TORRANCE PARTNERSHIP ESTD 1976

SURVEYING THE HIGHLANDS & ISLANDS

Home Report

AULTVAID
2B GLEN BERNISDALE
PORTREE
IV51 9NP

TORRANCE PARTNERSHIP ESTD 1976
SURVEYING THE HIGHLANDS & ISLANDS

Energy Performance Certificate

Energy Performance Certificate (EPC)

Dwellings

AULTVAID, 2B, GLEN BERNISDALE, PORTREE, IV51 9NP

Dwelling type:	Detached bungalow
Date of assessment:	28 July 2026
Date of certificate:	30 July 2026
Total floor area:	95 m²
Primary Energy Indicator:	245 kWh/m²/year

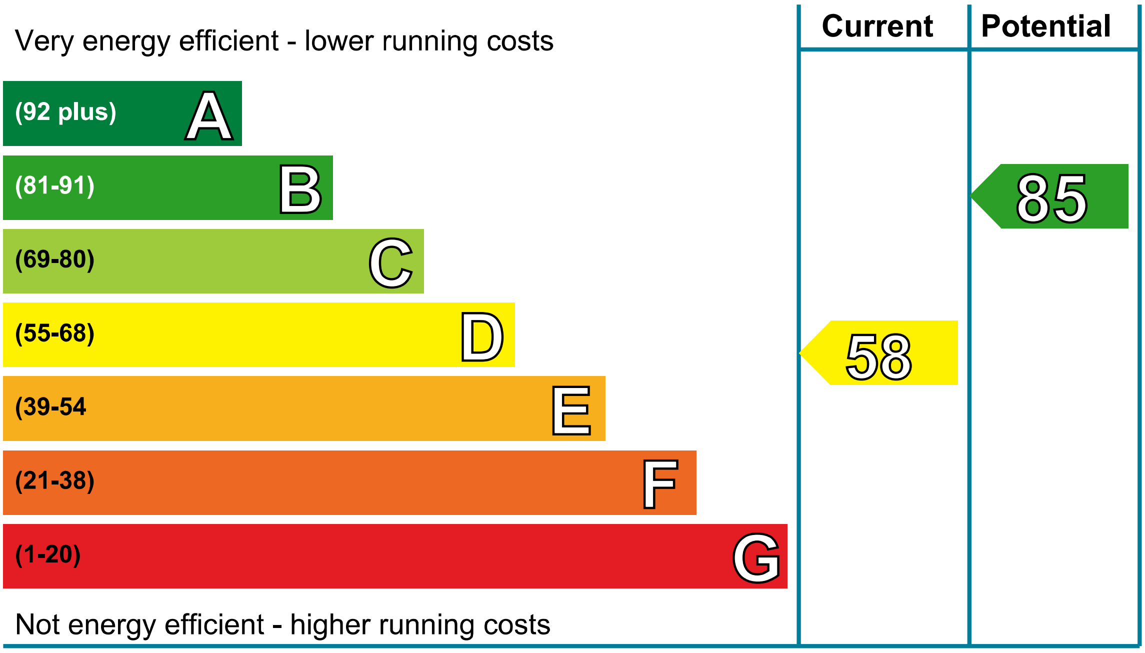
Reference numb
Type of assessm
Approved Orga
Main heating an

You can use this document to:

- **Compare current ratings of properties to see which are more energy effic**
- **Find out how to save energy and money and also reduce CO_2 emissions**

