

# YOUR ONESURVEY HOME REPORT

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## ADDRESS

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Old School House  
Drummore, Stranraer  
DG9 9HB

## PREPARED FOR

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Georgina Fisher

## INSPECTION CARRIED OUT BY:



**ALLIED**  
SURVEYORS  

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SCOTLAND

## SELLING AGENT:



## HOME REPORT GENERATED BY:



# Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
<u>Single Survey</u>	Final	Newton Stewart - Allied Surveyors Scotland Plc	21/09/2023
<u>Mortgage Certificate</u>	Final	Newton Stewart - Allied Surveyors Scotland Plc	21/09/2023
<u>Property Questionnaire</u>	Final	Ms. Georgina Fisher	21/09/2023
<u>EPC</u>	Final	Newton Stewart - Allied Surveyors Scotland Plc	21/09/2023

## Important Notice:

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

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

P A R T 1 .

# SINGLE SURVEY

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



# Single Survey

Survey report on:

<b>Surveyor Reference</b>	DBT/LC/23/02/290
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<b>Customer</b>	Ms. Georgina Fisher
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<b>Selling address</b>	Old School House Drummore, Stranraer DG9 9HB
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<b>Date of Inspection</b>	12/09/2023
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<b>Prepared by</b>	David Telford, BSc MRICS Newton Stewart - Allied Surveyors Scotland Plc
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# **SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)**

## **PART 1 - GENERAL**

### **1.1 THE SURVEYORS**

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

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

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

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

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

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



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

### **1.2 THE REPORT**

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

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

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

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

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

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

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

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

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

### **1.3 LIABILITY**

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

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

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

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

#### **1.4 GENERIC MORTGAGE VALUATION REPORT**

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

#### **1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES**

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

#### **1.6 INTELLECTUAL PROPERTY**

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

#### **1.7 PAYMENT**

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

#### **1.8 CANCELLATION**

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

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

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

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

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

## **1.9 PRECEDENCE**

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

## **1.10 DEFINITIONS**

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

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



- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## **PART 2 – DESCRIPTION OF THE REPORT**

### **2.1 THE SERVICE**

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

### **2.2 THE INSPECTION**

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

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

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

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

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

### **2.3 THE REPORT**

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

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

## 1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

<b>Description</b>	The subjects comprise a large, detached house formed from a former schoolhouse and by conversion of the attached former school.
<b>Accommodation</b>	<p>The accommodation comprises: -</p> <p>Ground-floor: - Vestibule, entrance hall, WC apartment, sitting room, drawing room, open plan kitchen and dining room, conservatory, bedroom with en-suite bathroom, utility room with shower and WC apartment, swimming pool with shower room, WC apartment, plant room and side porch.</p> <p>First-floor:- Landing, living room, 4 bedrooms, bathroom, small mezzanine area.</p>
<b>Gross internal floor area (m2)</b>	The gross internal floor area is approximately 560m <sup>2</sup> .
<b>Neighbourhood and location</b>	<p>The property is situated in rural surroundings approximately half a mile from the village of Drummore. Local facilities are rather limited, but include a doctors surgery and a primary school. More extensive facilities, including supermarkets, a leisure centre and rail services are available in Stranraer approximately 17 miles to the north.</p> <p>The house occupies a large elevated site with extensive views over Luce Bay.</p>
<b>Age</b>	Approximately 145 years old, but altered and extended

	around 2007 and again in 2018.
<b>Weather</b>	The weather was dry and sunny.
<b>Chimney stacks</b>	<p>Visually inspected with the aid of binoculars where required.</p> <p>Chimneys are of stone construction with lead or cement flashings.</p>
<b>Roofing including roof space</b>	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>Roofs are timber-framed, sarked and slated. There is no obvious felt between slates and sarking boards. Valley gutters are lead lined. Ridges are finished partly with lead and partly with zinc.</p> <p>There are red sandstone skews at some roof verges.</p> <p>Limited head and shoulders roof space inspections were carried out over the original part of the house and over the swimming pool. The roof void over the original part of the house is insulated at ceiling level, with mineral wool, to an average depth of approximately 100mm, but some areas of insulation are missing.</p> <p>The roof void over the swimming pool is insulated to a depth of approximately 200mm.</p> <p>There are plastic cold water storage tanks in both roof voids. Tanks appear to have lids and have been lagged.</p>
<b>Rainwater fittings</b>	<p>Visually inspected with the aid of binoculars where required.</p> <p>Gutters and downpipes are of alloy construction.</p>
<b>Main walls</b>	<p>Visually inspected with the aid of binoculars where required.</p> <p>Foundations and concealed parts were not exposed or inspected.</p>

