ALLIED
SURVEYORS
SCOTLAND

Home Report

Mill of Air
Garlogie
Westhill
AB32 6SA

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Mill of Air
Garlogie
Westhill
AB32 6SA

Section 1

Single Survey and Mortgage Valuation Report

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SCOTLAND

Single Survey

survey report on:

Property address	Mill of Air, Garlogie, Westhill, AB32 6SA

Customer	Mr I MacMaster and Mrs J MacMaster

Customer address	Mill of Air, Garlogie, Westhill, AB32 6SA

Prepared by	Allied Surveyors Scotland Ltd

Date of inspection	12th February 2026

Terms and Conditions

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. ☒

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.

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[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

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[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 property comprises a two storey detached house with a single storey addition at its west side and an integral triple garage.

Accommodation	Summary of main accommodation: 4 living rooms, 3 bedrooms, 2 bathrooms. Ground floor: vestibule, hall, living room/office, dining room/family room, kitchen/dining room, utility room and store off hall, shower room. First floor: 3 bedrooms, bathroom, store off landing, sitting room.

Gross internal floor area (m²)	The gross internal floor area of the house extends to approximately 200 square metres, split between the ground floor of 92 square metres and the first floor of 108 square metres.

Neighbourhood and location	The property lies on its own in a rural setting. It is adjoined on its south and east sides by private access tracks and otherwise is adjoined and surrounded by agricultural land. Access to the property is off the B9119, firstly along 460 metres of a private tarred road understood to be owned by Dunecht Estate and secondly across a bridge over the Leuchar Burn and along 300 metres of private stone track. The property is located 4 miles from Westhill (population 12,500), which has a secondary school, wide range of shops and community facilities, and a significant employment base. It is understood that the property lies within the catchment for Skene Primary School, 2.5 miles away. Aberdeen City Centre is 11 miles from the property.

Age	The original part of the property is likely to be around 125 years old. There have been two extensions in recent times, both undertaken by the present owners: (1) in 1981/82 the original part of the house was extensively renovated and heightened including a new roof and a 2 storey extension was added at the rear and (2) in 1999, a detached outbuilding at the rear was converted and extended into garaging on the ground floor and living accommodation on the first floor and a link added between this building and the remainder of the house.

Weather	The weather was dry and largely overcast during the inspection. The content of this report should be read in the context of these weather conditions.

Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** There is one chimney stack above the east gable wall of the original part of the house. It is built with dressed stone blocks, which are pointed, have a mix of lead and cement flashing around its base and one clay pot bed in cement haunching that is fitted with a metal cowl.

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 various roofs are pitched and slated. The roof of the original part was completely re-roofed and heightened as part of the 1981/82 extension work. External roof detail includes: concrete ridge sections incorporating ventilated sections at intervals bed in cement; to the front face skews lined with dressed stone coping and with cement flashing; 2 front bay windows with slated roofs and sides, clay ridge sections, hipped ends, zinc and lead valleys side slips and front flashing, timber facias soffits and window facings; 1 central front velux roof window; slate vents in the front face; the rear face is at a shallower pitch and is overhanging at eaves and gables with timber facias and soffits. A partial inspection of the roof space was made from a hatch in the first floor store ceiling that is fitted with a fold-down timber ladder. The roof is formed with timber trusses overlaid with timber sarking boards. A layer of slate underfelt was visible between the gaps of the sarking boards. The central section of roof space has a chipboard floor, there was an average of around 300mm of mineral wool insulation between and over the joists above the original part and 400mm above the rear extension part, and there is a fitted fluorescent light. The roof of the single storey addition has clay ridge sections, a hipped end with concrete lined hip ridges, a velux roof window (into roof space) and cement flashing along its junction with the adjoining gable wall. A partial inspection of its roof space was made from a hatch in the kitchen ceiling fitted with a fold-down timber ladder. The roof space is floored and the majority of the sides and ceiling are plasterboard lined, incorporating around 100mm of insulation between the rafters (only partially visible). The roof of the rear 1999 extension has: similar ridging; raised skews at each gable with dressed stone coping and lead flashing; in its east face 2 bay windows of similar construction to the front bays; velux roof windows in both the linking section (above the

Roofing including roof space	stairway/landing) and in its west face; lead flashings. No inspection of its roof space was possible as there is no access hatch.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater fittings are cast iron to the front and single storey part, and plastic to the remainder. Gutters are half round, with the plastic guttering being deep flow and downpipes are round.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The majority of the walls of the original parts of the house are built with solid stone and are pointed externally. They are between 600-700mm thick, including the internal wall lining. The walls of the front 1.5 storey part were heightened as part of the 1981/82 works, with a concrete block inner skin (visible in the roof space) and a pointed stone outer skin. The walls of the rear 1981/82 extension are built with concrete block and are roughcast externally. The walls of 1999 extension, the majority of which was a former outbuilding, are pointed stone to first floor level and concrete block above roughcast externally.