Estimated energy costs for your home for 3 years*	
Over 3 years you could save*	

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



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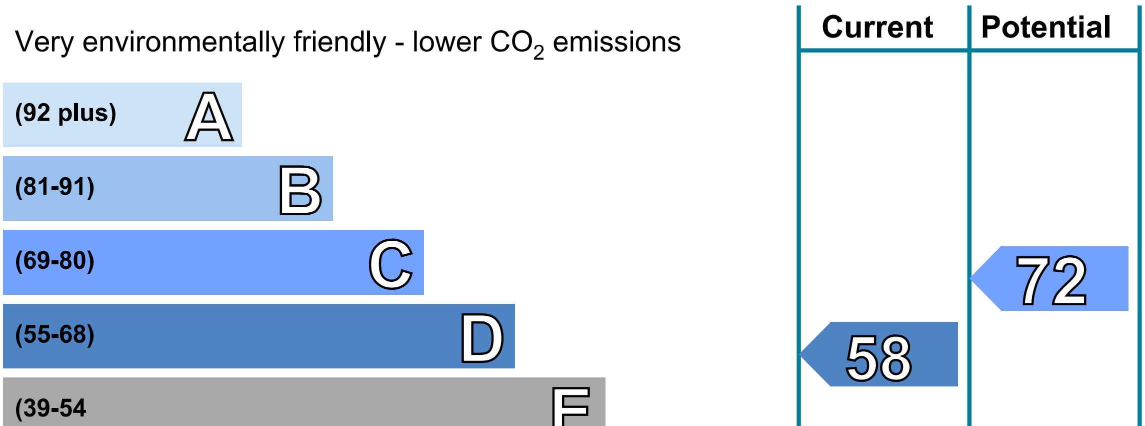

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Summary of the energy performance related features

This table sets out the results of the survey which lists the current energy-relat
is assessed by the national calculation methodology; 1 star = very poor (least e
average, 4 stars = good and 5 stars = very good (most efficient). The assessm
condition of an element and how well it is working. ‘Assumed’ means that the i
assumption has been made in the methodology, based on age and type of con
the last page of this report for further information relating to items in the table.

Element	Description	Ener
Walls	Timber frame, as built, insulated (assumed)	★
Roof	Pitched, 250 mm loft insulation	★
Floor	Suspended, no insulation (assumed)	
Windows	Fully double glazed	★
Main heating	Boiler and radiators, oil	★
Main heating controls	Programmer, TRVs and bypass	★
Secondary heating	Room heaters, dual fuel (mineral and wood)	
Hot water	From main system	★
Lighting	Excellent lighting efficiency	★

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodolog
for heating, hot water, lighting and ventilation and then applies fuel costs to tha
for your home. The rating is given on a scale of 1 to 100. Other than the cost o
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
which may be different from the way you use it. The rating also uses national w
between buildings in different parts of Scotland. However, to make information
weather data is used to calculate your energy use, CO_2 emissions, running cos
improvements.

The impact of your home on the environment

Estimated energy costs for this home

	Current energy costs	Potential energy co
Heating	£3,573 over 3 years	£2,835 over 3 years
Hot water	£1,116 over 3 years	£996 over 3 years
Lighting	£192 over 3 years	£192 over 3 years
Totals	**£4,881**	**£4,023**

These figures show how much the average household would spend in this prop
This excludes energy use for running appliances such as TVs, computers and
electricity generated by this home (for example, from photovoltaic panels). The
the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance o
ratings after improvements listed below are cumulative; that is, they assume th
the order that they appear in the table. Further information about the recomme
actions to take today to save money is available from the Home Energy Scotla
0808 808 2282. Before carrying out work, make sure that the appropriate perm
This may include permission from a landlord (if you are a tenant) or the need to
types of work.

	Recommended measures	Indicative cost	Typical sa per yea
1	Floor insulation (suspended floor)	£5,000 - £10,000	£154
2	Add additional 80 mm jacket to hot water cylinder	£20 - £40	£13
3	Upgrade heating controls	£220 - £250	£63
4	Replace boiler with new condensing boiler	£2,200 - £3,500	£56
5	Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£216

About the recommended measures to improve your ho

This section offers additional information and advice on the recommended impro

1 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve leve lower fuel bills. Suspended floors can often be insulated from below but mu prevent dampness; seek advice about this if unsure. Further information ab many sources including www.energysavingtrust.org.uk/scotland/Insulation/ generally apply to this work so it is best to check with your local authority b

2 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder will help maintain the water at the required temperature; this will reduce the fuel bills. The jacket should be fitted over the top of the existing foam insula clamped to the cylinder. Hot water pipes from the hot water cylinder should pipe insulation of up to 50 mm thickness, or to suit the space available, for reduce losses in summer. All these materials can be purchased from DIY s DIY enthusiast.

