HOME REPORT

MAYFIELD 30 SEABANK ROAD NAIRN IV12 4EU



ENERGY PERFORMANCE CERTIFICATE





Energy Performance Certificate (EPC)

Scotland

Dwellings

MAYFIELD, 30 SEABANK ROAD, NAIRN, IV12 4EU

Dwelling type:	Detached house
Date of assessment:	13 December 2019
Date of certificate:	31 December 2019
Total floor area:	125 m ²
Primary Energy Indicator:	367 kWh/m²/year

Reference number: Type of assessment: Approved Organisation: Main heating and fuel:

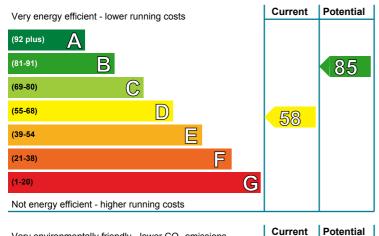
8790-1574-0229-2094-1213 RdSAP, existing dwelling Elmhurst Boiler and radiators, mains gas

You can use this document to:

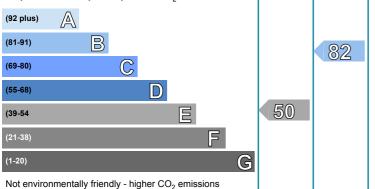
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,926	See your recommendations
Over 3 years you could save*	£2,250	report for more information

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



Very environmentally friendly - lower CO₂ emissions



Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is band D (58). The average rating for EPCs in Scotland is band D (61).

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

Environmental Impact (CO₂) Rating

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

Your current rating is **band E (50)**. 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.

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	£1215.00
2 Cavity wall insulation	£500 - £1,500	£348.00
3 Floor insulation (suspended floor)	£800 - £1,200	£375.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 150 mm loft insulation Roof room(s), no insulation (assumed)	★★★★☆ ★☆☆☆☆	★★★★☆ ★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	_
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★ ☆
Secondary heating	None	—	_
Hot water	From main system, plus solar	****	****
Lighting	Low energy lighting in 29% 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, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 65 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 8.1 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 4.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

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Estimated energy costs for this home

	Estimated energy costs for this nome			
		Current energy costs	Potential energy costs	Potential future savings
Heating		£4,224 over 3 years	£2,148 over 3 years	
Hot water		£279 over 3 years	£279 over 3 years	You could
Lighting		£423 over 3 years	£249 over 3 years	save £2,250
	Totals	£4,926	£2,676	over 3 years

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		Indianting and	Typical saving	Rating after improvement	
Re	commended measures	Indicative cost	per year	Energy	Environment
1	Room-in-roof insulation	£1,500 - £2,700	£405	D 68	D 63
2	Cavity wall insulation	£500 - £1,500	£116	C 71	D 67
3	Floor insulation (suspended floor)	£800 - £1,200	£125	C 74	C 72
4	Low energy lighting for all fixed outlets	£60	£51	C 75	C 73
5	Replacement glazing units	£1,000 - £1,400	£53	C 77	C 74
6	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£277	B 85	B 82

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

• External insulation with cavity wall insulation

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.



About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Room-in-roof insulation

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

2 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

4 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting).

5 Replacement glazing units

Replacing existing double-glazed units with new high-performance units. Building regulations require that replacement glazing is to a standard no worse than previous; a building warrant is not required. Planning permission might be required for such work if a building is listed or within a conservation area so it is best to check with your local authority.

6 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

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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 water heating

Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	29,682	(341)	(2,395)	N/A
Water heating (kWh per year)	3,139			

Addendum

About this document

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

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

Assessor's name: Assessor membership number: Company name/trading name: Address:	Mr. Colin MacGregor EES/007937 D M Hall Chartered Surveyors LLP Ardross House 3 Ardross Terrace Inverness IV3 5NQ
Phone number:	01463241077
Email address:	enquiries@dmhall.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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





SINGLE SURVEY





survey report on:

Property address	MAYFIELD 30 SEABANK ROAD NAIRN IV12 4EU
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Customer	Mrs Audrey A Symon (Executry)
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Customer address	c/o R & R Urquhart 20 High Street Nairn IV2 4AX
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	Prepared by	DM Hall LLP
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Date of inspection	13th December 2019
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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 Property¹.

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.

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 the 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.

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

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 Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

- 1. <u>Category 3:</u> 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. <u>Category 2:</u> Repairs or replacement requiring future attention, but estimates are still advised.
- 3. Category 1: No immediate action or repair is needed.