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.** The owners advised that the windows were all renewed around 2000. They are pine framed double glazed casement windows, with opening casements being a mix of tilt and turn casements, and top hinged casements. There are three external doors: (1) main door (a) external door into vestibule - solid pine linings style door, reinforced, multiple locking mechanism (MLM), with externally a slated canopy with a timber lined gable supported by 2 timber poles and a tiled floor and (b) inner door into hall - pine framed double glazed external grade door fitted with mortice lock; (2) rear door into rear part of hall - a pair of pine framed double glazed doors, glazing dated 2005, MLM; (3) kitchen door - pine door with double glazed upper pane, MLM.

External decorations	**Visually inspected.** The external joinery is stained dark brown.

Conservatories / porches	There are no conservatories or porches.

Communal areas	**Circulation areas visually inspected.** The 300 metre long section of stone access road is shared with two other residential properties and the tenants of the surrounding agricultural land.

Garages and permanent outbuildings	**Visually inspected.** The ground floor of the rear 1999 extension is a triple garage (with the sitting room above). This has a concrete floor, walls cement lined internally, plasterboard lined ceiling, 3 metal framed timber lined up and over vehicle doors and consumer unit lights and sockets. it has an internal floor area of approximately 41 square metres. Within the rear grounds is a log-cabin summer house with a pyramid hipped plastic slate effect tiled roof, double glazed windows and a pair of timber doors with double glazed upper panes. It is wired internally, though there is no hard wiring to it from the house. It measures approximately 3.4 metres x 3.4 metres. This was not inspected internally.

Outside areas and boundaries	**Visually inspected.** The grounds are partially bounded by stone walls and fences. Within the front garden is a 12' x 8' aluminium framed greenhouse, with toughened glass. The drive along the east side of the house has been tarred.

Ceilings	**Visually inspected from floor level.** The majority of the ceilings are lined with plasterboard. Within the original part of the house several of the ceilings are lined with lathe and plaster. The ceilings of the vestibule and parts of the hall are pine lined.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The majority of the internal walls are lined with plasterboard. Exceptions include some areas of lathe and plaster in the original part of the house, unlined concrete block walls in the utility room, one side of the hall and vestibule which is an unlined pointed stone wall and one side of the hall (adjoining the stairwell) which is plaster on hard.

Floors including sub floors	The ground floor is part suspended timber and part concrete. The floors were covered with fitted carpets or other floor coverings and the extent of the inspection of the floors was thus limited. It was not possible to gain access to the sub-floor area as there is no apparent means of access. Fixed floor coverings included: tiled floors in the vestibule and hall; Scandinavian oak laminate in the sitting room; lino tiles in the kitchen, dining room and first floor bathroom.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The kitchen was re-fitted in 2020 with Howdens fittings. There are a range of floor and wall units around three sides, which have off-white painted wooden doors and drawer fronts and dark patterned laminate worktops with a laminate wall splashback above. Built-in electrical appliances include dishwasher, induction hob with extractor hood and glass splashback above, washing machine, oven/grill, oven/grill/microwave, plate warmer and fridge freezer. The internal doors are pine, with ground floor doors of traditional linings style and the majority of first floor doors of panel style. The majority of the skirtings and door facings are pine. The staircase has pine stringers and balustrades.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** There is a multi-fuel Morso stove in the living room/office that was installed in 2019. It is mounted on a slate hearth, is set within a pointed stone recess and has a timber mantlepiece.

Internal decorations	**Visually inspected.** The majority of the internal linings are papered and painted. The walls of both bathrooms are wholly tiled.

Cellars	There are no cellars.

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.** The property is supplied with mains electricity. From a pole in an adjoining field, an underground cable is taken to an external metre box mounted on the front wall. The owners advised there is a Smart meter within this box. The consumer unit is located within a cabinet below a dining room

Electricity	window; this includes the main switch, a residual current device (a switch that trips a circuit under dangerous conditions and disconnects the electricity) and circuit breakers (which switch off a circuit if they detect a fault). Sockets within the house are 13 amp rectangular pinned sockets. Some of the socket and light switch face plates are metal.

Gas	**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.** Mains gas is not available to the property. The central heating is supplied by propane gas from a storage tank within the rear garden mounted on a concrete base; this tank is hired from the supply company.

