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HOME
report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT





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1. Single Survey
2. Energy Report
3. Property Questionnaire

Single Survey

Survey report on:

Property Address	Seaview Cottage Commerce Street Lossiemouth IV31 6BW
Customer	Mrs M Halkett
Date of Inspection	16/01/2025
Prepared by	Donna Shields Harvey Donaldson & Gibson Chartered Surveyors



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TERMS AND CONDITIONS

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who will have sufficient current local knowledge of the particular market to competently survey, value and report upon Residential Property. ¹

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

Harvey Donaldson & Gibson is part of the Connells Group. In Scotland, the Connells Group also own Slater Hogg & Howison, Countrywide North and Allen & Harris. Harvey Donaldson & Gibson trades as an entirely separate company and has no financial interest whatsoever in the disposal of the property being inspected. A full list of the Connells group brands is available on <https://www.connellsgroup.co.uk/our-group/our-brands/>. Harvey Donaldson & Gibson is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all their applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Rebecca Freeman FRICS, contact 01332 813096.

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

1.2 THE REPORT

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

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

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

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

transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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;
- "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.

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

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

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.

Description	The subjects comprise a single storey detached bungalow of a pre-fabricated non-traditional construction type.
Accommodation	Ground floor: Porch, entrance hall, living room, bedroom, inner hall, kitchen, bathroom.
Gross internal floor area (sqm)	48
Neighbourhood and location	<p>The subjects are located in a residential area within the town of Lossiemouth. Surrounding properties are of a mixed style and design. There is a reasonable range of amenities nearby.</p> <p>The subjects are accessed by way of an adopted road.</p>
Age	Approximately 80 years old.
Weather	It was dry at time of inspection.
Chimney stacks	<p>Visually inspected with the aid of binoculars where appropriate. Some aspects could not be inspected due to height and site restrictions.</p> <p>The chimney head is of brick construction. The chimney flashings are carried in lead and mortar.</p>

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</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>Our inspection of the roof was restricted due to height, shallow pitch and site restrictions. Our inspection of the roof void was restricted to a head and shoulders inspection only due to hatch position and a roof apex only.</p> <p>The roof is pitched, timber supported, and is overlaid with profiled cement sheeting (asbestos).</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.</p> <p>The gutters and downpipes are of uPVC construction.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of a non-traditional construction. It is not possible to confirm the exact materials incorporated within the walls, however, they are consistent with being of a timber framed construction. 'Pre-fabs' of this era commonly comprised steel, concrete and/or asbestos components.</p> <p>The walls are finished in a rendered external cladding. Wall thickness is approximately 120mm.</p>

<p>Windows, external doors and joinery</p>	<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>Heavy paint coatings at the eaves; we could not confirm that they are timber.</p> <p>The windows are of uPVC design, incorporating double glazed units.</p> <p>The main door is of uPVC design and the rear door is timber. Both incorporate a double glazed unit.</p> <p>Eaves details appear to be mainly carried in timber and uPVC at the porch.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>The external joinery is finished in paint coatings, where applicable.</p>
<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>There is a porch to the side elevation with a similar wall type to the main walls. The roof is sloped and is also covered with profiled cement sheeting (asbestos). The window is a timber single glazed unit and the floor is solid concrete. There is an internal step up from the porch to the main accommodation level.</p>
<p>Communal areas</p>	<p>Visually inspected.</p> <p>The subjects appear to have access via a shared footpath from the street. This may belong to the adjacent property. The legal advisor should check and confirm the details.</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>There is a store of timber construction with asbestos cement wall panels and a pitched roof, with a profiled asbestos cement sheet covering.</p>