3 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to competent heating engineer should be asked to do this work. Insist that the well as the pump and that the thermostatic radiator valve is removed from a thermostat. Building regulations generally apply to this work and a building to check with your local authority building standards department and seek a engineer.

4 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types fuel to heat this property. This improvement is most appropriate when the e repair or replacement, however there may be exceptional circumstances m boilers need a drain for the condensate which limits their location; rememb the room containing the existing boiler even if the latter is to be retained for makeover). Building regulations generally apply to this work and a building to check with your local authority building standards department and seek a engineer.

5 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via pa

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release into the atmosphere when they are used. Installing these sources may help red 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 hor estimates showing how an average household uses energy. These estimates r which could be higher or lower. You might spend more money on heating and efficient. The table below shows the potential benefit of having your loft and wa https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation
Space heating (kWh per year)	11,097.67	N/A
Water heating (kWh per year)	2,830.78	

Addendum

When considering the PV installation consider installing PV battery and a PV d

About this document

This Recommendations Report and the accompanying Energy Performance Ce years. These documents cease to be valid where superseded by a more recen carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this energy assessment undertaken by an assessor accredited by Elmhurst (www.e Organisation Appointed by Scottish Ministers. The certificate has been produc Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC re document by visiting www.scottishepcregister.org.uk and entering the report re top of this page.

Assessor's name:	Mr. Jonathan Lamont
Assessor membership number:	EES/032719
Company name/trading name:	Torrance Partnership LLP

Advice and support to improve this property

There is support available, which could help you carry out some of the improve
on page 3 and stop wasting energy and money.For more information, visit gree
Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and i
efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

TORRANCE PARTNERSHIP

ESTD 1976

SURVEYING THE HIGHLANDS & ISLANDS

Single Survey

Single Survey

survey report on:

Property address	AULTVAID, 2B GLEN BERNISDALE, PORTREE, IV51 9NP

Customer	Stuart Plowman

Customer address	

Prepared by	Torrance Partnership

Date of inspection	28th July 2026

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" *is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;*

- the "Property" is the property which forms the subject of the Report;

- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The subjects comprise of a detached bungalow.
Accommodation	Entrance hallway, lounge/dining room, kitchen, 3 bedrooms and bathroom.
Gross internal floor area (m^2)	95 or thereby.
Neighbourhood and location	The subjects are located within a rural setting, approximately 10 miles from Portree where most amenities are available.
Age	Approximately 50 years.
Weather	Fair. The report should be read in context of these weather conditions.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** One rendered chimney stack is provided.
Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **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.** The roof is of timber framed design which is pitched and clad with concrete inter locking tiles. Access to the roof space is by way of trap hatch located within the hallway. Our inspection of the roof space was restricted to head and shoulders from the hatch only due to the lack of fixed crawl boards.

Rainwater fittings	The rainwater fittings are of UPVC manufacture.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** Main walls to the property are of a timber frame design, blockwork outer leaf with a render finish externally and plasterboard lined internally.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** Windows and doors to the property are UPVC double glazed manufacture.

External decorations	**Visually inspected.** External elements have a painted finish.

Conservatories / porches	None.

Communal areas	None.

Garages and permanent outbuildings	**Visually inspected.** Two sheds are located to the right hand gable wall. The sheds are deemed sectional/moveable and are therefore outwith the scope of the Home Report.

Outside areas and boundaries	**Visually inspected.** Areas of garden ground are provided around the property which is bounded by way of post and wire fencing. A stream runs through the property to the left hand boundary. Driveway parking is available.

Ceilings	**Visually inspected from floor level.** Of plasterboard design.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Of timber frame with a plasterboard finish over.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** **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.** **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.** Flooring throughout is of suspended timber construction. No access was available to inspect any sub floor areas.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Internal joinery is consistent for a property of this age and type with the kitchen provided with floor and wall mounted units.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** An open fire is located within the lounge.

Internal decorations	**Visually inspected.** Internal decorations comprise a paint, wallpaper or tile finish to the walls with the ceilings having a paint or wallpaper finish. Joinery elements have a painted finish.

Cellars	None.

