

# Home Report V1/02/2025



## **DM Hall LLP**

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## **1.0 Publish Settings**

## **2.0 Property Details**

### **2.1 Reference**

1408812

### **2.2 Sellers Name**

Kenny Cameron

### **2.3 Property Address**

26 Culduthel Mains Circle, , Culduthel, , Inverness, IV2 6RH

### **2.4 Surveyors name, qualifications and office**

Colin MacGregor BSc (Hons) MRICS

DM Hall LLP Chartered Surveyors  
Hope House, Cradlehall Business Park,  
Castlehill Drive  
Cradlehall  
Inverness  
IV2 5GH

Tel: 01463 241077

email: invernessresidential@dmhall.co.uk

### **2.5 Previous Business Relationship**

Yes

### **2.6 Property description box**

The property is a purpose built first floor floor flat in a two storey block of twenty units.

### **2.7 Accommodation description**

Ground Floor: Entrance Vestibule.

First Floor: Living Room, Kitchen, Main Bedroom with Ensuite Shower Room, a further Bedroom and Bathroom.

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## **2.8 Gross Internal Floor Area (SS)**

Approximately 70m<sup>2</sup>.

## **2.9 Gross Internal Floor Area (MVR) Number only**

70

## **2.10 Neighbourhood and Location description**

The property forms part of an established residential area in the city of Inverness. The surrounding properties in the immediate vicinity are generally of a similar age and style. A range of typical local amenities can be found nearby.

## **2.11 Age**

Built around 2008.

## **2.12 Weather**

It was overcast and dry, following generally similar conditions.

## 2.13 Room by Room Grid

Level	Room	Floor	Window Type	Window Sizes	Light bulbs	Low energy Bulbs	Radiators/ TRV	Comment
First Floor	Public room	Suspended Timber Carpet	Double Glazed UPVC 2003 to 2022		1	1	Wet Panel TRV	
First Floor	Kitchen	Suspended Timber Vinyl	Double Glazed UPVC 2003 to 2022		1	1	Wet Panel TRV	
First Floor	Bathroom	Suspended Timber Vinyl	None.		1	1	Wet Panel TRV	
First Floor	Landing	Suspended Timber Carpet	None.		2	2	Wet Panel TRV	
First Floor	Bedroom	Suspended Timber Carpet	Double Glazed UPVC 2003 to 2022		1	1	Wet Panel TRV	
First Floor	Shower Room	Suspended Timber Vinyl	None.		1	1	Wet Panel TRV	Mix
First Floor	Bedroom	Suspended Timber Carpet	Double Glazed UPVC 2003 to 2022		1	1	Wet Panel TRV	
Ground Floor	Vestibule	Suspended Timber Carpet	None.		1	1	Wet Panel TRV	

### **3.0 External**

#### **3.1 Structural Movement - Defects**

1

No obvious evidence of significant movement noted within the limitations of my inspection.

#### **3.2 Dampness, Rot and Infestation - Defects**

1

No obvious evidence of significant dampness, rot or wood boring insect infestation.

#### **3.3 Chimney Stacks - Description**

There are no chimney stacks.

#### **3.4 Chimney Stacks - Defects**

NA

Not applicable.

#### **3.5 Roofing including Roof Space - Description**

The roof is pitched and tiled.

The ridges are formed in tile.

Access to the roof space is available via a hatch above the landing.

The roof is of timber construction, with chipboard sarking.

Insulation materials have been laid over the ceiling joists.

The firewalls are lined with plasterboard.

#### **3.6 Roofing including Roof Space - Defects**

1

No significant defects evident.



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### **3.7 Rainwater Fittings - Description**

The gutters are of a PVC, half round design with PVC, round downpipes.

### **3.8 Rainwater Fittings - Defects**

1

There is staining to the gutters and these should be monitored for leaks.

### **3.9 External Walls - Description**

The walls are of timber frame construction, with a block outer leaf externally rendered and synthetic stone faced.

### **3.10 External Walls - Defects**

1

No significant defects evident.

### **3.11 Windows, External Doors and Joinery - Description**

The windows are of a double glazed UPVC type.

The front access door is of a UPVC double glazed design.

The soffits and fascias are formed in timber.

