: 10 June 2026

To all works detailed in this Quotation incorporating all labour and materials, as follows:

- Damp Proof Course, membrane installation and associated plasterwork specified, including Insurance Backed Guarantee cover: **£834 + VAT**

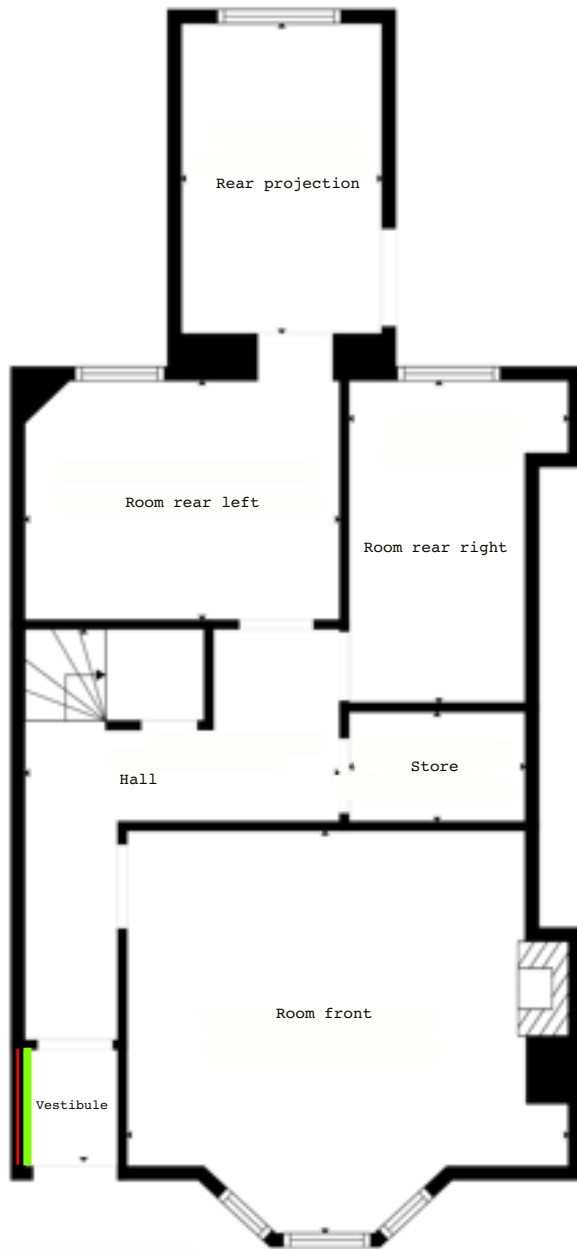
Enc
Report Drawing
Quotation Acceptance
Terms & Conditions
Insurance Backed Guarantee Information Leaflet
Condensation Leaflet





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B0473 10 Aitken Street, Kirkcaldy



-  Strip wall plaster up 1 metre, fix cavity drain membrane and plaster to finish.
-  Chemical dpc.



Condensation

in your property

A guide to the causes and how
to remedy the problem



CONDENSATION IN YOUR HOME...

is your home damp?

What is dampness?

Dampness can originate from:

- Leaking pipes, wastes, drainage and overflows;
- Rain water from defective roof coverings, blocked or leaking gutters and broken pipes;
- Penetrating dampness around windows, through walls and due to raised ground levels;
- Rising damp due to lack of, or no effective, damp proof course.

'**Condensation dampness**' is a condition that affects many homes and has probably become the major cause of 'environmental' dampness within a property. Condensation is particularly common in homes which are poorly heated and poorly insulated and usually gets worse in the colder winter months i.e. 'the condensation season'.

What is condensation?

There is always some moisture in the air, even if you cannot see it. If the air gets colder it cannot hold all the moisture and tiny drops of water appear. This is condensation. You also notice it when you see your breath on a cold day, or when the mirror mists over when you have a bath. Kitchens and bathrooms are often primary

sources of atmospheric water. Moisture is released into the air through normal daily activities such as washing, cooking, drying clothes, showering and bathing. This can occur commonly on windows or external walls, or cold surfaces within the fabric of the property. Look for it in corners, on or near windows, in or behind wardrobes and cupboards. It often forms on north-facing walls.

The problems of condensation can lead to staining and mould growth, damaging wallpaper, wall surfaces, window frames, furniture and clothing. The development of **mould growth** is the most tell-tale sign that is frequently associated with condensation. The appearance of mould may be black, white, yellow or green in colour, depending on the specific type of mould and the surface which it grows on. Black spot mould (*Aspergillus niger* or *Cladosporium spp*), for example forms pyramid profiles in wall corners and at wall/floor or wall/ceiling margins as a consequence of condensation.