WARNING:

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" 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. In arriving at the opinion of the Market Value, the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	One and Half Storey Detached Villa.
Accommodation	Ground Floor: Entrance Porch, Two Bedrooms with En Suite Shower Rooms, Bathroom with WC, Living Room, Kitchen, Utility Room and Rear Entrance Porch. First Floor: WC Cloakroom, Two Bedrooms and Study.

Gross internal floor area (m²)	148 square metres approximately.

Neighbourhood and location	The property is situated in the well established West End area of Nairn. Local transport, shopping, educational and social facilities are readily available.
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Age	Circa 1950.

	Weather	Dull with showers.
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Chimney stacks	Visually inspected with the aid of binoculars where appropriate.
	The chimney stack is rendered with brick/blockwork construction and has metal flashings.

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate.
	Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.
	Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.

If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.
The roof is of pitched design clad with slates having metal ridging. Valleys are lined with metal.
Dormer windows are of flat bonded fibreglass design.
The roof space is accessed via two hatches into the eaves.
The roof is timber framed with timber sarking.
The eaves have been partly floored.
Glasswool insulation has been laid to ceiling joists.

Rainwater fittings	Visually inspected with the aid of binoculars where appropriate.
	Gutters and downpipes are of round and half round and ogee and box profile design and are formed in uPVC.

Main walls	Visually inspected with the aid of binoculars where appropriate.
	Foundations and concealed parts were not exposed or inspected.
	The walls are of 315mm rendered cavity brickwork construction.

Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available.
	Random windows were opened and closed where possible.
	Doors and windows were not forced open.
	Windows are of double glazed uPVC design.
	The front access door is of uPVC design with double glazed inserts. The rear door is of timber panel design. There are double glazed metal patio doors. There are double glazed uPVC French windows.
	Soffits are formed in timber. Fascias are formed in uPVC and timber.
External decorations	Visually inspected

External decorations	Visually inspected.
	External timbers and decorations are finished in a mixture of paint and wood staining.

Conservatories / porches	Visually inspected.
	The conservatory is contained under a triplex roof and has double glazed uPVC windows. The dwarf walls have an outer leaf of rendered masonary.
	The rear porch is contained under a triplex roof and is of timber lath and rendered construction and timber/timber clad construction.
	The front entrance porch is contained under a pitched and slated roof and has double glazed uPVC windows.

Communal areas	None.
Garages and permanent outbuildings	Visually inspected.
	There is a detached garage and workshop of concrete blockwork construction. This is contained under a corrugated iron roof.
	There is a timber shed and timber greenhouse.
	The front garden is laid with lock-block which contains shrubbery.
	The rear garden is mainly laid with grass and contains mature shrubbery.
	Boundaries are defined by concrete blockwork walling.

Outside areas and boundaries	Visually inspected.
	The front garden is laid with lock-block which contains shrubbery.
	The rear garden is mainly laid with grass and contains mature shrubbery.
	Boundaries are defined by concrete blockwork walling.

Ceilings	Visually inspected from floor level.
	Ceilings have been lined with plasterboard.

Internal walls	Visually inspected from floor level.
	Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
	Internal walls and partitions are mixed in design with plaster on the hard finishes and timber stud lined with plasterboard. There is also some timber line detailing.

Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
	Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.
	Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.
	Flooring at ground level is of suspended timber design overlaid with tongue and groove boarding.
	Flooring at first floor level is of suspended timber design overlaid with chipboard.

Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved.
	Kitchen units were visually inspected excluding appliances.
	Interior doors are of mixed timber panel and flush timber panel design. Some internal doors have glazed inserts.
	The kitchen has a range of floor and wall mounted units.
	The staircase is of timber design and has a timber banister.

Chimney breasts and fireplaces	Visually inspected.
	No testing of the flues or fittings was carried out.
	There is an open fireplace in the living room.

Internal decorations	Visually inspected.
	Wall and ceiling surfaces are finished in a mixture of paint and paper.

Cellars	None.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Mains supply with the meter and consumer units located in the entrance vestibule cupboard.

Gas	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.
	Mains supply. The gas meter is in an external box to the gable elevation.