Electricity	**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.** Mains supply with the consumer unit located within a kitchen cupboard. The meter is located externally to the rear of the property.

Gas	None.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Mains supply. Where seen the plumbing installation would appear to be of PVC or copper pipework. Sanitaryware to the bathroom comprises a bath, wash hand basin and WC with an over bath shower electric shower unit fitted.

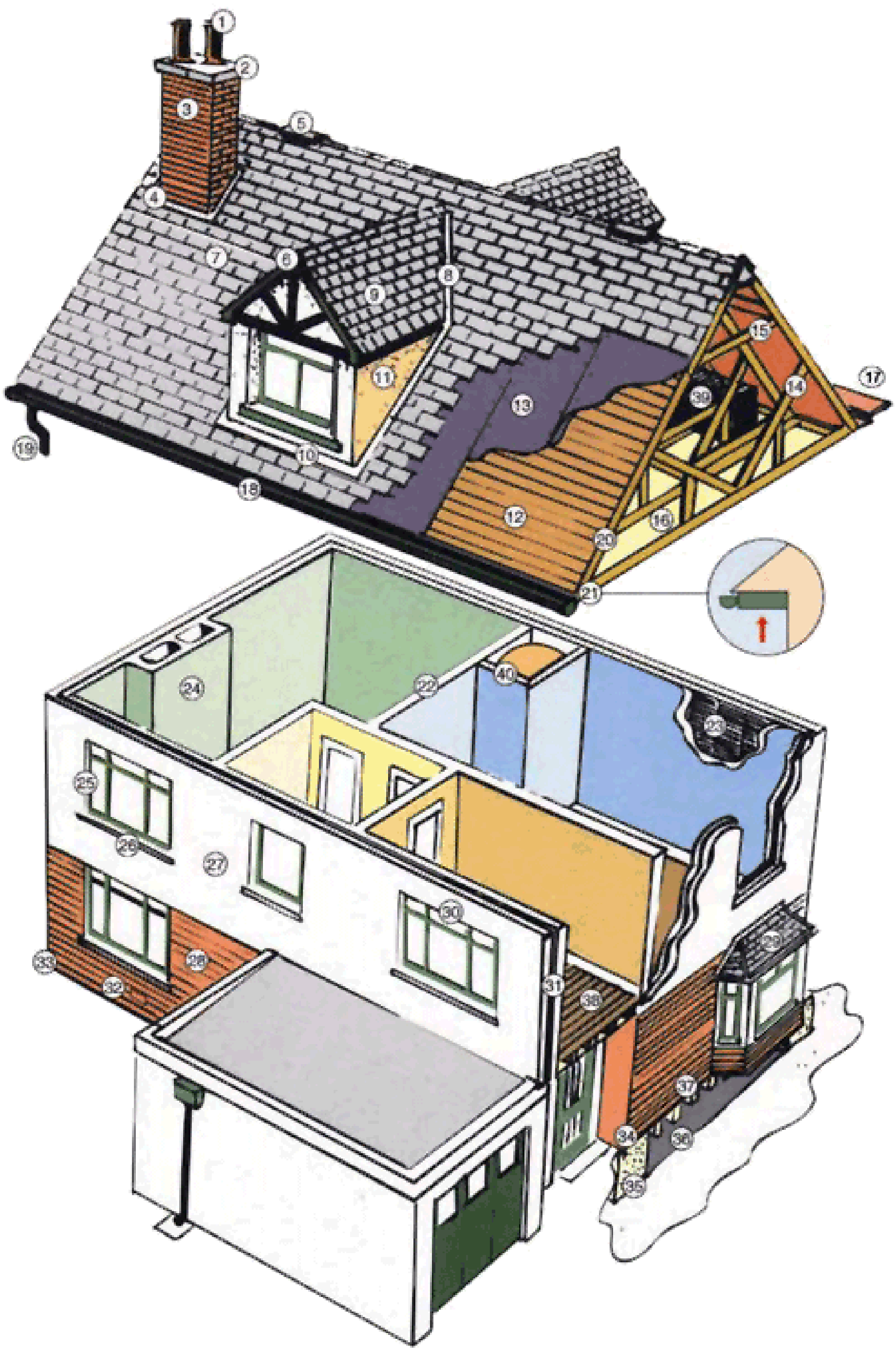
Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** Heating to the property is by way of an oil fired boiler, located within the kitchen, to water filled radiators throughout. Hot water to the property is by way of the boiler to a hot water cylinder located within the roof space.

Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** Connected we assume to a private septic tank which was not located.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Smoke detection noted. The surveyor will only comment on the presence of smoke detection etc, but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire safety legislation. Fire Safety legislation effective from February 2022 requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat detecting alarm must be installed in every kitchen area and all smoke and heat alarms must be ceiling mounted and interlinked. Where there is a carbon- fuelled appliance, e. g. central heating boiler, open fire, wood burning stove, etc. a carbon monoxide detector is also required. The purchaser(s) should appraise themselves of the requirements of this legislation and engage with appropriately accredited contractors to ensure compliance.

Any additional limits to inspection	Access throughout the property was restricted due to floor coverings, furnishings and belongings. Stored items (particularly in cupboards) have not been moved. No access was gained to any sub floor areas. There are no fixed crawl boards to the roof space areas. Roof space inspection was limited to head and shoulders. All properties built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask a specialist to undertake an appropriate test. We have not made checks to ascertain whether the property lies within a Radon area. Further advice could be sought from UK Radon. We have not been able to ascertain whether safety glass has been installed to glazing where required. No checks have been made with regard to flood risk. We have not carried out an inspection for Japanese Knotweed or other invasive plant species and unless otherwise stated for the purposes of this report we have assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties. The identification of Japanese Knotweed or other invasive plant species should be made by a Specialist Contractor. Due to the location of the sheds, access was limited to inspect the right hand gable wall.

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	Evidence of settlement was noted. On the basis of a single visit this is considered to be of longstanding.

Dampness, rot and infestation

Repair category	1
Notes	Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. No obvious evidence of significant dampness, rot or wood boring insect infestation.

Chimney stacks

Repair category	1
Notes	No significant defects were apparent.

Roofing including roof space

Repair category	1
Notes	Some wear was noted to the roof tiles. Roof tiles were designed with a life expectancy of 50- 60 years, however, this may vary due to factors including exposure or surface wear. Further advice could be sought from a roofing contractor. All roofs may be susceptible to water penetration during extreme weather conditions, which may not be identifiable during normal survey conditions. Periodic inspection and repair are advised.

Rainwater fittings	
Repair category	2
Notes	Rainwater fittings are showing signs of fading which may affect the integrity of the plastic. Staining was noted to some joints which may indicate past or present leakage. It should be noted that a full assessment of the rainwater fittings can only be made during heavy rainfall.

Main walls	
Repair category	1
Notes	No significant defects were apparent.

Windows, external doors and joinery	
Repair category	2
Notes	A number of double glazed units have condensed. Two window handles are missing and will need replaced. We would point out that we have not tested all windows and doors. Ongoing easing, oiling and replacement of mechanisms as required should be undertaken.

External decorations	
Repair category	1
Notes	Weathering noted to external joinery. It should be ensured that all external timbers are adequately protected from weathering.

Conservatories/porches	
Repair category	-
Notes	None.

Communal areas	
Repair category	-
Notes	None.

Garages and permanent outbuildings	
Repair category	-
Notes	None.

Outside areas and boundaries	
Repair category	1
Notes	No significant defects were apparent however boundary maintenance will be an ongoing concern.

Ceilings	
Repair category	1
Notes	Staining noted within the hallway however this tested dry at the time of inspection.

Internal walls	
Repair category	1
Notes	No significant defects were apparent.

Floors including sub-floors	
Repair category	2
Notes	Flooring to some areas of the property would appear to be uneven with the rear bedroom floor suffering from a slight degree of bounce, further checks could be undertaken in this regard. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.

Internal joinery and kitchen fittings	
Repair category	2
Notes	Wear and tear noted to kitchen units. Sections of missing skirting boards were noted to be missing.

Chimney breasts and fireplaces	
Repair category	2
Notes	No significant defects were apparent.