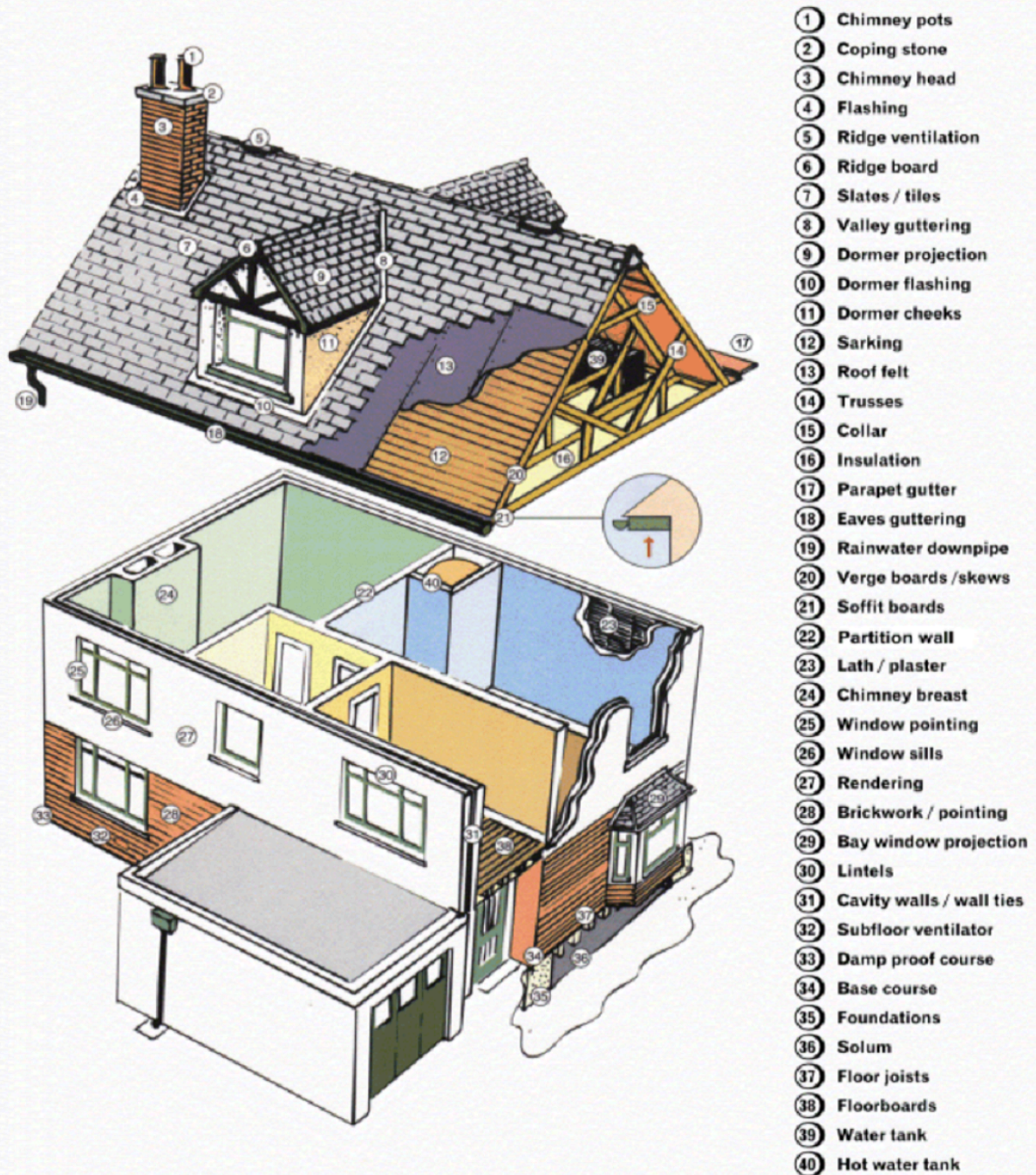
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property has private garden grounds to the front, rear and side. Gardens are paved, laid with gravel and grass.</p> <p>Boundaries are mainly stone/masonry walls and a few sections of timber fences.</p> <p>There is a services post adjacent to the site.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings within the property are consistent with being of asbestos materials.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The internal walls are consistent with being of stud design, lined with plasterboard. However, this cannot be confirmed from a visual inspection.</p>
Floors including sub floors	<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>No sub-floor inspection was possible due to there being no apparent means of access.</p> <p>The property has fully fitted floor coverings throughout which restricted the scope of our inspection.</p> <p>The floors are consistent with being of suspended timber construction. The porch floor is solid.</p>

<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal joinery comprises timber skirtings, door facings and door surrounds. The doors are timber panel and timber/glazed units.</p> <p>Kitchen fittings comprise a range of wall and base units and work surfaces.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>The chimney breast is plastered masonry.</p> <p>There is a gas fire in the living room.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>The ceilings and walls are painted and papered. The internal joinery is painted and finished with a decorative stain.</p>
<p>Cellars</p>	<p>None</p>
<p>Electricity</p>	<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 connected. The meter and consumer unit are in the kitchen. Wiring, where visible, is sheathed in PVC.</p>
<p>Gas</p>	<p>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.</p> <p>Mains gas is connected. The gas meter is located within an external meter box.</p>