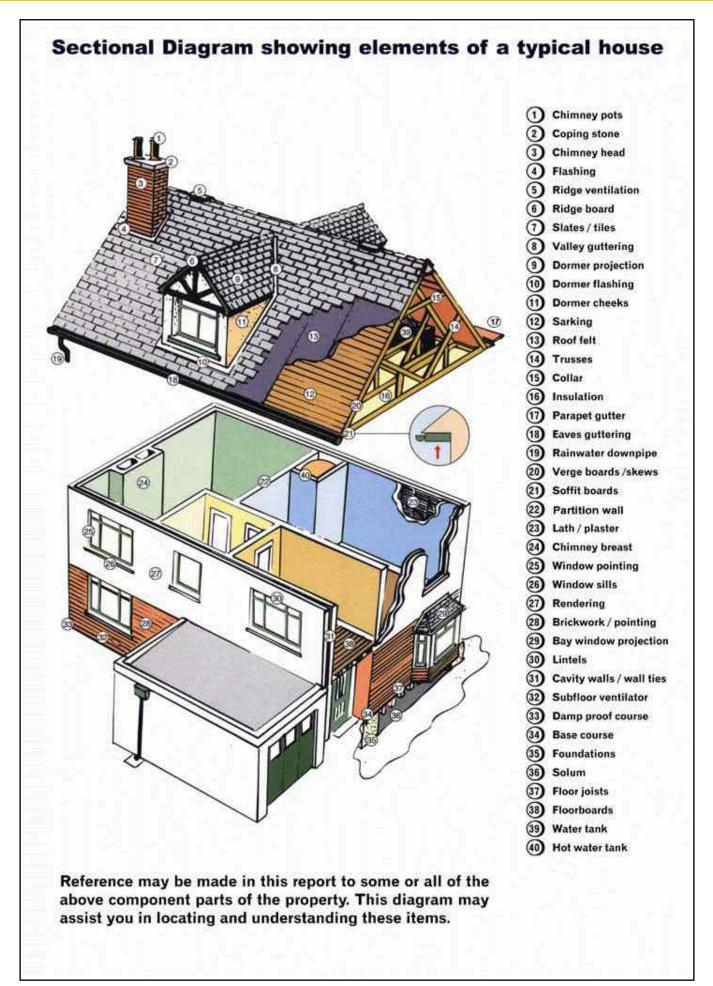
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.
	No tests whatsoever were carried out to the system or appliances.
	Mains water supply.
	The bathroom comprises a bath with shower above, WC and wash hand basin. The en suites comprise shower cubicle, WC and wash hand basin. There is a vanity sink in one of the first floor bedrooms. There is a WC and wash hand basin off the landing.

Heating and hot water	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.
	No tests whatsoever were carried out to the system or appliances.
	There is a wall mounted Worcester gas fired central heating boiler located in the utility room cupboard. This is connected to steel panel radiators distributed throughout the property.
	There is a pre-lagged copper hot water situated in the kitchen cupboard. It is assumed that this is connected to the central heating boiler only.
	There is a pre-lagged copper hot water tank which appears to be connected to the solar panels only.

Drainage	Drainage covers etc. were not lifted.
	Neither drains nor drainage systems were tested.
	Drainage is connected to the main public sewer.

Fire, smoke and burglar alarms	Visually inspected.
	No tests whatsoever were carried out to the system or appliances.
	A fire and smoke alarm system has been installed.

Any additional limits to inspection	For flats / maisonettes
	Only the subject flat and internal communal areas giving access to the flat were inspected.
	If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.
	The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.
	Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.
	I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.
	The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.
	Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.
	All floors were covered and floor coverings restricted my inspection.
	In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects (particularly in cupboards). Floor coverings have not been moved.
	My visual inspection of the roof area was restricted due to insulation material and lack of ? crawl boards. As a result roof spaces have been inspected from lower areas only.
	I was not able to inspect the sub floor area.



MAYFIELD, 30 SEABANK ROAD, NAIRN, IV12 4EU 13th December 2019 HP613723/AM

2. Condition

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

Category 3	Category 2	Category 1
	Repairs or replacement requiring future attention, but estimates are still advised.	

Structural movement	
Repair category	1
Notes	No obvious evidence of significant movement noted within the limitations of my inspection.

Dampness, rot and infestation	
Repair category	2
Notes	There is softening to floor timbers adjacent to the left hand en suite.
	There is evidence of condensation in various locations. This may be alleviated by a proper balance of heating and ventilation. This should be monitored. Further advice can be obtained from a specialist contractor.
	There is evidence of wood boring insect infestation. This appears to be Bark Beetle and does not represent a significant defect.
	Dampness has been recorded below the right hand en suite WC and piping.
	There is dampness adjacent to the rear first floor bedroom window.
	There is mould to windows.
	There is evidence of mice in the property.