Internal decorations	
Repair category	2
Notes	Some upgrading has been undertaken to walls throughout the property, however, further upgrading to personal preference may be considered.

Cellars	
Repair category	-
Notes	

Electricity	
Repair category	3
Notes	The installation is to an older specification with wired fuses in use. It would be prudent for the installation to be fully inspected and upgraded as necessary. The Institution of Engineering and Technology recommends that inspection and testing is undertaken at least every 10 years and on change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have installations which fully comply with present IET regulations.

Gas	
Repair category	-
Notes	

Water, plumbing and bathroom fittings	
Repair category	1
Notes	The bathroom fitments are of a coloured pattern and upgrading to personal preference maybe considered. Ongoing checks should be made to plumbing fitments and sealants. Failure of seals can result in dampness and decay to adjoining/underlying areas.

Heating and hot water	
Repair category	1
Notes	The foam insulation is coming off at the top of the hot water cylinder. Replacement of the insulation may be considered. We assume the heating and hot water appliances have been installed and maintained in line with the manufacturer's guidelines and assume service records are available.

Drainage	
Repair category	1
Notes	No significant defects were apparent. We assume the septic tank has been registered with SEPA and meets their requirements. Drainage is to a private system. The maintenance liability, rights of access and SEPA consents should be confirmed.

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

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

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

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

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

3. Accessibility information

Guidance notes on accessibility information

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

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer
Areas of land were viewed from around the dwelling or from vantage points on public roads only. The Solicitor must also ensure that any prospective purchaser fully understands the nature, criteria and basis of a Home Report and in particular what a Home Report is and what it is not (an exhaustive Condition Report) and this should be done before any prospective purchaser makes an offer for this property based on the content of this report. If the Solicitor or purchaser requires any clarification in relation to this, they must contact the surveyor or familiarise themselves with the nature and criteria of this type of report. It should be checked/confirmed that the tenure is absolute ownership and that there are no unduly onerous conditions or restrictive servitudes contained in the Title. Advice should be sought with regard to the exact extent of ground pertaining to the subjects. Where defects or repairs have been identified within this Home Report, regardless of whether reported as category 1, 2 or 3 (please read category definitions), it is always best practice to obtain detailed competitive estimates from reputable contractors or specialists prior to entering into any legally binding contract. Drainage is to a private system. The maintenance liability, rights of access and SEPA consents should be confirmed.

Estimated reinstatement cost for insurance purposes
£385,000 This figure is an opinion of an appropriate sum for which the property and significant outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussion with your insurers is advised. The figure should be reviewed annually and in the light of any future alterations or additions.

Valuation and market comments
The market value of the property as described in this report is £210,000 (Two Hundred and Ten Thousand Pounds). This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, Title restrictions or servitude rights. The property is of a type for which there tends to be a reasonable demand.

Signed	Security Print Code [564633 = 5018] Electronically signed

Report author	Jonathan Lamont

Company name	Torrance Partnership

Address	1st Floor, Larkfield, 23 Southside Road, Inverness, IV2 3BG

Date of report	3rd August 2026

Mortgage Valuation Report

TORRANCE PARTNERSHIP ESTD 1976
SURVEYING THE HIGHLANDS & ISLANDS

Property Address

Address	AULTVAID, 2B GLEN BERNISDALE, PORTREE, IV51 9NP
Seller's Name	Stuart Plowman
Date of Inspection	28th July 2026

Property Details

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

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

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

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

Approximate Year of Construction: 1976

Tenure

[X] Absolute Ownership [ ] Leasehold Ground rent £ [ ] Unexpired years [ ]

Accommodation

Number of Rooms: 1 Living room(s), 3 Bedroom(s), 1 Kitchen(s), 1 Bathroom(s), 0 WC(s), 0 Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings): 95 m^2 (Internal), 108 m^2 (External)

Residential Element (greater than 40%) [X] Yes [ ] No

Garage / Parking / Outbuildings

[ ] Single garage [ ] Double garage [X] Parking space [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

Mortgage Valuation Report

Construction

Walls	[ ] Brick	[ ] Stone	[ ] Concrete	[X] Timber frame	
	[ ] Solid	[ ] Cavity	[ ] Steel frame	[ ] Concrete block	[ ] Other (specify in General Remarks)
Roof	[X] Tile	[ ] Slate	[ ] Asphalt	[ ] Felt	
	[ ] Lead	[ ] Zinc	[ ] Artificial slate	[ ] Flat glass fibre	[ ] Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement?	[X] Yes	[ ] No
If Yes, is this recent or progressive?	[ ] Yes	[X] No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	[ ] Yes	[X] No

If Yes to any of the above, provide details in General Remarks.