### **3.12 Windows, External Doors and Joinery - Defects**

2

Marked staining is evident to soffits beside the extractor vents.

Doors and random windows are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fittings are functional.

### **3.13 External Decor - Description**

The external timbers are painted.

---

### 3.14 External Decor - Defects

1

There is weathering of external paintwork.

### 3.15 Conservatories and Porches - Description

There are no conservatories or porches.

### 3.16 Conservatories and Porches - Defects

NA

Not applicable.

### 3.17 Communal Areas - Description

Communal grounds are laid with grass and contain shrubbery.

There is a communal car parking area laid with tarmac.

### 3.18 Communal Areas - Defects

2

There is marked cracking to the open bin store area with movement evident. A building contractor will be able to advise further.

### 3.19 Garages and Permanent Outbuildings - Description

There are no garages or permanent outbuildings.

### 3.20 Garages and Permanent Outbuildings - Defects

NA

Not applicable.

### 3.21 Outside Areas and Boundaries - Description

See communal areas section for further information.

---

### 3.22 Outside Areas and Boundaries - Defects

1

No significant defects evident.

## 4.0 Internal

### 4.1 Ceilings - Description

The ceilings are formed in plasterboard.

### 4.2 Ceilings - Defects

1

No significant defects evident.

### 4.3 Internal Walls - Description

The walls are of timber stud construction with plasterboard finishes.

### 4.4 Internal Walls - Defects

1

Shrinkage cracking is evident.

### 4.5 Floors including Sub-floors - Description

The floors are of suspended timber construction overlaid with chipboard.

### 4.6 Floors including Sub-floors - Defects

1

Sections of flooring are loose and uneven.

It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.

### 4.7 Internal Joinery - Description

The internal doors consist of a timber veneer and timber-glazed type.

The kitchen is fitted with a range of base and wall mounted units with laminate worktops.

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The stairs are formed in timber with a timber handrail.

#### **4.8 Internal Joinery - Defects**

1

Wear and tear is evident to kitchen units and worktops.

#### **4.9 Chimney Breasts and Fireplaces - Description**

There are no chimney breasts/fireplaces.

#### **4.10 Chimney Breasts and Fireplaces - Defects**

**NA**

Not applicable.

#### **4.11 Internal Decor - Description**

The internal walls and ceilings have a painted finish.

#### **4.12 Internal Decor - Defects**

1

Decorative finishes are worn and an incoming occupier can redecorate to their own personal taste.

#### **4.13 Cellars - Description**

There are no cellars.

#### **4.14 Cellars - Defects Box**

**NA**

Not applicable.

#### **4.15 Electricity - Description**

Mains supply installed.

The electricity consumer unit is located in the entrance hallway.

The electricity meter is located adjacent.

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## 4.16 Electricity - Defects

2

The consumer unit is formed in plastic. An NICEIC/SELECT registered electrician can be engaged to examine the system and implement all necessary upgrading works.

It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.

## 4.17 Gas - Description

Mains gas supply installed.

The gas meter is located in an external box.

## 4.18 Gas - Defects

1

Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

## 4.19 Water, Plumbing and Bathroom Fittings - Description

Water is connected to the mains supply.

Visible pipework is made with copper and PVC materials.

The bathroom is fitted with a white suite containing a WC, wash hand basin and bath.

The ensuite shower room is fitted with a white suite containing a WC, wash hand basin and shower cubicle with mixer shower.

## 4.20 Water, Plumbing and Bathroom Fittings - Defects

2

Marked staining is evident adjacent to the shower cubicle. When tested this was found to be Dry. A building contractor will be able to advise further. Failure to seals can result in dampness and decay within hidden areas of the property.

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#### **4.21 Heating and Hot Water - Description**

There is a gas fired, Worcester central heating boiler located within the kitchen. This supplies a system of steel panel radiators throughout the property. The boiler also supplies the domestic hot water.

The central heating system is controlled by a programmer, a room thermostat and thermostatic valves on radiators.

#### **4.22 Heating and Hot Water - Defects**

1

It is assumed that the heating and hot water systems have been installed in accordance with all relevant regulations and thereafter maintained on a regular basis.