<p>Water, plumbing and bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation.</p> <p>Water is supplied from the mains. The visible pipework is copper and plastic.</p> <p>The bathroom contains a three piece suite consisting of a bath with shower over, wash-hand basin and toilet.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The system was turned off at the time of our inspection.</p> <p>The property is centrally heated by means of a gas fired system. The central heating boiler is located in the kitchen and is of a design which also provides domestic hot water upon demand. Heating to rooms is provided by water filled radiators.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Mains drainage is understood to be connected.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property has smoke and carbon monoxide detection devices installed.</p> <p>Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Purchasers should satisfy themselves with regards to compliance.</p>

<p>Any additional limits to inspection</p>	<p>The property was inspected within the limits imposed by occupation which included fixed floor coverings, stored items and furnishings etc. The owner's personal belongings were not moved.</p> <p>It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.</p> <p>No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report.</p> <p>The external building fabric has been inspected from ground level only from the subjects grounds and where possible from adjoining public property. Exposure work has not been carried out.</p> <p>It was dry on the date of inspection. Leakage and water penetration may only be visible to building components such as roof spaces, rainwater goods, around chimney breasts, window openings, etc., during or immediately after, adverse weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.</p> <p>Our inspection of the roof was restricted due to the roof space being an apex only.</p> <p>The report does not include an asbestos inspection, however, the presence of asbestos in the form of building materials; roof coverings and ceilings etc., is highly likely. 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 and you have concerns you should engage a qualified asbestos surveyor.</p>
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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 3	Category 2 2	Category 1 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	<p>No obvious significant structural movement noted, on the basis of a single inspection.</p> <p>All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently most buildings will have minor non structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non structural cracks of this nature will not be recorded or reported.</p>

Dampness, rot and infestation	
Repair category:	3
Notes	<p>An electronic moisture meter was used to measure levels of dampness, at random locations, to lower wall surfaces and floors, where accessible and without moving furniture or lifting floor coverings, if present.</p> <p>Higher than normal meter readings were recorded to a number of lower wall surfaces e.g. in the bathroom, at the chimney breast and in the porch. Spillage was also noted at the sanitary fittings. It is recommended that a reputable timber & damp specialist firm be employed to carry out a detailed inspection of the entire subjects (including exposure works). Thereafter implement all necessary remedial works under the cover of a long term guarantee.</p>

Chimney stacks	
Repair category:	2
Notes	<p>The chimney head shows signs of age and wear. Hairline cracking and vegetation growth were noted to the mortar.</p> <p>It should be noted that unused chimney heads are a common source of water ingress with the resultant risk of deterioration to the brickwork and surrounding timbers within the roof void.</p> <p>Please also see comments in the 'Chimney breasts and fireplaces' section.</p>

Roofing including roof space	
Repair category:	3
Notes	<p>The roof coverings are heavily worn. There is a build up of moss growth on the roof. This roof is nearing the end of its useful life.</p> <p>The roof covering is likely to contain asbestos based materials. If removal is planned, specialist advice should be sought. It should be fully appreciated that the costs to remove and dispose of this material will be high. Costed estimates should be obtained.</p> <p>A reputable roofing contractor can advise on life expectancy and repair/replacement costs. In the absence of stripping and relaying, on-going and increasing maintenance expenditure should be anticipated.</p> <p>Within the roof space, staining was noted to the timbers. No insulation was noted within the roof space.</p>

Rainwater fittings	
Repair category:	1
Notes	<p>Localised staining at joints and a bowed section of gutter were noted.</p> <p>Allowing leaves, moss, and other debris to accumulate and create blockages is one of the most frequent causes of gutter-related dampness problems. The weight of the accumulated material can cause gutters to leak at joints or even to collapse completely. However, all of this may be prevented by cleaning gutters frequently, preferably twice a year.</p>

Main walls	
Repair category:	2
Notes	<p>The walls are sub-standard and are considered to be basic by modern standards. It would be prudent to upgrade and/or insulate the walls.</p> <p>The external rendered wall finishes are weathered in places.</p>