	<p>The main walls are of solid whinstone construction with red sandstone quoins and dressings around window and door openings. They have a finished thickness of approximately 600mm although this varies slightly throughout the building. Walls have generally been strapped and lined internally and are partly rendered and painted externally.</p> <p>Damp proof courses could not be seen in external walls. There is some provision for underfloor ventilation.</p>
<b>Windows, external doors and joinery</b>	<p>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.</p> <p>Windows are timber-framed, predominantly of sash and case style, double-glazed. External doors are timber framed and partly double-glazed.</p>
<b>External decorations</b>	<p>Visually inspected.</p> <p>Windows, external doors and areas of external walls have been painted.</p>
<b>Conservatories / porches</b>	<p>Visually inspected.</p> <p>There is a large, timber-framed, double-glazed conservatory at the north side of the building. The roof of the conservatory is also timber-framed and glazed. The conservatory has been built off a stone-clad base.</p> <p>At the west side of the building there is a small porch giving access to the swimming pool area. The porch appears to be of load-bearing timber-framed construction and has been finished externally with stonework. At the east side of the house there is a stone/slate porch giving access to the original part of the house.</p>
<b>Communal areas</b>	<p>Circulation areas visually inspected.</p> <p>There are no communal areas.</p>
<b>Garages and permanent outbuildings</b>	<p>Visually inspected.</p> <p>There is a large, detached garage at the south-west corner of the site. The garage is of rendered brick construction and has a flat, reinforced concrete roof which has been finished externally with mineral felt. Photovoltaic panels have been installed on the roof of the garage.</p>

	<p>To the north of the house there is a detached outbuilding of rendered brick/slate construction and an aluminium framed greenhouse which has been built off a stone base.</p> <p>At the south side of the house there is a small brick/slate outbuilding containing the central heating boiler which serves the east most section of the subjects and a further attached outbuilding which contains a filter for the swimming pool.</p> <p>At the west side of the site are the remains of the former school toilets. They are of brick construction, but do not have a roof.</p>
<b>Outside areas and boundaries</b>	<p>Visually inspected.</p> <p>The garden slopes down gently from south to north and is enclosed by stone boundary walls. The precise extent of the site should be confirmed from the Title Deeds.</p>
<b>Ceilings</b>	<p>Visually inspected from floor level.</p> <p>Ceilings appear to be predominantly plasterboard, but it is possible that some older areas of lath and plaster ceiling have been retained.</p>
<b>Internal walls</b>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls are predominantly of brick construction and have been plastered.</p>
<b>Floors including sub floors</b>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Floors in ground-floor rooms are partly suspended timber and partly solid concrete. Upper floors are suspended timber.</p>

	Access could not be gained to underfloor voids as there is no apparent means of access.
<b>Internal joinery and kitchen fittings</b>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Facings and skirtings are softwood. Internal doors are partly timber and panelled and partly of flush veneered design.</p> <p>The kitchen and utility room have been fitted with ranges of floor units.</p>
<b>Chimney breasts and fireplaces</b>	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>Fireplaces would have been an original feature of the property, but several have been removed. They have been retained in the east most living room, the open-plan dining/kitchen and in the drawing room although only the latter two appear to be still in use.</p>
<b>Internal decorations</b>	<p>Visually inspected.</p> <p>Internal joinery has been painted. Wall and ceiling plaster has also been painted.</p>
<b>Cellars</b>	<p>Visually inspected where there was safe and purpose-built access.</p> <p>There are no cellars.</p>
<b>Electricity</b>	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains electricity is provided. Wiring, where visible, is PVC sheathed and insulated and there are 13-amp square pin sockets. There are electrical consumer units, fitted with circuit breakers, in the kitchen and plant room off the swimming pool.</p> <p>There are photovoltaic panels on the roof of the garage. The inverter for the system is located in the garage.</p>
<b>Gas</b>	Accessible parts of the system were visually inspected