Boilers and central heating systems should be tested and serviced by a Gas Safe registered engineer on an annual basis to ensure their safe and efficient operation.

The central heating boiler is of an older type. Informed opinion suggests that many boilers have a life expectancy of between 10 and 20 years. A suitably qualified heating engineer will be able to advise further on repairing requirements or whether replacement is likely to be a more viable solution.

#### **4.23 Drainage - Description**

Drainage is connected to the main sewer.

#### **4.24 Drainage - Defects**

1

No significant defects evident.

#### **4.25 Fire, Smoke and Burglar Alarms - Description**

Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.

### **5.0 Additional description paragraphs**

#### **5.1 Include Chimney Stacks paragraphs?**

No

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**5.2 Include 'Roofing Including Roof Space' - Sloping roofs paragraph?**

Yes

**5.3 Include 'Roofing Including Roof Space' - Flat roofs paragraph?**

No

**5.4 Include 'Roofing Including Roof Space' - Roof spaces were visually inspected paragraph?**

Yes

**5.5 Include External Decoration paragraph?**

Yes

**5.6 Include Conservatories/porches paragraph ?**

No

**5.7 Include Communal Areas paragraphs?**

Yes

**5.8 Include Garages and permanent outbuildings paragraphs?**

No

**5.9 Include Outside areas and boundaries paragraph?**

Yes

**5.10 Include Floors including Subfloors paragraphs ?**

Yes

**5.11 Include Internal joinery and kitchen fittings paragraphs ?**

Yes

**5.12 Include Chimney breasts and fireplaces paragraphs ?**

No

**5.13 Include Cellars paragraphs ?**

No

---

#### **5.14 Include Gas Description paragraphs?**

Yes

#### **5.15 Include flat/maisonette paragraphs**

YES

### **6.0 Limitations of Inspection and Accessibility**

#### **6.1 Limitations of inspection**

Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.

The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns, you should engage a qualified asbestos surveyor.

Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.

Concealed areas beneath and around sanitary fittings were not visible. Due to the presence of water, there is an inherent risk of leakage and resultant damage to concealed areas which may only become apparent when the building fabric is opened up for examination.

The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.

Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is outwith the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.

The property was unoccupied, unfurnished and floors were covered.

Floor coverings have not been moved. These restricted my inspection of flooring.

I was unable to inspect the sub floor area as no suitable access hatch was available.



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My physical inspection of the roof void area was restricted due to insulation material, stored items and a lack of suitable crawl boards. As a result, the roof void area was only viewed from the access hatch.

**6.2 Which floor(s) is the living accommodation on?**

First floor.

**6.3 Are there three steps or fewer to a main entrance door of the property?**

YES

**6.4 Is there a lift to the main entrance door of the property?**

NO

**6.5 Are all door openings greater than 750mm?**

NO

**6.6 Is there a toilet on the same level as the living room and kitchen?**

YES

**6.7 Is there a toilet on the same level as a bedroom?**

YES

**6.8 Are all rooms on the same level with no internal steps or stairs?**

NO

**6.9 Is there unrestricted parking within 25 metres of an entrance door to the building?**

YES

**7.0 Matters for a Conveyancer, Valuation and Reinstatement**

**7.1 Matters for a Solicitor or Licensed Conveyancer**

The property forms part of a block of flats. It has been assumed that maintenance/repair costs of the common parts of the building, including any common repair matters detailed within this report, will be shared equitably between the co-proprietors. This matter, together with any factoring arrangements in place, should be confirmed.

The building factor should be asked to confirm that there are no planned or outstanding

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repair schemes for the building containing the flat. The flat may have a common building reinstatement policy.

## **7.2 Estimated Reinstatement Cost (£) for Insurance Purposes**

135000

## **7.3 Building Insurance Calculations**

Main House:  $70 \times 1.125 \times 1703 = 134,111.25$

Say: 135000

## **7.4 Estimated Reinstatement Cost Comments**

It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

## **7.5 Valuation (£)**

170000

## **7.6 Valuation (£) and Market Comments**

The property market over the past 12 months has been somewhat buoyant with a number of houses selling in a relatively short period of time.

## **8.0 Mortgage Valuation Report.**

### **8.1 Main Roof Construction (MVR)**

Pitched and tiled.