Chimney stacks	
Repair category	1
Notes	No significant defects evident.

Roofing including roof space	
Repair category	2
Notes	There are slipped and slipping slates. A roofing contractor will be able to inspect the roof structure at close quarters and advise on any necessary remedial works. The dormer windows are of flat bonded firbreglass design. This form of roof
	covering requires regular maintenance and monitoring as it can fail at any point without notice.
	There is vegetation growth and debris in the valley. There is vegetation growth above the solar panels.
	One of the extractor fans vents into the roof space. It is possible that others may also vent directly into the roof space.

Rainwater fittings	
Repair category	2
Notes	There are leaking rainwater goods.
	There is ponding to gutters along with undulation.
	There is a DIY repair to a sawn neck.

Main walls	
Repair category	1
Notes	There is cracking to render.

Windows, external doors and joinery	
Repair category	2
Notes	Dampness has been recorded adjacent to the rear first floor bedroom window.
	There is a failed sealed unit.
	There is mould to windows.

External decorations	
Repair category	2
Notes	There is weathering to external timbers.

Conservatories/porches	
Repair category	1
Notes	Levels of condensation have been recorded in the rear entrance porch. The downpipe to this porch has not been connected to a proper drainage outlet. There is staining to soffits in the rear porch. There is efflorescents to brickwork in the front entrance porch.
	There is shrinkage cracking to linings in the conservatory.

Communal areas	
Repair category	-
Notes	None.

Garages and permanent outbuildings	
Repair category	2
Notes	There is dampness and decay to the greenhouse which appears to have reached the end of its useful lifespan.
	The shed roof is leaking and there is dampness internally.
	There are broken windows to the garage.

Outside areas and boundaries	
Repair category	1
Notes	No significant defects evident.

Ceilings	
Repair category	1
Notes	There are scorch marks from lightbulbs.
	There is general shrinkage cracking.

Internal walls	
Repair category	2
Notes	Dampness has been recorded below the right hand WC and pipework.

Floors including sub-floors	
Repair category	2
Notes	There is softening to timbers behind the left hand en suite shower cubicle. There is sloping to flooring along with areas of loose and unevenness. A competent joinery contractor will be able to advise on any necessary remedial works. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.

Internal joinery and kitchen fittings	
Repair category	2
Notes	Glazed inserts to interior doors may not be of appropriate toughened glass or meet the recognised Building Standards.

Chimney breasts and fireplaces	
Repair category	1
Notes	No significant defects evident.
	All fires should be tested for safety prior to use by a Gas Safe registered contractor.

Internal decorations	
Repair category	2
Notes	There is staining to decorations throughout.

Cellars	
Repair category	-
Notes	None.

Electricity	
Repair category	2
Notes	There are some DIY electrics. Glass to the one of the solar panels is broken and there are open seals. Further advice will be available from a NICEIC/SELECT registered electrician.

Gas	
Repair category	1
Notes	No significant defects evident. Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

F Water, plumbing and bathroom fittings			
Repair category	2		
Notes	There is condensation to the cistern and pipework of the right hand en suite. A plumbing contractor will be able to advise further.		

Heating and hot water			
Repair category	2		
Notes	One of the solar panels is broken. We are unaware if they are in working order. An NICEIC/SELECT electrician will be able to advise further. There is rusting to the electric fan heater in the bathroom.		

Drainage	
Repair category	1
Notes	No significant defects evident.

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

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

The attic has been converted and the property has been extended and a number of internal alterations have been completed. These works all appear to be in excess of 20 years in age. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.

Estimated reinstatement cost for insurance purposes

£245,000 (TWO HUNDRED AND FORTY FIVE THOUSAND POUNDS)

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

Valuation and market comments

£275,000 (TWO HUNDRED AND SEVENTY FIVE THOUSAND POUNDS)

The property market over the past twelve months has been somewhat more buoyant than in previous years resulting in a number of houses selling within a relatively short period of time.