Windows, external doors and joinery	
Repair category:	2
Notes	<p>The windows are worn and a damaged hinge was noted and windows are stiff to open. The rear door is heavily weathered and the bottom rail is loose. The letterbox and cat flap are damaged/taped.</p> <p>Windows and doors are not modern and the life expectancy of same should be fully appreciated. Repair or adjustment is required.</p> <p>External joinery is weathered and nails have rusted. Heavily painted areas were noted, which are likely to conceal further defects underneath.</p>

External decorations	
Repair category:	2
Notes	<p>Weathering and flaking paintwork was noted to the external joinery.</p>

Conservatories / porches	
Repair category:	3
Notes	<p>Localised positive moisture meter readings were noted in the porch, predominantly to the the internal wall linings and floor. Localised black staining/mould was noted and the internal decorations were noted to be bubbled in places. The window is worn. Localised hairline cracking was noted to the external render finish. The roof is heavily worn. Please see the main roof section for further comment.</p>

Communal areas	
Repair category:	1
Notes	No obvious significant defects were noted to the shared pathway, allowing for normal weathering.

Garages and permanent outbuildings	
Repair category:	3
Notes	<p>Some elements of the outbuilding are likely to contain asbestos and it is recommended that further specialist advice is obtained. Localised rot and staining were noted to internal timbers. Efflorescence was noted to the wall panels.</p> <p>If removal is planned, specialist advice should be sought. It should be fully appreciated that the costs to remove and dispose of this material will be high. Costed estimates should be obtained.</p>

Outside areas and boundaries	
Repair category:	2
Notes	<p>Boundary walls are cracked and weathered. Some sections of loose render were noted. Vegetation growth was also noted. The walls require localised repair and ongoing maintenance thereafter. Fences/trellis are weathered.</p> <p>Outside areas appear in a reasonable condition and will require general maintenance.</p>

Ceilings	
Repair category:	3
Notes	<p>Localised blemishes were noted to the ceiling surfaces.</p> <p>The ceilings are is likely to contain asbestos based materials. If removal is planned, specialist advice should be sought. It should be fully appreciated that the costs to remove and dispose of this material will be high. Costed estimates should be obtained.</p>

Internal walls	
Repair category:	2
Notes	Localised positive moisture meter readings were noted to the internal walls, e.g. in the bathroom, at the chimney breast and in the porch. Localised minor blemishes were also noted.

Floors including sub floors	
Repair category:	2
Notes	Areas of loose and uneven flooring were noted, consistent with age. Localised positive moisture meter readings were noted at the sanitary fittings/floor, as well as to the solid floor in the porch. Within the limitations imposed on the inspection, no indications were noted to suggest any further or serious disrepair. It will however be appreciated that concealed floor timbers cannot be guaranteed to be free from defect.

Internal joinery and kitchen fittings	
Repair category:	1
Notes	No obvious significant defects were noted to the internal joinery, allowing for age, wear and tear. The kitchen fittings are dated and are displaying signs of wear and tear.

Chimney breast and fire places	
Repair category:	3
Notes	<p>A number of positive moisture meter readings were noted to the chimney breast, which suggests water ingress has been taking place. This defect will require further investigation by a suitably qualified tradesperson and costed estimates should be obtained.</p> <p>The internal condition and serviceability of any flue cannot be determined from a visual inspection. Old unlined flues will inevitably deteriorate with age as the acidic products of combustion erode the bricks and mortar joints. As a result they may not be completely smoke and fire tight. For this reason they should be cleaned and smoke tested before use.</p>

Internal decorations	
Repair category:	2
Notes	Localised wear and tear was noted to the internal decorations e.g. minor blemishes, loose corners of wallpaper. New owners may consider redecoration.

Cellars	
Repair category:	
Notes	Not applicable

Electricity	
Repair category:	1
Notes	Only the most recently constructed or re-wired properties have installations which fully comply with current regulations. There is evidence of a test in 2020. It is recommended good practice that all electrical installations should be checked periodically, approximately every five years or when a property changes hands. This should be regarded as a routine safety and maintenance check.

Gas	
Repair category:	1
Notes	No obvious significant defects noted to the gas installation. All gas appliances should be tested and thereafter maintained by a Gas Safe registered contractor on an annual basis. This should be regarded as a routine maintenance and safety check.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes	No obvious significant defects noted to accessible plumbing or sanitary fittings, allowing for normal age, wear and tear. It is essential that all wall linings, tile grout, seals, etc are maintained in good condition. Failure to do so can lead to concealed defects behind wall finishes, and below the bath.