Service Connection

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

Drainage	[ ] Mains	[X] Private	[ ] None	Water	[X] Mains	[ ] Private	[ ] None
Electricity	[X] Mains	[ ] Private	[ ] None	Gas	[ ] Mains	[ ] Private	[X] None
Central Heating	[X] Yes	[ ] Partial	[ ] None				

Brief description of Central Heating:

Full oil to water filled radiators.

Site

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

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

Location

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

Planning Issues

Has the property been extended / converted / altered? [ ] Yes [X] No

If Yes provide details in General Remarks.

Roads

- [X] Made up road
- [ ] Unmade road
- [ ] Partly completed new road
- [ ] Pedestrian access only
- [X] Adopted
- [ ] Unadopted

Mortgage Valuation Report

General Remarks

The subjects comprise of a detached bungalow within a rural setting approximately 10 miles from Portree where most amenities are to be found.

At the time of our inspection the property was found to be in fair condition for one of it's age and type with any items identified will be attended to during routine maintenance and repairs.

Essential Repairs

None.

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

Mortgage Valuation Report

Comment on Mortgageability

The subjects provide adequate security for mortgage loan terms, however, the final decision rests with your preferred lender.

Valuations

Market value in present condition	£ 210,000
Market value on completion of essential repairs	£
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£ 385,000
Is a reinspection necessary?	☐ Yes ☒ No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£
Is the property in an area where there is a steady demand for rented accommodation of this type?	☐ Yes ☐ No

Declaration

Signed	Security Print Code [564633 = 5018] Electronically signed by:-
Surveyor's name	Jonathan Lamont
Professional qualifications	BSc (Hons) AssocRICS
Company name	Torrance Partnership
Address	1st Floor, Larkfield, 23 Southside Road, Inverness, IV2 3BG
Telephone	01463 237999
Fax	
Report date	3rd August 2026

TORRANCE PARTNERSHIP ESTD 1976

SURVEYING THE HIGHLANDS & ISLANDS

Property Questionnaire

Property Questionnaire

Property address	AULTVAID, 2B GLEN BERNISDALE, PORTREE, IV51 9NP

Seller(s)	Stuart Plowman (Executor)

Completion date of property questionnaire	27/07/2026

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? 25years	
2.	**Council tax**	
	Which Council Tax band is your property in? (Please circle) **A B C D E F G H**	
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)** • **Garage** ☐ • **Allocated parking space** ☐ • **Driveway** ☑ • **Shared parking** ☐ • **On street** ☐ • **Resident permit** ☐ • **Metered parking** ☐ • **Other (please specify):**	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (i.e. an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**~~Yes~~ / ~~No~~ / Don't know**

5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	**~~Yes~~ / 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)?** **If you have answered yes, please describe below the changes which you have made:**	**~~Yes~~ / 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:**	**~~Yes~~ / ~~No~~**
b.	**Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **If you have answered yes, please answer the three questions below:**	**~~Yes~~ / No**
	(i) Were the replacements the same shape and type as the ones you replaced?	**~~Yes~~ / ~~No~~**
	(ii) Did this work involve any changes to the window or door openings?	**~~Yes~~ / ~~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.	**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).** **If you have answered yes / partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).** oil fired **If you have answered yes, please answer the three questions below:**	Yes / ~~No~~ / ~~Partial~~
b.	**When was your central heating system or partial central heating system installed?**	?
c.	**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:**	~~Yes~~ / No
d.	**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?	~~Yes~~ / No
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to your property while you have owned it?** **If you have answered yes, is the damage the subject of any outstanding insurance claim?**	~~Yes~~ / No ~~Yes~~ / ~~No~~
b.	**Are you aware of the existence of asbestos in your property?** **If you have answered yes, please give details:**	~~Yes~~ / No