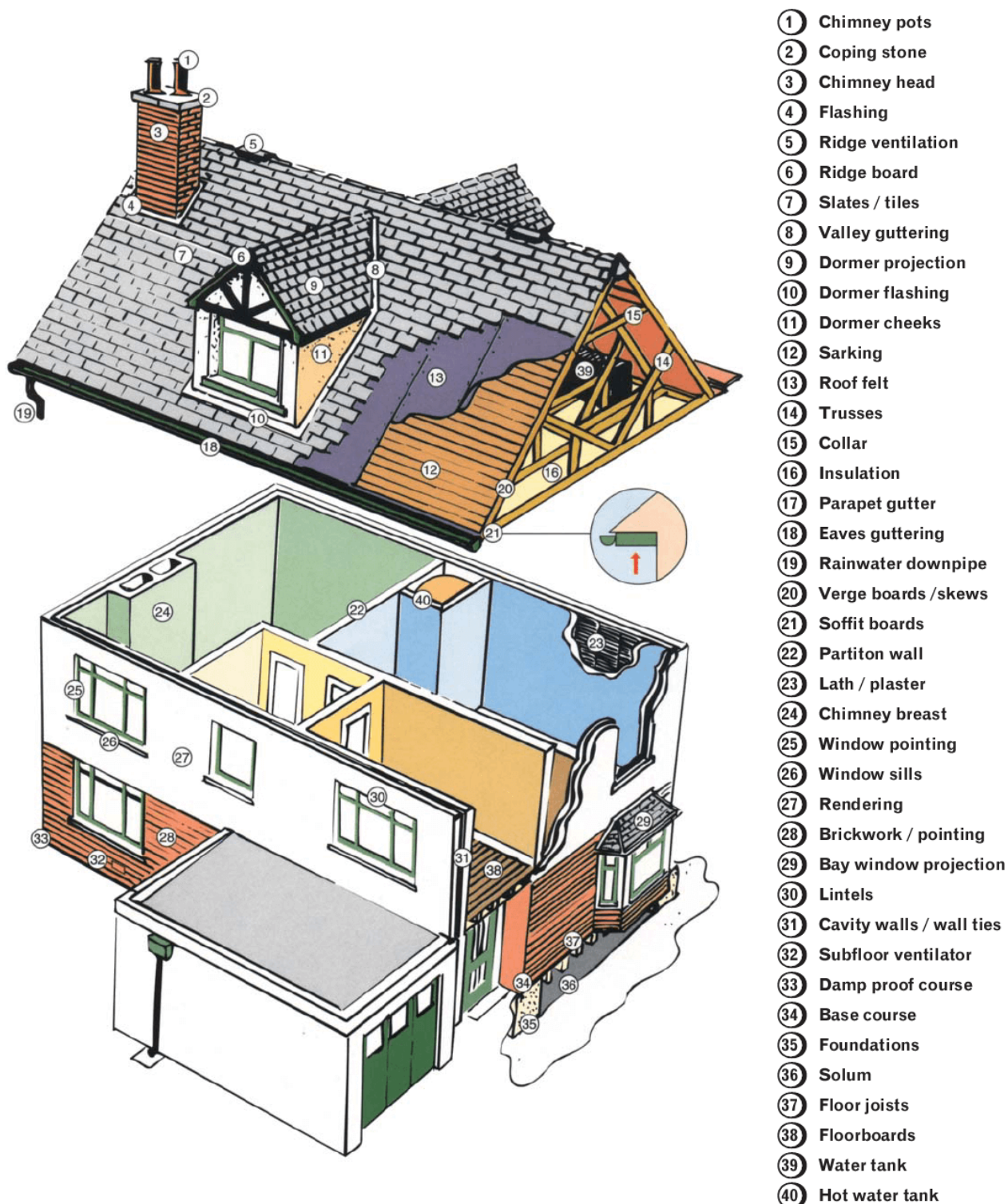


	<p>without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains gas is not available.</p>
<b>Water, plumbing and bathroom fittings</b>	<p>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.</p> <p>Mains water is provided. Water pipes, where visible, are predominantly copper. There are plastic cold water storage tanks in the roof void over the original part of the house and over the swimming pool.</p> <p>The water supply appears to run to the brick outbuilding in the garden to the north of the house and from there it is pumped to the house. Storage in the outbuilding is provided by a large plastic tank designed originally for oil storage.</p> <p>Fittings in the first-floor bathroom in the original part of the house comprise a bath, WC and WHB. There is a shower mixer valve and a shower over the bath.</p> <p>At ground-floor level, fittings in the WC apartment comprise a WC and WHB. There is a shower cubicle and a WC apartment in two separate small compartments off the utility room while the en-suite bathroom off the ground-floor bedroom has a bath, shower mixer in a wet-room area, two WHBs and a WC.</p> <p>Off the swimming pool is a shower cubicle with shower mixer and a separate WC apartment with WC only.</p> <p>The swimming pool and associated plant and equipment are specifically excluded from this report, but it is understood that water heating for the swimming pool is provided by a Calorex unit in the plant room and that there is a separate filter in an attached outbuilding. The swimming pool had been drained and was not in use.</p>
<b>Heating and hot water</b>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.</p>

	<p>There are two oil-fired central heating systems. The system for the east most section of the house is run from a Worcester Danesmoor boiler located in the small attached boiler room at the south elevation.</p> <p>There is a Grant oil-fired boiler serving the heating system for the west most section of the house. At the time of inspection this boiler had been turned off and was not in use.</p> <p>The boilers serve radiators at first-floor level and underfloor heating pipes in ground-floor rooms. The systems are controlled by programmers, a room thermostat and thermostatic radiator valves.</p> <p>There is a hot water cylinder in a cupboard in the north-west bedroom in the original part of the house. It is of a modern pre-insulated type. There is a further pressurised hot water cylinder in the plant room off the swimming pool. It is also pre-insulated.</p> <p>Hot water is provided by the central heating boilers and these appear to be backed up by electric immersion heaters.</p>
<b>Drainage</b>	<p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>Drainage is understood to be to a private septic tank located on site. The septic tank is situated to the west of the brick outbuilding at the north section of the site. The tank could not be inspected.</p>
<b>Fire, smoke and burglar alarms</b>	<p>Visually inspected. No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p>

	<p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>Smoke detectors have been installed in a number of rooms including the entrance hall, first-floor landing, open-plan kitchen/dining room, large ground-floor sitting room and first-floor living room.</p> <p>There is a heat detector in the kitchen and utility room and a carbon monoxide detector in the large sitting room.</p>
<b>Any additional limits to inspection</b>	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Parts of the property which are covered, unexposed or inaccessible cannot be guaranteed to be free from defect.</p> <p>At the time of inspection, the property was fully furnished and floors were covered with carpets or other floor coverings. Our inspection of the building was restricted accordingly.</p> <p>Access could not be gained to underfloor voids and only limited roof space inspections were possible. In particular, access could not be gained to the void over the central section of the building as there are no access hatches.</p>

## Sectional Diagram showing elements of a typical house



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

## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

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

### Structural movement

Repair category:	1
Notes:	There is evidence of slight, old structural movement. Such movement is typical of buildings of this age and type and there is no evidence to suggest that movement is recent or continuing. Further significant movement in the foreseeable future is considered unlikely.