Heating and hot water	
Repair category:	1
Notes	<p>No obvious significant defects were noted to the heating system, although this has not been tested. Manufacturers expect boilers of this type to last 10-20 years. This boiler is of an older type and future repair/replacement should be anticipated.</p> <p>The boiler's service history should be checked by referring to the service records. If there is no record of a recent service, the boiler should be checked by an appropriately qualified person.</p> <p>No significant defects were noted to the hot water system, however, it should be appreciated that this has not been tested.</p> <p>Radiators show signs of wear and tear e.g. flaked paint.</p>

Drainage	
Repair category:	1
Notes	<p>No obvious significant defects were noted to the drainage system, within the limitations of the inspection.</p>

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.

Structural movement	1	Category 3 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.
Dampness, rot and infestation	3	
Chimney stacks	2	
Roofing including roof space	3	Category 2 2 Repairs or replacement requiring future attention, but estimates are still advised.
Rainwater fittings	1	
Main walls	2	Category 1 1 No immediate action or repair is needed.
Windows, external doors and joinery	2	
External decorations	2	
Conservatories / porches	3	
Communal areas	1	
Garages and permanent outbuildings	3	
Outside areas and boundaries	2	
Ceilings	3	
Internal walls	2	
Floors including sub floors	2	
Internal joinery and kitchen fittings	1	
Chimney breasts and fireplaces	3	
Internal decorations	2	
Cellars		
Electricity	1	
Gas	1	
Water, plumbing and bathroom fittings	1	
Heating and hot water	1	
Drainage	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 coin-operated machines.

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

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
<p>The tenure is Outright Ownership.</p> <p>The legal adviser should check the details of the shared pathway.</p> <p>The subject is understood to have had planning permission for redevelopment of the site at some point in the past, now assumed to be lapsed. The legal adviser should check and confirm the details.</p> <p>In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.</p> <p>Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchases contracts, further specialists advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.</p>

Estimated re-instatement cost (£) for insurance purposes
<p>The estimated reinstatement cost for insurance purposes is £135,000 (ONE HUNDRED AND THIRTY-FIVE THOUSAND POUNDS). This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.</p>

Valuation (£) and market comments
<p>In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 20/01/2025 is £50,000 (FIFTY THOUSAND POUNDS).</p>

Report author:	Donna Shields
Company:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Caledonian House Business Centre, High Street, Elgin, IV30 1BD
Electronically Signed By:	Donna Shields
Date of report:	24/01/2025

Mortgage Valuation Report

CASE DETAILS

Seller Name(s):	Mrs M Halkett		
Property Address:	Seaview Cottage Commerce Street		
Town:	Lossiemouth	County:	
Postcode:	IV31 6BW		
Date of Inspection (dd/mm/yyyy):	16/01/2025		

PROPERTY DETAILS

Property Type:	Bungalow		
Property Style:	Detached		
Was the property built for the public sector?	No		
For Flats and Maisonettes:		Floor the Property is on:	
Number of Units in the Block:		Does the Block have a Lift?	
		Number of Floors in the Block:	

TENURE

Tenure:	Absolute Ownership		
If leasehold:			
Unexpired term (Years):		Ground Rent (pa):	£

ACCOMMODATION

No. of Living Room(s):	1	No. of Bedroom(s):	1	No. of Kitchen(s):	1
No. of Bathroom(s):	1	No. of WC(s):	0	No. of Other room(s):	0
Description of Other room(s) :					
Floor Area (m ²):	54	Floor Area type:	External		

GARAGES & OUTBUILDINGS

Garages:	None
Permanent Outbuildings:	Store.

CONSTRUCTION

Wall Construction:	Non-traditional 'Pre-fabricated' system build.		
Roof Construction:	Pitched, profiled Asbestos cement.		
Approximate Year of Construction:	1950	Any evidence of alterations or extensions?	No
Alterations / Extensions details:			

RISKS

Is there evidence of movement to the property?	No	If Yes, does this appear longstanding?	
Are there any other risk matters?	Yes		
If yes to any of the above, please provide details:	The property is at risk of containing asbestos materials.		