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.** The owners advised that the property is supplied with private water from a Dunecht Estate supply, for which an annual charge is made, currently around £130. Water treatment plant is fitted in the roof space above the kitchen, including a particle filter, UV filter and chemical correction vessel. There are two adjoining plastic cold water tanks in the roof space of the original part of the house, which have a timber lid and are surrounded by an insulation jacket. The majority of the water pipework inspected was copper, with a small amount of plastic pipework. Within the roof space is a pump to increase hot water pressure to the first floor shower. There are two bathrooms: (1) ground floor shower room - tiled cubicle with glazed door and mixer shower with 2 heads, w.c, hand basin, chrome towel radiator and ceiling mechanical extract fan; (2) first floor bathroom - corner bath, w.c, hand basin, large tiled and glazed quadrant cubicle with mixer shower with 2 heads, ceiling mechanical extract fan. There is a 1.5 bowl composite sink in the kitchen.

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.** The house is heated by an LPG central heating system from a Worcester Greenstar FS 30CDi Regular ErP boiler, floor mounted in the utility room and fitted with a balanced flue through the external wall. The boiler was installed in 2020.

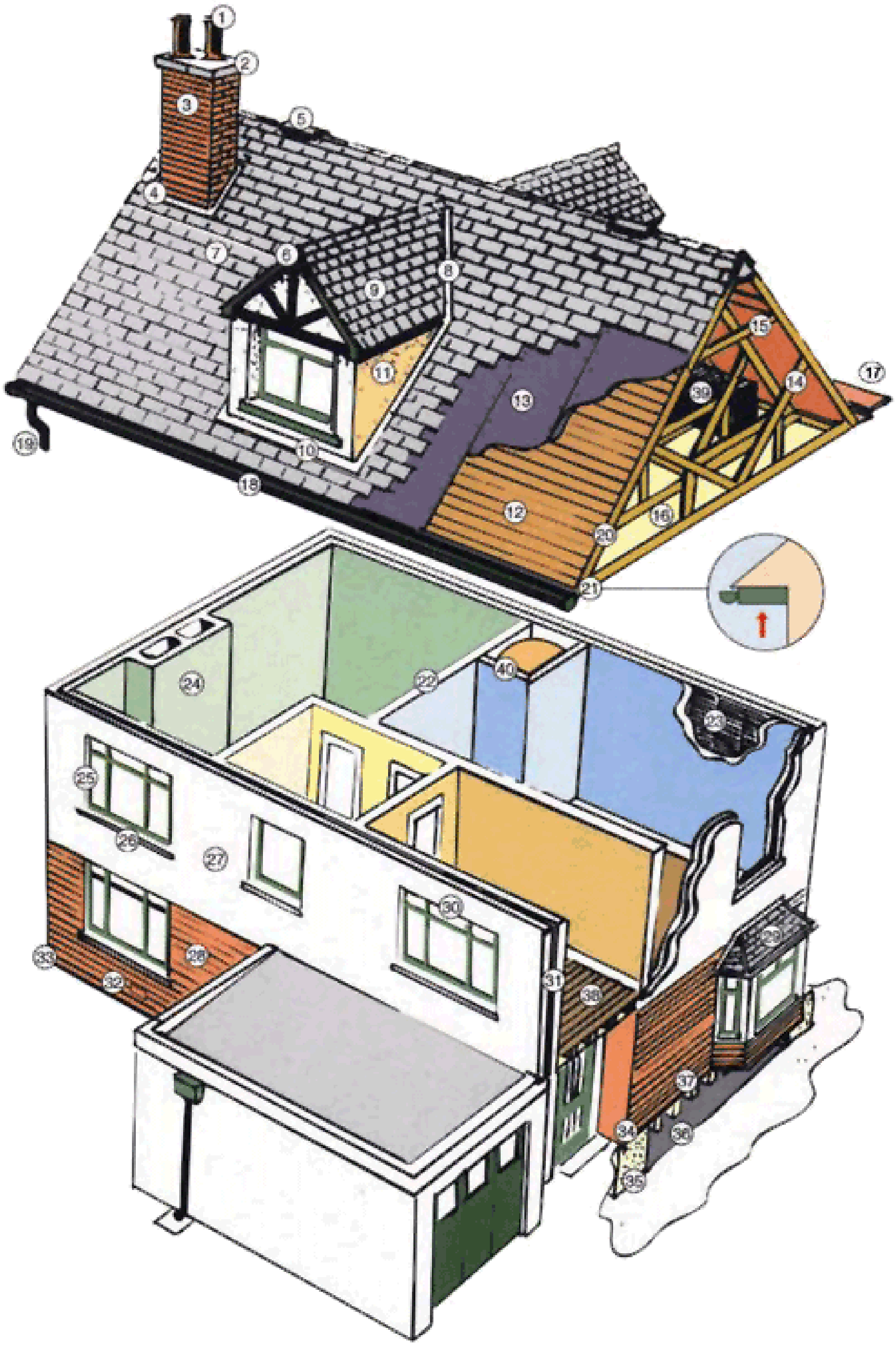
Heading and hot water	The heating system is a wet system, via modern panel radiators. It is controlled by a programmer in the utility room, by a portable programmable room thermostat and by thermostatically controlled valves fitted to the radiators. The majority of the central heating pipework is micro-bore and the system is fitted with a magnetic filter to remove sludge from the system. There is a 900mm x 450mm foam insulated indirect copper hot water cylinder in roof space above the kitchen, which has a capacity of 117 litres and is fitted with a cylinder thermostat. The water is primarily heated by the central heating boiler, controlled by its programmer and is supplemented by an electric immersion heater.

Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is to a concrete block septic tank located within the corner of the field on the opposite side of the access track, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch. Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Ceiling mounted detectors/alarms have been fitted as follows: smoke alarms to the ground and first floors; a heat detector in the kitchen; carbon monoxide detector in the living room/office.

Any additional limits to inspection	The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property. Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.

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	Given the age and type of the original part of the house, there is likely to have been past movement to its structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

Dampness, rot and infestation	
Repair category	2
Notes	Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered. The exception was a small area of external wall above the stairwell, whose paintwork (on plaster-on-hard) was spalled, discoloured and a little damp; the owner is aware of this and has identified the cause of the water ingress to be a loose half-slate above and has instructed to a roofing contractor to investigate and remedy. From a limited inspection that was possible of the structural timberwork within the house, no sign of decay or infestation was noted.

Chimney stacks	
Repair category	2
Notes	Some missing/loose/cracked sections of pointing were noted to the chimney stack.

Roofing including roof space	
Repair category	2
Notes	Minor defects noted to the roof, some requiring investigation and some remedy, included: a missing slate to the rear face of the kitchen extension roof; the loose half slate referred to in the Dampness, rot and infestation section above; some missing and loose sections of cement ridge bedding; to the rear face of the 2 storey (1981/82) extension roof a piece of slate and a build-up of debris in a

Roofing including roof space

Repair category	2
Notes	valley gutter and some minor deterioration to the facias/soffits; to a front skew a gap between the cement flashing and the slates. Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof slates, metal flashings/valleys, timber facias and soffits and roof cement work.

Rainwater fittings

Repair category	1
Notes	No significant defects were noted to the rainwater fittings. No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes.

Main walls

Repair category	2
Notes	Some sections of missing/cracked/loose pointing were noted to most stone wall faces. It is recommended that they be inspected by a reputable mason and repaired as necessary.

Windows, external doors and joinery

Repair category	1
Notes	No significant defects were noted to the windows and external doors. A selection of window opening casements and external doors were opened and found to operate effectively. Some minor deterioration was noted to the end of a dining room window cill. The majority of windows and external doors are around 26 years old and they are of an age where a degree of ongoing maintenance should be anticipated to their external joinery, sealed units and opening mechanisms.

External decorations

Repair category	1
Notes	The decoration of the external joinery was found to be in good condition.

Conservatories/porches

Repair category	-
Notes	None.

Communal areas

Repair category	2
Notes	The 300 metre long stone access track has some potholes and water flowing over a part of it from a spring (after a very wet period); it will require regular repair and maintenance. No inspection was made of the bridge over the Leuchar Burn.

Garages and permanent outbuildings

Repair category	1
Notes	No significant defects were noted to those parts of the interior of the integral garage which could be inspected.

Outside areas and boundaries

Repair category	1
Notes	The grounds were found to be well maintained and in a neat and tidy condition. A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps.

Ceilings

Repair category	1
Notes	Some hairline cracking was noted to several of the ceilings but no significant defects were evident.

Internal walls

Repair category	1
Notes	No significant defects were noted to the internal walls.

Floors including sub-floors

Repair category	1
Notes	From a limited inspection that was possible of the floors, no significant defects were noted.

Internal joinery and kitchen fittings

Repair category	1
Notes	The kitchen fittings are 6 years old and were found to be in good condition. No assessment has been made on the condition of the built-in kitchen appliances. The internal joinery was found to be in satisfactory condition.

Chimney breasts and fireplaces

Repair category	1
Notes	No significant defects were noted to the living room stove and its fireplace. No assessment has been made on the operation of the stove and whether its flue is adequately lined.

Internal decorations

Repair category	1
Notes	The internal decoration was found to be in generally satisfactory condition, with relatively minor wear and tear markings.

Cellars

Repair category	-
Notes	None.

Electricity

Repair category	1
Notes	No significant defects were noted to the visible parts of the electrical installation that were inspected. It is recommended good practice that all electrical installations should be checked periodically by a qualified electrician, approximately every 10 years or when a property changes hands. This should be regarded as a routine safety and maintenance check.