### Dampness, rot and infestation

Repair category:	1
Notes:	<p>There is evidence of woodworm infestation of roof timbers, but, where visible, the infestation appears old and inactive. Further advice as to the need for chemical treatment should be obtained from a competent timber and damp contractor.</p> <p>Parts of the roofs adjacent to external walls have previously been affected by rot and sections of woodwork have been replaced.</p> <p>Moisture meter tests at lower wall plaster failed to reveal any evidence of significant dampness although damp-proof courses could not be seen in external walls. Occasional small and damp patches were found at ceilings such as below the broken skylight window at the en-suite bathroom off the ground-floor bedroom.</p> <p>No evidence of significant rot was found.</p>

### Chimney stacks



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.

Repair category:	2
Notes:	Some re-pointing of joints at chimneys is necessary particularly at the large chimney over the west most wall of the bedrooms in the original part of the house. Flashings and cement flaunchings should be checked as the latter, in particular, are prone to cracking. Any cracked chimney pots should be replaced.

Roofing including roof space	
Repair category:	2
Notes:	<p>Rood slating is old and there are several slipped, loose or broken slates which require to be replaced. From roof space level, corrosion of slating nails is evident and maintenance requirements will increase with age. Several broken slates are held in place with lead clips. A competent roofing contractor should be instructed to carry out a thorough overhaul to ensure water tightness. The condition of ridges and valley gutters should also be checked and any necessary repairs carried out. The property is in an elevated, relatively exposed position.</p> <p>Woodworm infestation of roof timbers is evident, but, where visible, the infestation appeared old and inactive. Further advice on the need for chemical treatment should be obtained from a competent specialist timber and damp contractor.</p> <p>As already mentioned, some areas of roof timbers particularly sarking boards, adjacent to gable walls have been replaced probably because they were previously affected by rot.</p> <p>Insulation of roof voids is below current standards, but it should be noted that installation of additional insulation will increase the risk of condensation in roof voids particularly during the colder winter months.</p> <p>There does not appear to be a layer of felt between slates and sarking boards and careful maintenance of slating will be required.</p>

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

Rainwater fittings	
Repair category:	1
Notes:	<p>Rainwater fittings have been replaced and no major defects were noted. However, occasional gutter joints appear to be leaking and should be repaired as a matter of routine maintenance. Sections of gutter are also choked and should be cleared.</p> <p>The drain from the downpipe at the side of the east most external door appears to be blocked and should be cleared. Other rainwater drains should also be checked.</p>

Main walls	
Repair category:	2
Notes:	<p>Re-pointing of sections of the external walls is necessary particularly at the south elevation. Re-pointing should be carried out using a mortar to match the existing.</p> <p>There are several small areas of cracked and broken stonework at the sides of the windows of the swimming pool. Damage appears to have been caused by corrosion of steel fixings.</p> <p>Stone kneelers at the south side of the swimming pool have been pushed outwards slightly and require to be re-built in place and re-pointed. A small section of stonework is broken out of the quoin below one kneeler.</p> <p>There is a crack in the sandstone mullion at a window at the south side of the drawing room.</p> <p>Cracks are evident in render adjacent to the external door to the west most porch.</p> <p>Minor cracks are evident in stone jambs at the top of the window at the west most entrance.</p>

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

	Damp-proof courses could not be seen in external walls. There is some provision for ventilation of sub-floor voids, but it appears inadequate by modern standards.
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## Windows, external doors and joinery

Repair category:	2
Notes:	<p>Rot is evident in many sections of external woodwork, particularly at windows, but also at sections of external doors. Rotting timbers require to be cut out and replaced, but some windows appear to be beyond economic repair.</p> <p>Sections of pointing between windows and external walls are cracked or broken giving rise to a risk of penetrating dampness. Re-pointing of openings is necessary to reduce the risk of water penetration and of rot in concealed timbers.</p>

## External decorations

Repair category:	2
Notes:	Paintwork is flaking in places. Redecoration will be required following repair/replacement of rotting external woodwork.

## Conservatories / porches

Repair category:	2
Notes:	There are several failed double-glazed sealed units at the roof and windows of the conservatory. Rot is evident in sections of bottom rail of the conservatory and affected areas will require to be replaced.