SERVICES

Electricity:	Mains	Gas:	Mains	Water:	Mains
Central Heating:	Full	Drainage:	Mains		
Provide comments:	Heating fuel: Gas Heating type: Radiators				

LEGAL MATTERS

Are there any apparently legal issues to be verified by the conveyancer?	No
If yes, please provide details:	

LOCATION

Location details:	The property is situated within a mainly residential area in a town with an average level of local amenities.
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ROADS

Road description:	The road has been adopted.
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GENERAL REMARKS

The property is in basic condition and requires a full programme of repairs, upgrading and modernisation.

ESSENTIAL REPAIRS

Dampness was noted during our inspection. Due to the presence of such it is considered essential to instruct a reputable firm of Timber & Damp Specialists to undertake a full and detailed inspection of the subject to quantify the remedial works required. Please note we reserve the right to amend our valuation figure upon receipt of specialist estimates.
The property should be inspected by a suitably qualified asbestos contractor to quantify the remedial works required. Please note we reserve the right to amend our valuation figure upon receipt of specialist estimates.

MORTGAGEABILITY REMARKS

There are areas of insubstantial material which is unlikely to comply with lender requirements. The property construction is non traditional. The property is of a construction type that is not considered to be readily mortgageable.

VALUATION

Market Value in present condition:		£ 0
Market Value after essential repairs:		£
Insurance reinstatement value:		£ 135000
Retention required?	<input type="text" value="No"/>	Retention amount:
Are repairs required?	<input type="text" value="No"/>	Estimated cost of repairs:
		£

DECLARATION

Surveyor's Name	<input type="text" value="Donna Shields"/>	Surveyor's Qualifications	<input type="text" value="ASSOC.RICS"/>	Report Date (dd/mm/yyyy):	<input type="text" value="23/01/2025"/>
Company Name	<input type="text" value="Harvey Donaldson & Gibson Chartered Surveyors"/>	Address	<input type="text" value="Caledonian House Business Centre, High Street, Elgin, IV30 1BD"/>		
Telephone Number	<input type="text" value="01343 730018"/>	Email Address	<input type="text" value="Elgin.residential.co.uk"/>		

Surveyor's Signature

Energy Performance Certificate (EPC)

Scotland

Dwellings

SEAVIEW COTTAGE, COMMERCE STREET, LOSSIEMOUTH, IV31 6BW

Dwelling type: Detached bungalow
Date of assessment: 16 January 2025
Date of certificate: 22 January 2025
Total floor area: 48 m²
Primary Energy Indicator: 751 kWh/m²/year

Reference number: 9268-1016-0209-4125-5200
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

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

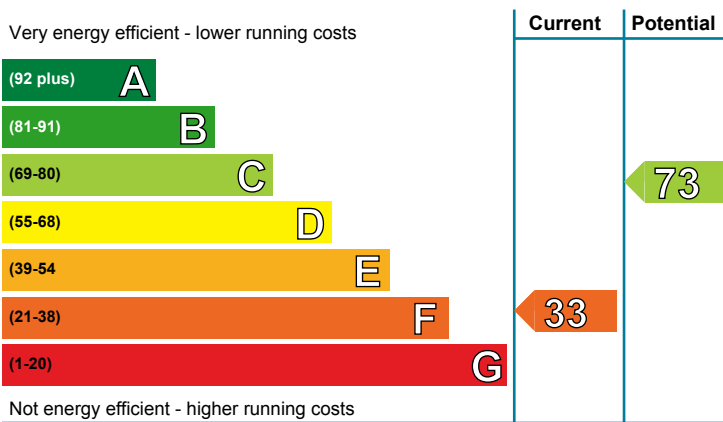
£5,538

See your recommendations report for more information

Over 3 years you could save*

£2,277

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

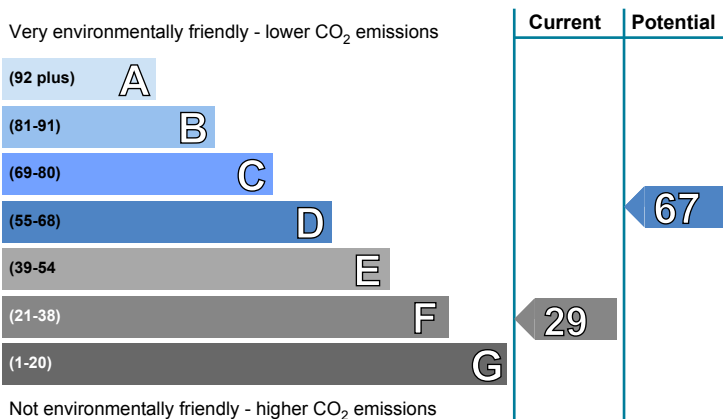


Energy Efficiency Rating

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

Your current rating is **band F (33)**. 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 (CO₂) 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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£1185.00
2 Floor insulation (suspended floor)	£800 - £1,200	£426.00
3 Heating controls (room thermostat)	£350 - £450	£174.00