Electricity

Repair category	1
Notes	The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard 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 alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.

Gas

Repair category	1
Notes	The gas boiler should be checked on an annual basis by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings

Repair category	1
Notes	It is recommended that prior to purchase, documentation be obtained stating that the water has been analysed recently and is satisfactory in terms of purity and quantity; it is assumed that documentation to confirm this will be provided. It is also recommended that some investigation into the adequacy of the supply is carried out or sought from the sellers. The water treatment plant will require regular maintenance and servicing - likely to involve regular replacing of the particle filter cartridge, the annual servicing of the UV filter and the replacing of the neutralising material in the ph correction vessel as necessary. It was noted that the two cold water storage tanks in the roof space are fitted with a board across the top, not a purpose built lid, and that some of the water pipework in the kitchen roof space was not lagged. The sanitary fittings in the two bathrooms were found to be in satisfactory condition. Some staining was noted to the sealant around the shower cubicle trays, which should be investigated to check they are watertight. Concealed areas around baths and shower trays cannot be inspected; water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.

Heating and hot water

Repair category	1
Notes	No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected. The central heating boiler and system should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation .The magnetic filter will require to be regularly cleaned out.

Heading and hot water	
Repair category	1
Notes	No assessment has been made on the operation, efficiency and adequacy of the central heating system.

Drainage	
Repair category	1
Notes	No problems with the drainage were visible during the inspection. No assessment has been made on the size, capacity, condition and operation of the drainage system. The owners advised that the septic tank has been emptied on a 2 yearly basis. It is likely that it will require to be periodically emptied in the future. The soakaway and discharge drain may require future maintenance in the event of blockage or a loss of permeability.

Single Survey

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	2
Garages and permanent outbuildings	1
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
Gas	1
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 and first
2. Are there three steps or fewer to a main entrance door of the property?	Yes ☒ No ☐
3. Is there a lift to the main entrance door of the property?	Yes ☐ No ☒
4. Are all door openings greater than 750mm?	Yes ☒ No ☐
5. Is there a toilet on the same level as the living room and kitchen?	Yes ☒ No ☐
6. Is there a toilet on the same level as a bedroom?	Yes ☒ No ☐
7. Are all rooms on the same level with no internal steps or stairs?	Yes ☐ No ☒
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes ☒ 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

The tenure is understood to be outright ownership. The titles have not been checked by the surveyor. It is assumed that there are no unduly onerous provisions in the title documents and management/service charge agreements. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor.

It is specifically assumed that the property and its value are unaffected by any matters which would, or should be revealed to a competent completing solicitor or by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

The property was extended at the rear in 1999; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval. In this regard a completion certificate dated 14/05/1999 was inspected.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; the annual charge made by Dunecht Estate for the water supply covers both for usage and for repairs and maintenance of the common parts of the system.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in respect of those parts of the system lying outwith the property, there are adequate servitude rights in favour of the property.

It should be confirmed that the property has adequate servitude rights of access from the B9119 to the property and what liability the property has towards its upkeep, maintenance and repair.

Estimated reinstatement cost for insurance purposes

This figure is an opinion of an appropriate sum for which the property and substantial 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.

£650,000 (Six Hundred and Fifty Thousand Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit, the Pandemic, the war in Ukraine and world-wide trade upheavals. It is recommended that this figure be regularly updated to ensure that there is adequate cover or alternatively seek specialist advice from your insurer.

Valuation and market comments

In its present condition, it is our opinion that the market value of the heritable interest in the property with the benefit of vacant possession and as at the date of our inspection, is:

£460,000 (Four Hundred and Sixty Thousand Pounds)

Our valuation has fully taken into account the prevailing market conditions.

Signed	Security Print Code [455968 = 8351] Electronically signed

Single Survey

Report author	David Silcocks

Company name	Allied Surveyors Scotland Ltd

Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE

Date of report	17th February 2026

Mortgage Valuation Report

ALLIED SURVEYORS SCOTLAND

Property Address

Address	Mill of Air, Garlogie, Westhill, AB32 6SA
Seller's Name	Mr I MacMaster and Mrs J MacMaster
Date of Inspection	12th February 2026

Property Details

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

Property Style
☒ Detached ☐ Semi detached ☐ Mid terrace ☐ End terrace
☐ Back to back ☐ High rise block ☐ Low rise block ☐ Other (specify in General Remarks)

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

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

Approximate Year of Construction 1900

Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £ ☐ Unexpired years ☐

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) 200 m² (Internal) ☐ m² (External)

Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

☐ Single garage ☒ Double garage ☐ Parking space ☐ No garage / garage space / parking space

Available on site? ☒ Yes ☐ No

Permanent outbuildings:

The garage referred to is an integral triple garage, with an internal floor area of approximately 41 square metres. Within the rear garden is a log-cabin style summer house with a pyramid roof clad with slate effect plastic tiles.