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.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	2
Notes:	<p>Cracks are evident in the render and brickwork of the garage caused, at least in part, by movement of the concrete flat roof. The roof itself is also cracked in places and a section of concrete adjacent to the north wall has been broken out.</p> <p>A steel stanchion at the north wall is badly corroded.</p> <p>Rot is evident in the door frames and a door requires to be re-fixed in place.</p> <p>Flat felt roof coverings are of a type which has a relatively limited life and leaks may occur at any time.</p> <p>Rot is evident in the door of the small attached boiler room and it does not close properly. Several slates are loose. The roof has a very shallow pitch and may be subject to wind-blown rainwater penetration.</p> <p>Cracks are evident in the render of the detached brick outbuilding at the north side of the site. Slating is in poor condition with some slates held in place with lead clips. Woodworm infestation of timbers is evident.</p> <p>The greenhouse is in adequate condition for its type,</p> <p>The former school toilets are in poor condition.</p>

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

Outside areas and boundaries	
Repair category:	1
Notes:	<p>The site is, in general, enclosed to an adequate standard although some maintenance repairs are required to areas of stone boundary wall.</p> <p>There is a cherry tree close to the south wall of the house, but no evidence was found to suggest that the building has suffered root damage. Branches are close to the roof of the building and require to be cut back.</p>

Ceilings	
Repair category:	1
Notes:	<p>No major defects were noted, but occasional minor cracks are apparent. There is a crack across the ceiling of the swimming pool which appears to coincide with joints in plasterboard sheets.</p> <p>At the rear of the plant room part of the ceiling has been left open around pipework, but should be closed off.</p> <p>A small area of plasterwork is stained and damaged below a broken skylight at the en-suite bathroom of the ground-floor bedroom,</p> <p>Most ceilings appear to have been replaced in plasterboard.</p>

Internal walls	
Repair category:	1
	No major defects were noted. There is a vertical crack in

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.

Notes:	<p>plasterwork at the west side of the swimming pool. The crack appears to coincide with joints in plasterboard sheets and should be repaired.</p> <p>Moisture meter tests failed to reveal evidence of significant dampness in lower wall plaster.</p> <p>The original lath and plaster appears to have been removed from a number of areas of external walls and to have been replaced with plasterboard.</p>
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Floors including sub-floors	
Repair category:	1
Notes:	No major defects were noted although inspection was restricted to a large degree by fitted floor coverings . Slight deflection of upper floors in the original part of the house is evident, but is not serious. Further significant deflection is considered unlikely.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No major defects were noted. The kitchen and utility room are equipped to an adequate standard.

Chimney breasts and fireplaces	
Repair category:	2
Notes:	From a purely visual examination, no evidence of significant defects was found, but fireplaces were not tested. Where fireplaces have been removed it should be ensured that there is adequate

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.

	provision for ventilation of disused flues and that flues have been fitted with ventilated caps at chimney level. Failure to do so increases the risk of condensation within flues.
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Internal decorations	
Repair category:	1
Notes:	No major defects were noted, but some redecoration is likely to be considered desirable.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	2
Notes:	The Institute of Engineering and Technology recommends that the electrical systems are inspected and tested every 10 years (5 years in the case of a property which is to be let) or on a change of occupancy. It should be noted that only the most recently installed systems will comply fully with current wiring regulations. Electrical consumer units are plastic and do not comply with current regulations which require such units to be metal. The system should be inspected and tested by a competent electrical contractor and any necessary upgrading carried out.

Gas
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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.

Repair category:	
Notes:	Not applicable.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>The water supply and plumbing system were not tested, but appear functional. The water storage tank and pump in the brick outbuilding to the north of the house are unusual and further advice on their condition and suitability should be obtained from a suitably qualified and experienced person.</p> <p>Sanitary fittings appear serviceable.</p>

Heating and hot water	
Repair category:	2
Notes:	<p>It is assumed that the heating and hot water systems have been installed in accordance with the relevant regulations and that they have been serviced and maintained on a regular basis. However, we have no evidence to suggest recent testing or servicing.</p> <p>An OFTEC registered engineer should be instructed to inspect and test the heating systems and to carry out any repairs or upgrading found to be necessary. Testing and servicing should be carried out at least annually and should also include the condition of flues.</p> <p>Failure to test and service heating systems of this type may increase safety risks.</p> <p>We are unable to comment on plant and equipment serving the swimming pool or on the pool itself and an appropriately qualified</p>

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

	and experienced person should be engaged to test and service the installations and to carry out any necessary repairs or upgrading
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Drainage	
Repair category:	1
Notes:	From the surface, no evidence of significant defects was found although, as already mentioned, the drain from the downpipe at the East entrance appears to be choked and should be checked and cleared.

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.

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

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

## Remember

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

## Warning

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

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

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



#### 4. VALUATION AND CONVEYANCER ISSUES

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

##### **Matters for a solicitor or licensed conveyancer**

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

The property has been altered and extended and it is assumed that all necessary Local Authority and statutory consents and approvals have been obtained. Confirmation should be sought.

The property is fitted with photovoltaic panels. All documentation relating to the system should be obtained in order that the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.

The road fronting the property is understood to be public and maintained by the Local Authority.

The property is assumed to be held on ownership tenure.

The precise boundaries and extent of the site should be obtained from the Title Deeds.

The condition of the swimming pool and associated plant and equipment is expressly excluded from this report. It is suggested that advice on the condition of the pool and plant and equipment is obtained from a specialist contractor. It is understood that the lining to the pool has been replaced relatively recently. At the time of our inspection, the pool had been emptied.

Drainage is to a private septic tank which, it is understood, is located on site. For the purposes of valuation, it is assumed that the legal arrangements relating to the tank and associated pipework are satisfactory, but this should be investigated further.