Signed	Security Print Code [526635 = 7042] Electronically signed				
Report author	Colin MacGregor				
Company name	DM Hall LLP				
Address	Ardross House, 3 Ardross Terrace, Inverness, IV3 5NQ				
Date of report	15th January 2020				

Mortgage Valuation Report



Property Address					
AddressMAYFIELD, 30 SEABANK ROAD, NAIRN, IV12 4EUSeller's NameMrs Audrey A Symon (Executry)Date of Inspection13th December 2019					
Property Details					
Property Type	X House Bungalow Purpose built maisonette Converted maisonette Purpose built flat Converted flat Tenement flat Flat over non-residential use Other (specify in General Remarks)				
Property Style	X Detached Semi detached Mid terrace End terrace Back to back High rise block Low rise block Other (specify in General Remarks)				
Does the surveyor bel e.g. local authority, mi	lieve that the property was built for the public sector, Yes X No ilitary, police?				
Flats/Maisonettes only Approximate Year of 0	No. of units in block				
Tenure X Absolute Ownership	Leasehold Ground rent £ Unexpired years				
Accommodation					
Number of Rooms Gross Floor Area (exc	1 Living room(s) 4 Bedroom(s) 1 Kitchen(s) 3 Bathroom(s) 3 WC(s) 3 Other (Specify in General remarks) cluding garages and outbuildings) 148 m² (Internal) m² (External)				
	greater than 40%) X Yes No				
Garage / Parking / G	Outbuildings				
X Single garage Available on site?	Double garage Parking space No garage / garage space / parking space X Yes No				
Permanent outbuilding	gs:				
Workshop					

Mortgage Valuation Report

Construction								
Walls	X Brick	Stone	Concrete	Timber frame	Other	Other (specify in General Remarks		
Roof	Tile	X Slate	Asphalt	Felt	Other	(specify in Gen	eral Remarks)	
Special Risks								
Has the property	suffered struc	tural moveme	nt?			Yes	X No	
If Yes, is this rece	ent or progres	sive?				Yes	No	
Is there evidence, immediate vicinity	•	ason to antici	pate subsidence	, heave, landslip c	or flood in the	Yes	X No	
If Yes to any of th	e above, prov	vide details in	General Remark	S.				
Service Connec	ctions							
Based on visual ir of the supply in G			ces appear to be	non-mains, pleas	se comment c	on the type a	nd location	
Drainage	X Mains	Private	None	Water	X Mains	Private	None	
Electricity	X Mains	Private	None	Gas	X Mains	Private	None	
Central Heating	X Yes	Partial	None					
Brief description of	of Central Hea	ating:						
Gas fired boiler t	to radiators.							
Site								
Apparent legal iss	sues to be ver	ified by the co	nvevancer Plea	ase provide a brie	f description i	in General R	emarks	
Rights of way	_	ves / access	_	amenities on separate		ed service conn		
Ill-defined boundar		_	ural land included wi				neral Remarks)	
Location								
Residential suburb	X Re	sidential within to	wn / city 📃 Mixe	ed residential / comme	rcial 🗌 Mainl	ly commercial		
Commuter village	Re	mote village	Sola	ted rural property	Other	r (specify in Ge	neral Remarks)	
Planning Issues	S							
Has the property	been extende	ed / converted	/ altered? X	Yes 🗌 No				
If Yes provide details in General Remarks.								
Roads								
X Made up road	Unmade roa	ad Partly	completed new road	Pedestrian a	ccess only	Adopted	Unadopted	

Mortgage Valuation Report

General Remarks

The property was found to be in a condition requiring some works of repair and maintenance.

The attic has been converted and the property has been extended and a number of internal alterations have been completed. These works all appear to be in excess of 20 years in age. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt.

Additional Accommodation: Conservatory, Study and Utility.

Essential Repairs

None.			
Estimated cost of essential repairs £	Retention recommended?	X No	Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property will form suitable security for mortgage purposes at the figure of value outlined below.	
Valuations	
Market value in present condition Market value on completion of essential repairs Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT) Is a reinspection necessary?	£ 275,000 £
Buy To Let Cases	
What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? Is the property in an area where there is a steady demand for rented accommodation of this type?	£ YesNo

Declaration	
Signed	Security Print Code [526635 = 7042] Electronically signed by:-
Surveyor's name	Colin MacGregor
Professional qualifications	BSc (Hons) MRICS
Company name	DM Hall LLP
Address	Ardross House, 3 Ardross Terrace, Inverness, IV3 5NQ
Telephone	01463 241077
Fax	01463 233627
Report date	15th January 2020

PROPERTY QUESTIONNAIRE





perty Address	30 Seabank Road Nairn IV12 4 EU

ler(s)	Estate of Mrs Audrey Anne Symon (executors Alan Symon, Gregor Symon, Adrienne Symon)
npletion date of Property Questionnaire	28 December 2019