Moulds are hydrophilic fungi in that they require high levels of surface moisture. Capillary held dampness (such as that originating through rising dampness) is not sufficient to cause mould growth. The mould requires free moisture on the surfaces to germinate.

WANT TO KNOW MORE? visit www.thepreservationcompany.co.uk



Tiny spores produced by the mould and the higher numbers of dust mites due to the moist conditions can increase the risk of asthma and respiratory illnesses in some people.

Maintaining a reasonable balance between heating, ventilation and insulation can reduce excessive condensation however, a major

review of lifestyle and occupation of the property is often necessary.

In the short-term you should wipe off the condensed water from windows and sills every morning during the condensation season. Wring out the cloth into a sink rather than drying out on a radiator.

Mould Cleaning

Regular cleaning away of mould is vital. To remove mould, wipe down walls and window frames with a preparatory mouldicide or fungicidal wash which carries a Health and Safety Executive approval number. Follow the manufacturer's instructions precisely which will provide longer term prevention. Spray containers of mouldicide can be obtained from chemists and retailers. Mould kits can be obtained from specialist suppliers.

Dry clean mildewed clothes and shampoo carpets. Disturbing the mould by brushing or vacuum cleaning can increase the risk of distribution of spores and respiratory problems.

After treatment, redecorate using a good quality fungicidal paint to help prevent mould. Note: this paint is not effective if over-coated with ordinary paints, emulsion or wallpaper. You can also obtain a mouldicide solution additive to mix with the paint. When wallpapering, use a paste containing a fungicide to prevent further mould growth.

Using a **dehumidifier** can control the airborne moisture and help reduce this problem, however dehumidifiers will not solve the **cause(s)** of the condensation problem.

The only lasting way of avoiding severe mould is to eliminate the cause of the dampness – condensation.

call **01334 461065**



TEA TIME!

Always cook with pan lids on and turn the heat down once the water has boiled.

How to avoid condensation

Produce less moisture

Reduce the potential for condensation by producing less water.

Always cook with pan lids on and turn the heat down once the water has boiled.

Only use the minimum amount of water for cooking vegetables.

When filling the bath, run the cold water first then add the hot – it will reduce the steam which leads to condensation by up to 90%.

Never dry laundry on radiators.

Dry washing outdoors if possible, or put it in the bathroom with the door closed and the window open or extractor fan on.

Extractor Fans should be automatically humidistat controlled – not solely activated by a light switch.

If you use a tumble dryer, make sure it is vented to the outside (DIY kits are available for this) or that the tumble dryer is of the new condensing type.

Don't use your gas cooker to heat your kitchen as it produces moisture when burning gas (you will notice the windows misting up).

Never use bottled gas heaters (Calor etc.) as they produce about 8 pints of moisture from an average-sized gas bottle.

Ventilate to remove moisture

You can ventilate your home without making draughts.

Some ventilation is needed to get rid of the moisture being produced at the time, including that from people's breathing. Keep trickle vents open at all times, alternatively open small window/top lights.

WANT TO KNOW MORE? visit www.thepreservationcompany.co.uk

BATH TIME!

When filling the bath, run the cold water first then add the hot – **it will reduce the steam which leads to condensation by up to 90%.**



Use passive Vapour Vents if no trickle vents are fitted to windows

Do not have airbricks fitted at low levels.

Kitchen and bathrooms require more ventilation due to cooking, washing, bathing and drying creating high levels of moisture which means opening windows.

Ideally these rooms should be fitted with humidistat controlled extractor fans (these work automatically when humid air is detected).

Close the bathroom and kitchen doors when these rooms are in use, even if the kitchen or bathroom has extractor fans. This stops the moisture reaching other rooms, especially bedrooms which are often colder and more vulnerable for condensation.

Allow space for the air to circulate in and around your furniture.

Open doors to ventilate cupboards and wardrobes.

Leave space between the backs of wardrobes and the wall.

Where possible, position wardrobes and furniture against internal walls i.e. walls which have a room on both sides rather than external walls.

To reduce the risk of mildew on clothes and other stored items, allow air to circulate round them by removing 'false' wardrobe backs or drilling breather holes in them.

You can place furniture on blocks to allow air to circulate beneath.

Never overfill wardrobes and cupboards as it restricts air circulation.

The use of Positive Pressure FLAT or LOFT ventilation systems can be considered, whereby fresh, dry filtered air at ambient temperature is introduced continuously into the property – diluting and displacing stale, moist air and reducing the cause of condensation within the property.

call **01334 461065**



KEEP WARM!

In cold weather, the best way to keep rooms warm enough to avoid condensation is to keep low background heating on all day,

How to avoid condensation

Heat your home a little more

In cold weather, the best way to keep rooms warm enough to avoid condensation is to keep low background heating on all day, even when there is no one at home. This is very important in flats and bungalows and other homes where the bedrooms are not above a warm living room.