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	System built, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	Pitched, no insulation	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Mostly double glazing	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★★☆☆	★★★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆☆☆☆	★★★★☆☆☆☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	★★★★★☆☆	★★★★★☆☆
Lighting	Low energy lighting in 83% 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 133 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 6.3 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 3.7 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	£4,977 over 3 years	£2,850 over 3 years	
Hot water	£372 over 3 years	£222 over 3 years	
Lighting	£189 over 3 years	£189 over 3 years	
Totals	£5,538	£3,261	

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 Increase loft insulation to 270 mm	£100 - £350	£395	E 45	E 40
2 Floor insulation (suspended floor)	£800 - £1,200	£142	E 50	E 45
3 Upgrade heating controls	£350 - £450	£58	E 53	E 47
4 Replace boiler with new condensing boiler	£2,200 - £3,000	£90	D 56	E 50
5 Solar water heating	£4,000 - £6,000	£38	D 57	E 52
6 Replacement glazing units	£1,000 - £1,400	£36	D 59	E 54
7 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£409	C 73	D 67

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.

- Micro CHP
- Cavity, internal or external 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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 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.

3 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. 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.

4 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.

5 Solar water heating

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

6 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.

7 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.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	18,105	(4,789)	N/A	N/A
Water heating (kWh per year)	1,666			

Addendum

This dwelling is a system built property or some of its walls are of non-conventional construction and requires further investigation to establish the type of construction, the type of wall insulation best suited (cavity insulation or internal/external insulation) and the savings it might deliver. Please contact the Home Energy Scotland hotline on 0808 808 2282 to find out more.

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:	Miss Donna Shields
Assessor membership number:	EES/019504
Company name/trading name:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Kintail House Beechwood Business Park Highland Inverness IV2 3BW
Phone number:	01463718440
Email address:	help@hdg.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 [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
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PROPERTY QUESTIONNAIRE

Property Address	Seaview Cottage, Commerce Street, Lossiemouth, IV316BW
Vendor(s)	Mrs Maureen Halkett
Completion Date of Property Questionnaire	15/01/2025 14:01
System Ref:	QV694684

HOME report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT





PROPERTY QUESTIONNAIRE

Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? 9 years 1 month	
2.	Council Tax	
	Which Council Tax band is your property in?	
	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/>	
3.	Parking	
	What are the arrangements for parking at your property? Please tick all that apply?	
	Garage <input type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input type="checkbox"/> Shared parking <input type="checkbox"/> On street <input checked="" type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Other (please specify):	
4.	Conservation area	
	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 <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
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)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
6.	Alterations/additions/extensions	
a.	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)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(i)	If you have answered yes , please describe below the changes which you have made:	
(ii)	Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	Yes <input type="checkbox"/> No <input type="checkbox"/>
(iv)	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:	



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6. Alterations/additions/extensions		
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(i)	Were the replacements the same shape and type as the ones you replaced?	Yes <input type="checkbox"/> No <input type="checkbox"/>
(ii)	Did the work involve any changes to the window or door openings?	Yes <input type="checkbox"/> No <input type="checkbox"/>
(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	
7. Central heating		
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom). If you have answered yes or partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air) Gas If you have answered yes. please answer the three questions below	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/>
(i)	When was your central heating system or partial central heating installed?	Installed before purchase of property in 2015
(ii)	Do you have a maintenance contract for the central heating system? If you answered yes please give details of the company with whom you have a maintenance contract	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(iii)	When was your maintenance contract last renewed? (Please provide the month and year)	
8. Energy Performance Certificate		
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
9. Issues that may have affected your property		
a.	Has there been any storm, flood, fire, or other structural damage to your property while you have owned it?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If you have answered yes is the damage the subject of any outstanding insurance claim?	Yes <input type="checkbox"/> No <input type="checkbox"/>
b.	Are you aware of the existence of asbestos in your property? If you have answered yes please give details: Roof of house and shed	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