The property is understood to be Listed, Category C as being of architectural and/or historic interest. This may place constraints on any materials which can be used and on alterations which can be carried out. Insurance costs are also likely to be higher than average. The estimated re-instatement cost for insurance purposes given below is indicative only. As the property is Listed further advice on the re-instatement cost for insurance purposes should be obtained from a suitably qualified and experienced person.

##### **Estimated re-instatement cost (£) for insurance purposes**

2,850,000

The estimated reinstatement costs for insurance purposes is Two Million Eight Hundred and Fifty Thousand Pounds. However, this is indicative only and, as the building is Listed and also contains specialist plant and equipment, further advice as to the appropriate re-instatement cost for insurance purposes should be obtained from a suitably qualified and experienced person.

#### **Valuation (£) and market comments**

650,000

The Market Value of the property as described in this report is Six Hundred and Fifty Thousand Pounds.

This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.

The property is considerably larger than average for the area and occupies a very attractive site with extensive views to the north over Luce Bay. There has, particularly since mid 2020, been a strong demand for properties of this type in the area although this is likely to have been affected by increases in interest rates, taxation and energy costs since 2022.

<b>Report author:</b>	David Telford, BSc MRICS
<b>Company name:</b>	Newton Stewart - Allied Surveyors Scotland Plc
<b>Address:</b>	10 Victoria Street Newton Stewart DG8 6BT
<b>Signed:</b>	Electronically Signed: 242450-A2B2F5B2-5720
<b>Date of report:</b>	21/09/2023

P A R T 2 .

# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.





## Mortgage Valuation Report

Property:	Old School House Drummore, Stranraer DG9 9HB	Client: Ms. Georgina Fisher  Tenure: Ownership
Date of Inspection:	12/09/2023	Reference: DBT/LC/23/02/290

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

### 1.0 LOCATION

The property is situated in rural surroundings approximately half a mile from the village of Drummore. Local facilities are rather limited, but include a doctors surgery and a primary school. More extensive facilities, including supermarkets, a leisure centre and rail services are available in Stranraer approximately 17 miles to the north.

The house occupies a large elevated site with extensive views over Luce Bay.

2.0	DESCRIPTION	2.1 Age:	Approximately 145 years old, but altered and extended around 2007 and again in 2018.
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The subjects comprise a large, detached house formed from a former schoolhouse and by conversion of the attached former school.

### 3.0 CONSTRUCTION

Roofs are timber-framed, pitched and slated.

Main walls are of solid stone construction, strapped and lined internally and partly rendered and painted externally.

Floors are partly suspended timber and partly solid concrete.

### 4.0 ACCOMMODATION

The accommodation comprises: -

Ground-floor: - Vestibule, entrance hall, WC apartment, sitting room, drawing room, open plan kitchen and dining room, conservatory, bedroom with en-suite bathroom, utility

room with shower and WC apartment, swimming pool with shower room, WC apartment, plant room and side porch.

First-floor:- Landing, living room, 4 bedrooms, bathroom, small mezzanine area.

5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains	Electricity:	Mains	Gas:	None	Drainage:	Private Septic Tank
Central Heating:		Oil fired boilers to radiators					
6.0	OUTBUILDINGS						
Garage:		There is a large, detached brick garage.					
Others:		Brick/slate store; aluminium framed greenhouse; rendered brick boiler room; former school toilets.					
7.0	<b>GENERAL CONDITION</b> - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>						

The property is of traditional construction and materials and has, in general, been maintained to an adequate standard for one of its age and character. There are no outstanding repairs which would be considered essential for mortgage purposes, but a number of items were noted including:-

1. There are several slipped, loose and broken slates which require to be replaced. Some corrosion of slating nails is apparent. A competent roofing contractor should be instructed to carry out a thorough overhaul of slating, lead work, etc., to ensure water tightness. Maintenance requirements will increase with age.
2. Re-pointing of areas of stonework at external walls and chimneys is necessary and should be carried out using a mortar to match the existing. Repairs are also required to dislodged stone kneelers.
3. Rot is evident in sections of window and external woodwork including at the conservatory. There are several failed double-glazed sealed units. A competent contractor should be instructed to cut out and replace rotting woodwork, but several windows and possibly external doors are likely to be beyond economic repair and will require to be replaced.
4. Rainwater goods require to be cleaned out and checked. Defective joints and blocked drains should be repaired.
5. Testing and, if necessary, upgrading of service installations should be carried out by suitably qualified and experienced contractors.

There is evidence of woodworm infestation. Where visible, the infestation appears old and inactive, but further advice on chemical treatment can be obtained from a competent specialist contractor.

There is evidence of slight, old settlement and structural movement. There is no evidence of recent movement and further significant movement in the foreseeable future is considered unlikely.