### **8.2 Main Wall Construction (MVR)**

Timber frame and block.

### **8.3 Garage and Outbuildings (MVR)**

None.

### **8.4 Water (MVR)**

Yes

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## **8.5 Electricity (MVR)**

Yes

## **8.6 Gas (MVR)**

Yes

## **8.7 Drainage (MVR)**

Yes

## **8.8 Heating (MVR)**

Gas fired boiler.

## **8.9 Roads and Footpaths (MVR)**

Yes

## **8.10 Essential repairs (MVR)**

None apparent.

## **8.11 Retention**

No

## **8.12 General Condition**

The property appeared to be in a condition generally consistent with its age and type.

## **8.13 Planning issues Has the property been extended/converted/altered?**

No

## **8.14 Tenure (MVR)**

Yes

## **8.15 Comment on Mortgageability**

The property is considered suitable for mortgage purposes subject, as always, to the policy of the individual lender.

## **8.16 Valuation present condition (MVR)**

170000

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### **8.17 Date**

### **8.18 Office Address**

DM Hall LLP Chartered Surveyors  
Hope House, Cradlehall Business Park,  
Castlehill Drive  
Cradlehall  
Inverness  
IV2 5GH

Tel: 01463 241077

email: [invernessresidential@dmhall.co.uk](mailto:invernessresidential@dmhall.co.uk)

26 Culduthel Mains  
Circle,, Culduthel,,  
Inverness, IV2 6RH

# Property Questionnaire

# Property Questionnaire

**Property Address:**

26 Culduthel Mains Circle,, Culduthel,, Inverness, IV2 6RH

**Seller(s):**

Kenneth & Christine Cameron

**Completion Date of Property Questionnaire:** 30/01/2026

**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

## 1. Length of ownership

How long have you owned the property? 18 years

## 2. Council Tax

Which Council Tax band is your property in? C

## 3. Parking

What are the arrangements for parking at your property? (Please indicate all that apply)

Garage	No	Allocated parking space	No	Driveway	No
Shared parking	Yes	On street	Yes	Resident permit	No
Metered parking	No	Other:			

## 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)? No

## 5. Listed Building

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)? No

# Property Questionnaire

## 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)?** No

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

**(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?**

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

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

**B. Have you had replacement windows, doors, patio doors or double glazing installed in your property?** 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?

(ii) Did this work involve any changes to the window or door openings?

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

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



# Property Questionnaire

## 7. Central Heating

**A. Is there a central heating system in your property?**

Yes

(Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).

**If you, have answered yes/partial – what kind of central heating is there?** (Examples: gas-fired, solid fuel, electric storage heating, gas warm air)

Gas

**If you have answered yes, please answer the 3 questions below:**

**B. When was your central heating system or partial central heating system installed?**

2007

**C. Do you have a maintenance contract for the central heating system?**

No

If you have answered yes, please give details of the company with which you have a maintenance agreement:

**D. When was your maintenance agreement last renewed?** (Please provide the month and year).

# Property Questionnaire

## 8. Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes

## 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?

No

If you have answered yes, is the damage the subject of any outstanding insurance claim?

- b. Are you aware of the existence of asbestos in your property?

No

If you have answered yes, please give details:

## 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	Yes	OVO
Water mains/private water supply	Yes	Scottish Water
Electricity	Yes	OVO
Mains Drainage	Yes	Scottish Water
Telephone	Yes	BT
Cable TV/Satellite	Yes	No current deal property was rented out.
Broadband	Don't know	

# Property Questionnaire

- b. Is there a septic tank system at your property?

No

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

- c. Do you have appropriate consents for the discharge from your septic tank?
- d. Do you have a maintenance contract for your septic tank?

If you have answered yes, please give details of the company with which you have a maintenance contract:

## 11. Responsibilities for a 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?

Yes

If you have answered yes, please give details:

First Port Scotland (Factoring)

- b. Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?

Yes

If you have answered yes, please give details:

First Port Scotland (Factoring)

- c. Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

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?