If you have central heating, set it to provide background warmth in ALL rooms including unused rooms. Otherwise install suitable thermostatically controlled heaters where necessary.

The thermostats will help control heating and costs, remember to provide background ventilation at the same time.

Use the heating system on a regular balanced cycle **with all radiators working to all rooms during colder periods.**

DO NOT USE PARAFFIN OR BOTTLED GAS HEATERS FOR THIS PURPOSE.

Insulate and draft proof

Draughtproofing of windows and outside doors will help keep your home warm which should result in lower fuel bills. When the home is warmer, condensation is less likely to occur.

When draftproofing:

Do not block permanent ventilators

Do not block unused chimney breasts – fit a ventilator/air brick

Do not draughtproof rooms where there is a fuel burning heater (e.g. Gas Fire)

Do not draughtproof windows in bathrooms and kitchens

WANT TO KNOW MORE? visit www.thepreservationcompany.co.uk

Insulation should also be considered for:

- Roofs
- Cavity walls
- Sloping ceilings (soffit)

If you have sloping ceilings, under roof slopes, these are traditionally poorly insulated. Sloping soffits can be insulated internally with dry-lining or insulated plasterboard - otherwise the roof requires stripping back to fit insulation between the rafters.



call **01334 461065**



The Preservation Company Ltd

T: 01334 461065

W: thepreservationcompany.co.uk

E: info@thepreservationcompany.co.uk



Correspondence Address:

8 Low Road Auchtermuchty KY14 7AU

Customer Service Telephone:

St Andrews: 01334 461065

Auchtermuchty: 01337 827282

Dunfermline: 01383 661177

Edinburgh: 0131 603 4643

Dollar: 01259 781648

e-mail: info@thepreservationcompany.co.uk

web: www.thepreservationcompany.co.uk

Quotation Acceptance

Quotation (REF): QB0473

Client: Mrs Kirsty Venters – Venters Property

Property: 10 Aitken Street, Kirkcaldy, KY1 3DR.

Quotation Date: 10 June 2026

To all works detailed in this Quotation incorporating all labour and materials, as follows:

- Damp Proof Course, membrane installation and associated plasterwork specified, including Insurance Backed Guarantee cover: **£834 + VAT**

25% Deposit required: £250.20

To The Preservation Company:

I hereby acknowledge and accept this quotation in accordance with the scope and terms and conditions:



Building Solutions for Dampness, Fungal Decay and Timber Infestation

Director: G. A. White. Registered company address: Kinburn Castle, St Andrews, Fife KY16 9DR
The Preservation Company of Scotland Ltd. Company reg number: 359187 (Scotland). VAT number: 995 5130 88

.....
On behalf of the Client

.....
Date

Payments can be made via the following routes:

- Cheque made payable to The Preservation Company and sent to 8 Low Road, Auchtermuchty KY14 7AU
- By BACS to RBS, Sort Code 83-26-28, Account No. 16240313
- By Debit or Credit Card.



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8 Low Road
Auchtermuchty
Fife,
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T: ST ANDREWS : 01334 461065
T: DOLLAR : 01259 781648
T: EDINBURGH: 0131 603 4643
E: info@thepreservationcompany.co.uk
W: www.thepreservationcompany.co.uk

RECEIPT

INVOICE: QB0473 SURVEY FEE
DATE: 10 JUNE 2026

TO:
Nicola Dall & Neil Paylor
By email: neil.paylor1@gmail.com

PROPERTY ADDRESS (IF DIFFERENT):

COMMENTS OR SPECIAL INSTRUCTIONS:

Quote Reference	Instructed By	TERMS
QB0473	Kirsty Venters	7 DAYS

DESCRIPTION	TOTAL
To survey carried out at 10 Aitken Street Kirkcaldy KY1 3DR	£135.00
RECEIVED WITH THANKS	
SUBTOTAL	£135.00
V.A.T.	£27.00
TOTAL DUE	£162.00

Payment can be made by BACS, by cheque payable to The Preservation Company or by Debit or Credit Card
Bank Details: RBOS Sort Code 83-26-28, Account No. 16240313

For International Funds Transfer - IBAN No. GB22 RBOS 8326 2816 2403 13 - IBAN BIC No. RBOS GB 2L
If you have any questions concerning this invoice, please contact Gavin White 01334 461065 or 01259 781648.

Thank you for your business!

Building Solutions for Dampness, Fungal Decay and Timber Infestation
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The Preservation Company of Scotland Ltd. Company reg number: 359187 (Scotland). VAT number: 995 5130 88



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