Mortgage Valuation Report

Construction

Walls ☐ Brick ☒ Stone ☐ Concrete ☐ Timber frame
☐ Solid ☐ Cavity ☐ Steel frame ☒ Concrete block ☐ Other (specify in General Remarks)

Roof ☐ Tile ☒ Slate ☐ Asphalt ☐ Felt
☐ Lead ☐ Zinc ☐ Artificial slate ☐ Flat glass fibre ☐ Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? ☒ Yes ☐ No

If Yes, is this recent or progressive? ☐ Yes ☒ No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☐ Yes ☒ No

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

Service Connection

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

Drainage ☐ Mains ☒ Private ☐ None

Electricity ☒ Mains ☐ Private ☐ None

Central Heating ☒ Yes ☐ Partial ☐ None

Water ☐ Mains ☒ Private ☐ None

Gas ☐ Mains ☒ Private ☐ None

Brief description of Central Heating:

Full bulk LPG central heating via a wet radiator system, controlled by a programmer, a portable room thermostat and radiator thermostatically controlled valves.

Site

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

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

☐ Agricultural land included with property ☐ Ill-defined boundaries ☐ Other (specify in General Remarks)

Location

☐ Residential suburb ☐ Residential within town / city ☐ Mixed residential / commercial ☐ Mainly commercial

☐ Commuter village ☐ Remote village ☐ Isolated rural property ☒ Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? ☒ Yes ☐ No

If Yes provide details in General Remarks.

Roads

☐ Made up road ☒ Unmade road ☐ Partly completed new road ☐ Pedestrian access only ☐ Adopted ☐ Unadopted

General Remarks

The original part of the property is likely to be around 125 years old. There have been two extensions in recent times, both undertaken by the present owners: (1) in 1981/82 the original part of the house was extensively renovated and heightened including a new roof and a 2 storey extension was added at the rear and (2) in 1999, a detached outbuilding at the rear was converted and extended into garaging on the ground floor and living accommodation on the first floor and a link added between this building and the remainder of the house.

The 1981/82 and 1999 extensions have been constructed with concrete block walls and a pitched slated roof.

Other accommodation referred to above includes a utility room.

The property lies on its own in a rural setting. It is adjoined on its south and east sides by private access tracks and otherwise is adjoined and surrounded by agricultural land. Access to the property is off the B9119, firstly along 460 metres of a private tarred road understood to be owned by Dunecht Estate and secondly across a bridge over the Leuchar Burn and along 300 metres of private stone track.

The property is located 4 miles from Westhill (population 12,500), which has a secondary school, wide range of shops and community facilities, and a significant employment base. It is understood that the property lies within the catchment for Skene Primary School, 2.5 miles away. Aberdeen City Centre is 11 miles from the property.

Given the age and type of the original part of the house, there is likely to have been past movement to its structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps.

The property was extended at the rear in 1999; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval. In this regard a completion certificate dated 14/05/1999 was inspected.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; the annual charge made by Dunecht Estate for the water supply covers both for usage and for repairs and maintenance of the common parts of the system.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in respect of those parts of the system lying outwith the property, there are adequate servitude rights in favour of the property.

It should be confirmed that the property has adequate servitude rights of access from the B9119 to the property and what liability the property has towards its upkeep, maintenance and repair.

Some significant factors which may be relevant to the market value of the property include: within a short commuting distance of Westhill and Aberdeen; attractive private rural setting; 300 metre section of stone access road including a bridge over the Leuchar Burn; formerly a small cottage which has been extended to create a house with 7 habitable rooms, including a large first floor sitting room, 2 bathrooms and an internal floor area of approximately 200 square metres; externally some pointing repairs are required to some of the stone sections of wall and the majority of the windows and external doors are around 26 years old and whilst currently are in satisfactory condition, are likely to require future maintenance; fitted internally to a good modern standard, with kitchen, central heating boiler and stove installed recently; well kept but relatively small garden.

In the aftermath of the initial Covid-19 lock-down period from July 2020 onwards, local rural residential market activity increased significantly, with this leading to shorter marketing periods and an increase in prices. However, from mid-2022 the residential property market generally experienced more difficult conditions caused by rising interest rates, inflation and the cost of living, and property taxes (Land Business Transaction Tax and Additional Dwelling Supplement); these conditions extended through 2023-25. During this period there has at best been little change in local rural residential property prices and most sectors have seen a small reduction in prices; properties which have special features have fared better, such features might include location, view, setting, design and character, condition and repair, standard of fitting, size and quality of the grounds and its outbuildings.