10.	Services	
a.	Please tick which services are connected to your property and give details of the supplier:	
b.	Is there a septic tank system at your property? If you have answered yes, please answer the two questions below:	Yes / ~~No~~
c.	(i) Do you have appropriate consents for the discharge from your septic tank?	~~Yes~~ / ~~No~~ / Don't know
d.	(ii) Do you have a maintenance contract for your septic tank? If you have answered yes, please give details of the company with which you have a maintenance contract:	~~Yes~~ / No

Services	Connected	Supplier
Gas / liquid petroleum gas		
Water mains / private water supply	✓	Scotish Water
Electricity	✓	OVO Energy
Mains drainage	—	
Telephone	✓	BT
Cable TV / satellite	—	
Broadband	✓	?

Property Questionnaire

11.	**Responsibilities for Shared or Common Areas**	
a.	**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?** **<u>If you have answered yes</u>, please give details:**	**~~Yes~~ / ~~No~~ / Don't Know**
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **<u>If you have answered yes</u>, please give details:**	**~~Yes~~ / ~~No~~ / Not applicable**
c.	**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?**	**~~Yes~~ / No**
d.	**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?** **<u>If you have answered yes</u>, please give details:**	**~~Yes~~ / No**
e.	**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?** **<u>If you have answered yes</u>, please give details:**	**~~Yes~~ / No**
f.	**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.)** **<u>If you have answered yes</u>, please give details:**	**~~Yes~~ / No**
12.	**Charges associated with your property**	
a.	**Is there a factor or property manager for your property?** **<u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:**	**~~Yes~~ / No**

b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	~~Yes~~ / No / ~~Don't Know~~ ~~Yes~~ / ~~No~~ / ~~Don't Know~~
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	**Specialist works**	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:	~~Yes~~ / No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? If you have answered yes, please give details:	~~Yes~~ / No
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? If you have answered yes, 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 please write below who has these documents 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. Guarantees are held by:	~~Yes~~ / ~~No~~

14.	**Guarantees**						
a.	**Are there any guarantees or warranties for any of the following:**						
(i)	**Electrical work**	~~**No**~~	~~**Yes**~~	Don't know	~~**With title deeds**~~	~~**Lost**~~	~~**Cannot Answer***~~
(ii)	**Roofing**	~~**No**~~	~~**Yes**~~	Don't know	~~**With title deeds**~~	~~**Lost**~~	~~**Cannot Answer***~~
(iii)	**Central heating**	~~**No**~~	~~**Yes**~~	Don't know	~~**With title deeds**~~	~~**Lost**~~	~~**Cannot Answer***~~
(iv)	**NHBC**	~~**No**~~	~~**Yes**~~	Don't know	~~**With title deeds**~~	~~**Lost**~~	~~**Cannot Answer***~~
(v)	**Damp course**	~~**No**~~	~~**Yes**~~	Don't know	~~**With title deeds**~~	~~**Lost**~~	~~**Cannot Answer***~~
(vi)	**Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)**	~~**No**~~	~~**Yes**~~	Don't know	~~**With title deeds**~~	~~**Lost**~~	~~**Cannot Answer***~~
b.	**If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):**						
c.	**Are there any outstanding claims under any of the guarantees listed above?** **If you have answered yes, please give details:**	**~~Yes~~ / ~~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:**	**~~Yes~~ / No / ~~Don't know~~**					

16.	Notices that affect your property	
	In the past 3 years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	~~Yes~~ / No / ~~Don't know~~
b.	that affects your property in some other way?	~~Yes~~ / No / ~~Don't know~~
c.	that requires you to do any maintenance, repairs or improvements to your property?	~~Yes~~ / No / ~~Don't know~~
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the 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.

Signature(s): ______________________________

____

Date: ______________________________

TORRANCE PARTNERSHIP ESTD 1976

SURVEYING THE HIGHLANDS & ISLANDS