1.	Length of Ownership		
	How long have you owned th Approx 10 yrs	ne property?	
2.	Council Tax		()
	Which Council Tax band is y	our property in?	
	A B C D E F G H		
3.	Parking		
	What are the arrangements	for parking at your property?	
	(Please tick all that apply)		
	Garage	\boxtimes	
	Allocated parking space		
	Driveway	\boxtimes	
	On street		
	Resident Permit		
	Metered parking		
	Shared parking		
	Other (please specify)		

4.	Conservation area	
<u> </u>	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	Alterations/Additions/Extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example provision of an extra bath/shower room, toilet or bedroom)? If you have answered yes, please describe below the changes which you have made:	No
	 (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <u>If you have answered yes</u>, 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. 	N/A
b.	Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered yes, please answer the three questions below:	No
	(i) Were the replacements the same shape and type as the ones you replaced?	N/A
	(ii) Did this work involve any changes to the window or door openings?	N/A
7.	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Central heating	
1.1		

		10
	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).	Yes
	If you have answered yes or partial - what kind of central heating is there?	
	gas/radiators	
	(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed?	2017
	(ii) Do you have a maintenance contract for the central heating system?	No
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
8	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	7
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate, which is less than 10 years old?	No
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	No
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	N/A
b.	Are you aware of the existence of asbestos in your property?	No
	If you have answered yes, please give details:	
10.	Services	

a.	Please tick which services are connected supplier:		
	Services	Connected Supplier	
	Gas or liquid petroleum gas		Bulb Energy
	Bulb Energy		
	Water mains or private water supply	\boxtimes	
	highland council		
	Electricity		
	Bulb Energy		
	Mains drainage	\boxtimes	
	highland council		
	Telephone		
	Cable TV or satellite		
	Broadband		
b.	Is there a septic tank system at your	property?	No
	If you have answered yes, please answe		
	(i) Do you have appropriate consents fo	r the discharge from your septic tank?	N/A
	(ii) Do you have a maintenance contract for your septic tank?		N/A
	If you have answered yes, please give of have a maintenance contract:	details of the company with which you	

11.	Responsibilities for shared or common areas	
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:	No
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes</u> , please give details:	No
C.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	No
d.	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:	No
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? <u>If you have answered yes</u> , please give details:	No

property questionnaire f. As far as you are aware, is there a public right of way across any part of your No property (public right of way is a way over privately-owned)? If you have answered yes, please give details: 12. Charges associated with your property Is there a factor or property manager for your property? a. No If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges: b. Is there a common buildings insurance policy? No If you have answered yes, is the cost of the insurance included in your N/A monthly/annual factor's charges? Please give details of any other charges you have to pay on a regular basis for C. the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.

40		
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:	No
b.	As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property? If you have answered yes, please give details:	No
С.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? If you have answered yes these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	N/A

14.	Guarante		
a.		any guarantees or warranties for any of the following:	
	(i)	Electrical work	Don't Know
	(ii)	Roofing	Don't Know
	(iii)	Central heating	Don't Know
	(iv)	National House Building Council (NHBC)	Don't Know
	(v)	Damp course	Don't Know
	(vi)	Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy)	Don't Know
b.		re answered yes or 'with title deeds', please give details of the work or ns to which the guarantee(s) relate(s):	
C.		any outstanding claims under any of the guarantees listed above? <u>re answered yes</u> , please give details:	No
15.	Boundar		
	last 10 ye	you are aware, has any boundary of your property been moved in the ars? <u>re answered yes</u> , please give details:	No

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

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

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

Signature(s): Greg Symon, Adriana Symon, Alan Symon

Date: 14th Jan 2020

DM Hall Offices

Aberdeen 01224 594172

Cumbernauld

01236 618900

01334 844826

01387 254318

01382 873100

Ayr

Cupar

Dumfries

Dundee

Galashiels 01896 752009

Glasgow (North) 01292 286974 0141 332 8615

> Glasgow (South) 0141 636 4141

> > Hamilton 01698 284939

Inverness 01463 241077

Inverurie 01467 624393

Irvine 01294 311070

Kirkcaldy 01592 598200 Livingston 01506 490404

Musselburgh 0131 665 6782

Oban 01631 564225

Paisley 0141 887 7700

Perth 01738 562100

Peterhead 01779 470220

Stirling 01786 475785



01383 621262 Edinburgh

Dunfermline

0131 477 6000

Elgin 01343 548501

Falkirk 01324 628321