Essential Repairs

No essential repairs are required to the property.

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

Comment on Mortgageability

The property is considered to be suitable security for mortgage purposes, subject to the specific lending criteria of the mortgage provider.

Valuations

Market value in present condition	£ 460,000
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)	£ 650,000
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 [455968 = 8351] Electronically signed by:-
Surveyor's name	David Silcocks
Professional qualifications	BSc, MRICS
Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Telephone	01224 571163
Fax	01224 589042
Report date	17th February 2026

Mill of Air
Garlogie
Westhill
AB32 6SA

Section 2

Energy Report

ALLIED
SURVEYORS
SCOTLAND

Energy Performance Certificate (EPC)

Dwellings

Scotland

Mill of Air, Garlogie, Westhill, AB32 6SA

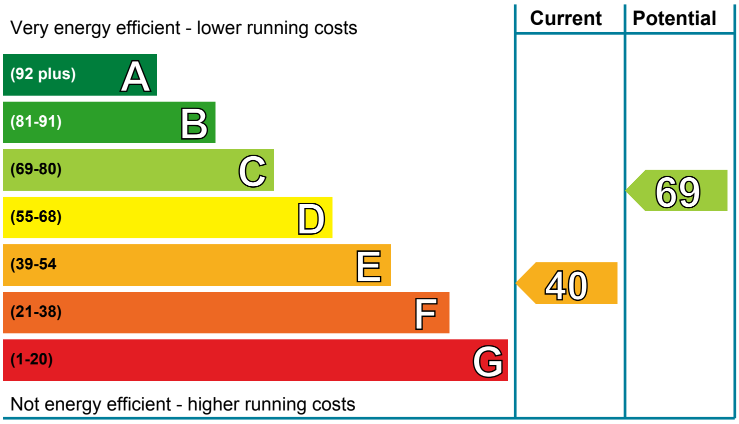
Dwelling type:	Detached house	**Reference number:**	6702-6326-3422-6690-1263
Date of assessment:	12 February 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	14 February 2026	**Approved Organisation:**	Elmhurst
Total floor area:	200 m²	**Main heating and fuel:**	Boiler and radiators, LPG
Primary Energy Indicator:	227 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£11,391**	See your recommendations report for more information
Over 3 years you could save*	**£3,231**	

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

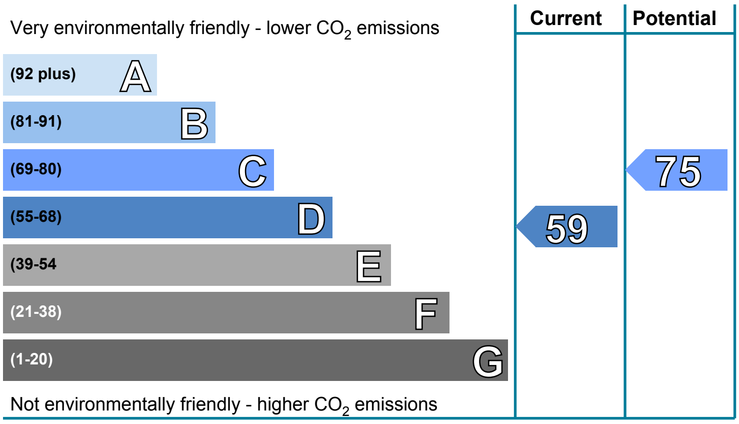


Energy Efficiency Rating

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 E (40)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (59)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£900 - £1,200	£795.00
2 Internal wall insulation	£7,500 - £11,000	£1743.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£192.00

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

Mill of Air, Garlogie, Westhill, AB32 6SA
14 February 2026 RRN: 6702-6326-3422-6690-1263

Recommendations Report

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whin, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, partial insulation (assumed)	★★★☆☆	★★★☆☆
	Solid brick, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, insulated (assumed)	★★★☆☆	★★★☆☆
	Pitched, 400+ mm loft insulation	★★★★★	★★★★★
	Roof room(s), ceiling insulated	★★☆☆☆	★★☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
	To unheated space, limited insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, LPG	★★☆☆☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★☆☆☆	★★★★☆
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, CO_2 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 44 kg CO_2/m^2/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 8.8 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 3.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£10,044 over 3 years	£6,924 over 3 years	**You could save £3,231 over 3 years**
Hot water	£1,014 over 3 years	£903 over 3 years	
Lighting	£333 over 3 years	£333 over 3 years	
Totals	**£11,391**	**£8,160**	

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	£265	E 44	D 62
2	Internal wall insulation	£7,500 - £11,000	£581	E 54	C 69
3	Floor insulation (suspended floor)	£5,000 - £10,000	£64	D 55	C 70
4	Floor insulation (solid floor)	£5,000 - £10,000	£135	D 57	C 71
5	Solar water heating	£4,000 - £7,000	£31	D 58	C 72
6	Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£239	D 61	C 73
7	Wind turbine	£5,000 - £20,000	£712	C 69	C 75

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 Floor insulation (solid floor)

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

5 Solar water heating

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

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.