Don't know

# Property Questionnaire

If you have answered yes, please give details:

- |   |    |
|---|----|
| <b>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?</b> | No |
|---|----|

If you have answered yes, please give details:

- |   |    |
|---|----|
| <b>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.)</b> | No |
|---|----|

If you have answered yes, please give details:

## 12. Charges associated with your property

- |  |     |
|--|-----|
| <b>a. Is there a factor or property manager for your property?</b> | Yes |
|--|-----|

If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:

Firstport for Social Entrepreneurs 7  
Montgomery St Ln, Edinburgh EH7 5JT.  
There is no deposit held and yearly charges though variable are circa £800

- |   |     |
|---|-----|
| <b>b. Is there a common buildings insurance policy?</b> | Yes |
|---|-----|

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?

yes

- |  |     |
|--|-----|
| <b>c. Please give details of any other charges you must pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</b> | nil |
|--|-----|

# Property Questionnaire

## 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? No

If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.

- 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? 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:**

## 14. Guarantees

A.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	No
(ii)	Roofing	No
(iii)	Central heating	No
(iv)	NHBC	Don't know
(v)	Damp course	No

# Property Questionnaire

(vi)	<b>Any other work or installations?</b> (for example, cavity wall insulation, underpinning, indemnity policy)	No
------	--	----

If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

- B. Are there any outstanding claims under any of the guarantees listed above?** No

If you have answered yes, please give details:

## 15. Boundaries

- So far as you are aware, has any boundary of your property been moved in the last 10 years?** No

If you have answered yes, please give details:

## 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?** No
- b. **That affects your property in some other way.** No
- c. **That requires you to do any maintenance, repairs, or improvements to your property.** No

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

# Energy Performance Certificate



**DM HALL**

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

26 CULDUTHEL MAINS CIRCLE, CULDUTHEL, INVERNESS, IV2 6RH

**Dwelling type:** Top-floor flat  
**Date of assessment:** 30 January 2026  
**Date of certificate:** 02 February 2026  
**Total floor area:** 68 m<sup>2</sup>  
**Primary Energy Indicator:** 107 kWh/m<sup>2</sup>/year

**Reference number:** 8400-0806-0922-4070-1963  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

You can use this document to:

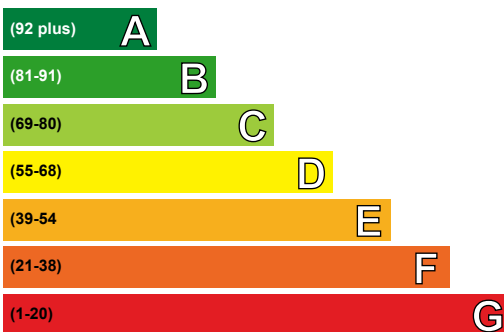
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years\*

£1,761

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	81

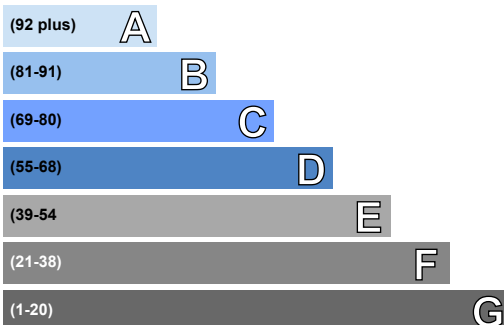
## Energy Efficiency Rating

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 B (81)**. 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.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
85	85

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (85)**.

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

There are currently no improvement measures recommended for your home.

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

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



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

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

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Excellent lighting efficiency	★★★★★	★★★★★

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 19 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,047 over 3 years	£1,047 over 3 years	Not applicable
Hot water	£570 over 3 years	£570 over 3 years	
Lighting	£144 over 3 years	£144 over 3 years	
Totals	£1,761	£1,761	

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

None

## 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)	2,698.27	N/A	N/A	N/A
Water heating (kWh per year)	2,432.62			

## About this document

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

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

Assessor's name:	Mr. Colin MacGregor
Assessor membership number:	EES/007937
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	Hope House Castlehill Drive Cradlehall Business Park Inverness IV2 5GH
Phone number:	0131 477 6000
Email address:	<a href="mailto:dmhall@dmhall.co.uk">dmhall@dmhall.co.uk</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

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

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# DM HALL