8.0	ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)				
None.					
8.1 Retention recommended:		N/A			
9.0	ROADS &FOOTPATHS				
Made up and adopted.					
10.0	BUILDINGS INSURANCE	2,850,000	GROSS EXTERNAL	716	Square

	(£):		FLOOR AREA		metres
	<p><i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i></p>				
11.0	GENERAL REMARKS				
<p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p> <p>The property has been altered and extended and it is assumed that all necessary Local Authority and statutory consents and approvals have been obtained. Confirmation should be sought.</p> <p>The property is fitted with photovoltaic panels. All documentation relating to the system should be obtained in order that the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.</p> <p>The road fronting the property is understood to be public and maintained by the Local Authority.</p> <p>The property is assumed to be held on ownership tenure.</p> <p>The precise boundaries and extent of the site should be obtained from the Title Deeds.</p> <p>The condition of the swimming pool and associated plant and equipment is expressly excluded from this report. It is suggested that advice on the condition of the pool and plant and equipment is obtained from a specialist contractor. It is understood that the lining to the pool has been replaced relatively recently. At the time of our inspection, the pool had been emptied.</p> <p>Drainage is to a private septic tank which, it is understood, is located on site. For the purposes of valuation, it is assumed that the legal arrangements relating to the tank and associated pipework are satisfactory, but this should be investigated further.</p> <p>The property is understood to be Listed, Category C as being of architectural and/or historic interest. This may place constraints on any materials which can be used and on alterations which can be carried out. Insurance costs are also likely to be higher than average. The estimated re-instatement cost for insurance purposes given below is indicative only. As the property is Listed further advice on the re-instatement cost for insurance purposes should be obtained from a suitably qualified and experienced person.</p>					
12.0	<p><b>VALUATION</b> <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i></p>				
12.1	Market Value in present condition (£):	650,000	Six Hundred and Fifty Thousand Pounds		
12.2	Market Value on completion of essential works (£):	N/A	Not applicable		
12.3	Suitable security for normal mortgage purposes?	Yes			
12.4	Date of Valuation:	20/09/2023			
Signature:		Electronically Signed: 242450-A2B2F5B2-5720			

<b>Surveyor:</b>	David Telford	BSc MRICS	<b>Date:</b>	21/09/2023
<b>Newton Stewart - Allied Surveyors Scotland Plc</b>				
<b>Office:</b>	10 Victoria Street Newton Stewart DG8 6BT	Tel: 01671 404 335 Fax: email: <a href="mailto:newton.stewart@alliedsurveyorsscotland.com">newton.stewart@alliedsurveyorsscotland.com</a>		

P A R T 3 .

# ENERGY REPORT

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A report on the energy efficiency of the property.





# energy report

energy report on:

<b>Property address</b>	Old School House Drummore, Stranraer DG9 9HB
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<b>Customer</b>	Ms. Georgina Fisher
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<b>Customer address</b>	Old School House Drummore, Stranraer DG9 9HB
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<b>Prepared by</b>	David Telford, BSc MRICS Newton Stewart - Allied Surveyors Scotland Plc
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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

OLD SCHOOL HOUSE, STRANRAER, DG9 9HB

**Dwelling type:** Detached house  
**Date of assessment:** 12 September 2023  
**Date of certificate:** 15 September 2023  
**Total floor area:** 560 m<sup>2</sup>  
**Primary Energy Indicator:** 274 kWh/m<sup>2</sup>/year

**Reference number:** 7517-2421-1430-2772-6292  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, oil

## 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<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years\*

£34,497

See your recommendations report for more information

Over 3 years you could save\*

£12,624

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

Very energy efficient - lower running costs



Current	Potential
35	65

## 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 F (35)**. 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.

Not energy efficient - higher running costs

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



Current	Potential
29	55

## 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 F (29)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

## 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	£1,500 - £2,700	£4617.00
2 Internal or external wall insulation	£4,000 - £14,000	£5250.00
3 Floor insulation (suspended floor)	£800 - £1,200	£774.00

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](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whinstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
	Roof room(s), ceiling insulated	★★☆☆☆	★★☆☆☆
Floor	Solid, no insulation (assumed)	—	—
	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★★☆	★★★★☆
	Boiler and radiators, oil	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
	Programmer, TRVs and bypass	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 89% of fixed outlets	★★★★★	★★★★★

## 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 71 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 40 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 18 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	£32,232 over 3 years	£19,788 over 3 years	
Hot water	£915 over 3 years	£735 over 3 years	
Lighting	£1,350 over 3 years	£1,350 over 3 years	
<b>Totals</b>	<b>£34,497</b>	<b>£21,873</b>	

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	£1,500 - £2,700	£1539	E 43	F 36
2 Internal or external wall insulation	£4,000 - £14,000	£1750	E 54	E 45
3 Floor insulation (suspended floor)	£800 - £1,200	£258	D 56	E 47
4 Floor insulation (solid floor)	£4,000 - £6,000	£285	D 58	E 49
5 Replace boiler with new condensing boiler	£2,200 - £3,000	£377	D 61	E 51
6 Wind turbine	£15,000 - £25,000	£1313	D 65	D 55

## 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](http://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](http://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 or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside 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. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

### 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](http://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](http://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 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

## 6 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](http://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:

- Solar photovoltaics

## 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)	97,468	(6,166)	N/A	(15,446)
Water heating (kWh per year)	3,187			

## Addendum

The energy assessment for the dwelling does not include energy used to heat the swimming pool.

This dwelling has stone walls and may be exposed to wind driven rain 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](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. Scott Morton
Assessor membership number:	EES/022127
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	35 Buccleuch Street Dumfries DG1 2AB
Phone number:	01387 254425
Email address:	<a href="mailto:dumfries@alliedsurveyors.com">dumfries@alliedsurveyors.com</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).

### Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT





P A R T 4 .

# PROPERTY QUESTIONNAIRE

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



# Property Questionnaire

Property Address

Old School House  
Drummore, Stranraer  
DG9 9HB

Seller(s)

Georgina Flsher

Completion date of property questionnaire

21/09/2023

Note for sellers

1.	<b>Length of ownership</b>																
	<b>How long have you owned the property?</b> 2.5 years																
2.	<b>Council tax</b>																
	<b>Which Council Tax band is your property in? (Please circle)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H																
3.	<b>Parking</b>																
	<b>What are the arrangements for parking at your property? (Please tick all that apply)</b>  <table> <tr> <td>Garage</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Allocated parking space</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Driveway</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Shared parking</td> <td><input type="checkbox"/></td> </tr> <tr> <td>On street</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Resident permit</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Metered parking</td> <td><input type="checkbox"/></td> </tr> <tr> <td colspan="2">Other (please specify):</td> </tr> </table>	Garage	<input checked="" type="checkbox"/>	Allocated parking space	<input type="checkbox"/>	Driveway	<input checked="" type="checkbox"/>	Shared parking	<input type="checkbox"/>	On street	<input type="checkbox"/>	Resident permit	<input type="checkbox"/>	Metered parking	<input type="checkbox"/>	Other (please specify):	
Garage	<input checked="" type="checkbox"/>																
Allocated parking space	<input type="checkbox"/>																
Driveway	<input checked="" type="checkbox"/>																
Shared parking	<input type="checkbox"/>																
On street	<input type="checkbox"/>																
Resident permit	<input type="checkbox"/>																
Metered parking	<input type="checkbox"/>																
Other (please specify):																	
	<b>Conservation area</b>																

4.		
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	[ ]YES [x]NO [ ]Don't know
5.	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[x]YES [ ]NO
6.	<b>Alterations/additions/extensions</b>	
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)?	[x]YES [ ]NO
	If you have answered yes, please describe below the changes which you have made: <i>A kitchen extension</i>	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[x]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 will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[ ]YES [x]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
	(ii) Did this work involve any changes to the window or door openings?	[ ]YES [ ]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):  Please give any guarantees which you received for this work to your solicitor or estate agent.	

<b>7.</b>	<b>Central heating</b>	
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).	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <i>Oil</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>Half of the house was upgraded in 2019 and latter half earlier</i>	
	(ii) Do you have a maintenance contract for the central heating system?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>9.</b>	<b>Issues that may have affected your property</b>	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	<input type="checkbox"/> YES <input type="checkbox"/> NO
b	Are you aware of the existence of asbestos in your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>10.</b>	<b>Services</b>	
a	Please tick which services are connected to your property and give details of the supplier:	

	<table border="1"> <tr> <th>Services</th><th>Connected</th><th>Supplier</th></tr> <tr> <td>Gas or liquid petroleum gas</td><td>N</td><td></td></tr> <tr> <td>Water mains or private water supply</td><td>Y</td><td>Scottish Water</td></tr> <tr> <td>Electricity</td><td>Y</td><td>Scottish Power</td></tr> <tr> <td>Mains drainage</td><td>N</td><td></td></tr> <tr> <td>Telephone</td><td>Y</td><td>BT</td></tr> <tr> <td>Cable TV or satellite</td><td>N</td><td></td></tr> <tr> <td>Broadband</td><td>Y</td><td>BT</td></tr> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	N		Water mains or private water supply	Y	Scottish Water	Electricity	Y	Scottish Power	Mains drainage	N		Telephone	Y	BT	Cable TV or satellite	N		Broadband	Y	BT
Services	Connected	Supplier																							
Gas or liquid petroleum gas	N																								
Water mains or private water supply	Y	Scottish Water																							
Electricity	Y	Scottish Power																							
Mains drainage	N																								
Telephone	Y	BT																							
Cable TV or satellite	N																								
Broadband	Y	BT																							
b	Is there a septic tank system at your property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																							
	If you have answered yes, please answer the two questions below:																								
	(i) Do you have appropriate consents for the discharge from your septic tank?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Don't know																							
	(ii) Do you have a maintenance contract for your septic tank?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																							
	If you have answered yes, please give details of the company with which you have a maintenance contract:																								
<b>11.</b>	<b>Responsibilities for shared or common areas</b>																								
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? If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know																							
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A																							
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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? If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																							

	If you have answered yes, please give details:	
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you have answered yes, please give details:	[ ]YES [x]NO
<b>12.</b>	<b>Charges associated with your property</b>	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[ ]YES [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.  N/A	
<b>13.</b>	<b>Specialist works</b>	
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?	[ ]YES [x]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?	[ ]YES [x]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?	[ ]YES [ ]NO
	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:	

<b>14.</b>	<b>Guarantees</b>	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	

<b>15.</b>	<b>Boundaries</b>	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>16.</b>	<b>Notices that affect your property</b>	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

c	that requires you to do any maintenance, repairs or improvements to your property?	[ ]YES [x]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 purchaser of your property.	

<b>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.</b>	
Signature(s):	Georgina Fisher
Capacity:	[x]Owner [ ]Legally Appointed Agent for Owner
Date:	21/09/2023