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10. Services																									
Please tick which services are connected to your property and give details of the supplier																									
a.	<table border="1"> <thead> <tr> <th>Service</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td style="text-align: center;">✓</td> <td>So energy</td> </tr> <tr> <td>Water mains or private water supply</td> <td style="text-align: center;">✓</td> <td>Scottish water</td> </tr> <tr> <td>Electricity</td> <td style="text-align: center;">✓</td> <td>So energy</td> </tr> <tr> <td>Mains drainage</td> <td style="text-align: center;">✓</td> <td>Scottish water</td> </tr> <tr> <td>Telephone</td> <td style="text-align: center;">✗</td> <td></td> </tr> <tr> <td>Cable TV or satellite</td> <td style="text-align: center;">✗</td> <td></td> </tr> <tr> <td>Broadband</td> <td style="text-align: center;">✗</td> <td></td> </tr> </tbody> </table>	Service	Connected	Supplier	Gas or liquid petroleum gas	✓	So energy	Water mains or private water supply	✓	Scottish water	Electricity	✓	So energy	Mains drainage	✓	Scottish water	Telephone	✗		Cable TV or satellite	✗		Broadband	✗	
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Broadband	✗																								
b.	Is there a septic tank at your property? Yes ✗ <u>If you have answered yes</u> please answer the questions below No ✓																								
(i)	Do you have appropriate consents for the discharge of your septic tank? Yes ✗ No ✗ Don't know ✗																								
(ii)	Do you have a maintenance contract for your septic tank? Yes ✗ No ✗ <u>If you answered yes</u> please give details of the company with whom you have a maintenance contract																								
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 repair of a shared drive, private road, boundary, or garden area? Yes ✗ No ✓ Don't know ✗ <u>If you answered yes</u> please give details																								
b.	Are you aware of any responsibility to contribute to the cost of repair and maintenance of the roof, common stairwell, or other common areas? Yes ✗ No ✓ Don't know ✗ <u>If you 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 building? Yes ✗ No ✓																								
d.	Do you have the right to walk over any of your neighbours' property, for example to put out your bins, or to maintain your boundaries? Yes ✗ No ✓ <u>If you answered yes</u> please give details																								



PROPERTY QUESTIONNAIRE

11. Responsibilities for shared or common areas		
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?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	If you answered yes please give details The entry lane is shared by Seaview house	
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.)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If you answered yes please give details	
12. Charges associated with your property		
a.	Is there a factor or property manager for your property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If you answered yes please provide name and address and give details relating to deposits held and charges	
b.	Is there a common buildings insurance policy?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
	If you answered yes is the cost of insurance included in your monthly/annual factor's charges?	Yes No
	No	
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. None	
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?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If you answered yes please give further details	
	Do you have any guarantees for this work?	Yes <input type="checkbox"/> No <input type="checkbox"/>
	Guarantees are held by :	
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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If you answered yes please give further details	
	Do you have any guarantees for this work?	Yes <input type="checkbox"/> No <input type="checkbox"/>
	Guarantees are held by :	



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14. Guarantees						
a.	Are there any warranties or guarantees for any of the following	No	Yes	Don't know	With title deeds	Lost
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) b.	Electrical work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) b.	Roofing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) b.	Central heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) b.	National House Building Council (NHBC)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(v) b.	Damp course	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(vi) b.	Any other work or installation? (for example cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you answered yes</u> please give details					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
15. Boundaries						
a.	Are you aware has any boundary of your property been moved in the last ten years? <u>If you answered yes</u> please give details					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>



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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?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
b.	that affects your property in some other way?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
c.	that requires you to perform any maintenance, repairs, or improvements to the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If you 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 on this form is true and correct to the best of my/our knowledge and belief.

Signatures:

Maureen W Halkett

Date:

HOME
report

SINGLE SURVEY
ENERGY REPORT
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VALUATION REPORT





HARVEY
DONALDSON
&GIBSON
CHARTERED SURVEYORS

Parent to HomeReportScotland.scot

Caledonia House Business Centre, High Street, Elgin IV30 1BD
01343 547844 elgin.residential@hdg.co.uk