7 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. 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 a wind turbine, 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)	30,406.62	N/A	N/A	N/A
Water heating (kWh per year)	3,155.53			

Addendum

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

About this document

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

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

Assessor's name:	Mr. David Silcocks
Assessor membership number:	EES/008466
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	Marywell House 29-31 Marywell Street Aberdeen AB11 6JE
Phone number:	01224 571163
Email address:	aberdeen@alliedsurveyorsscotland.com
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 greenerscotland.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

Greener Scotland
Scottish Government

Mill of Air
Garlogie
Westhill
AB32 6SA

Section 3

Property Questionnaire

ALLIED
SURVEYORS
SCOTLAND

Property Questionnaire

PROPERTY ADDRESS:	Mill of Air Garlogie, Skene, Westhill AB32 6SA

SELLER(S):	Ian and Joan MacMaster

COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	12/02/26

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.**

PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property? 52 years

2. Council Tax

Which Council Tax band is your property in?

A B C D E [✓ F] G H

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- **Garage** ✓
- **Allocated parking space**
- **Driveway** ✓
- **Shared parking**
- **On street**
- **Resident permit**
- **Metered parking**
- **Other (please specify):**

4. Conservation Area

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	**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)?** **<u>If you have answered yes</u>, please describe the changes which you have made:** 1981-82 Shower-room & bathroom, boxroom enlarged to bedroom, store & cloakroom open-plan staircase replaced previous. ~~2~~ 1999 - Lounge above garages, entrance porch and hall.	**[✓ Yes]/No**
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	**[✓ Yes]/No**

If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.

b. **Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **[✓ Yes]/No**

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

(i) Were the replacements the same shape and type as the ones you replaced? **Yes/No**

Windows - Same shape of opening / changed from Casement to tilt and turn

(ii) Did this work involve any changes to the window or door openings? **[✓ Yes]/No**

Front door changed to a window

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

Windows 1999

Front door to window 1981-82

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

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).** **<u>If you have answered yes/partial</u> – what kind of central heating is there?** **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)** Calorgas LPG New gas tank 2025, November **<u>If you have answered yes, please answer the 3 questions below:</u>**	**[✓ Yes]/No/ Partial**
b.	**When was your central heating system or partial central heating system installed?** New boiler & current system 23/10/20	
c.	**Do you have a maintenance contract for the central heating system?** Yearly maintenance **<u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:** "Only Heating" Westhill onlyheating.com	**[✓ Yes]/No**
d.	**When was your maintenance agreement last renewed? (Please provide the month and year).** October 2025	

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?	Yes/[✓ No]
	<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?	Yes/[✓ No]
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:	Yes/[✓ No]

10. Services

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

Services	Connected	Supplier
Gas / liquid petroleum gas	✓	J-gas
Water mains / [✓ private water supply]	✓	Dunecht Estate
Electricity	✓	SSEN OVO
Mains drainage	Septic tank	
Telephone	✓	BT
Cable TV / satellite		Rural Broadband

Broadband	✓	Converged Rural Broadband, Aberdeen

b.	**Is there a septic tank system at your property?** **<u>If you have answered yes</u>, please answer the two questions below:**	**[✓ Yes]/No**
c.	**Do you have appropriate consents for the discharge from your septic tank?**	**[✓ Yes]/No/ Don't Know**
d.	**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:** Scottish Water	**[✓ Yes]/No**

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:** Responsibility along with two other properties to the Leuchar Burn. From the Leuchar burn to the B9119 with the above and Dunecht Estates	**[✓ 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?** Additional roofs 1999 (slated)	**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? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)** **<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?	Yes/[✓ No]/ Don't know
	<u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?	Yes/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, e.g. 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? <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	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?	Yes/No

	If you have answered yes, please give details	
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
(ii)	Roofing	[✓ No]	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	[✓ No]	Yes	Don't know	With title deeds	Lost
(iv)	NHBC N/A	[✓ No]	Yes	Don't know	With title deeds	Lost
(v)	Damp course N/A	[✓ No]	Yes	Don't know	With title deeds	Lost

(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	[✓ No]	Yes	Don't know	With title deeds	Lost

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**

<u>If you have answered yes to any of a-c above</u>, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.

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

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

Signature(s) :

Ian MacMast

E. Joan MacMaster

Date: 12/02/2026