

# HOME REPORT



12

**12 BRAEMORRISTON ROAD  
ELGIN  
IV30 4DL**

**28TH APRIL 2026**



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# SINGLE SURVEY

## Survey report on:

<b>Property address</b>	12 Braemorrison Road Elgin IV30 4DL
<b>Customer</b>	RS Lets Ltd.
<b>Customer address</b>	5 Binn View Buckie AB56 4HL
<b>Prepared by</b>	Mark McClelland-Jones, Assoc.RICS RICS Registered Valuer
<b>Date of inspection</b>	28th April 2026

## 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.

<b>Description</b>	The subjects comprise an end-terraced bungalow in garden grounds.
<b>Accommodation</b>	The Accommodation comprises the following:- Ground Floor: Hallway, Living Room, Kitchen, Bedroom, Shower Room.
<b>Gross internal floor area (m<sup>2</sup>)</b>	45m <sup>2</sup>
<b>Neighbourhood and location</b>	The property is located in an established residential suburb within Elgin. There are a full range of amenities locally, including a nearby Primary school.
<b>Age</b>	Approximately 50 years.
<b>Weather</b>	It was raining at the time of inspection.
<b>Chimney stacks</b>	None
<b>Roofing including roof space</b>	<b>Sloping roofs were visually inspected with the aid of binoculars where appropriate. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b> Main roofs are pitched, timber supported, covered with interlocking concrete roofing tiles and topped in concrete ridging. Inner main roof space access is via a hatch in the Hallway ceiling. Inspection reveals timber roof trusses, boarding underfoot and insulation laid across joists.
<b>Rainwater fittings</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b> Rainwater discharge is via uPVC gutters and downpipes.
<b>Main walls</b>	<b>Foundations and concealed parts were not exposed or inspected.</b> The main external walls are of rendered cavity block and timber frame construction.

# Single Survey

<b>Windows, external doors and joinery</b>	<p><b>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.</b></p> <p>Windows are double-glazed composite units with some timber framed double glazed units.</p> <p>External doors are uPVC composite units.</p> <p>Fascias and soffits are formed in uPVC.</p> <p>Cladding is formed in timber.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>External decorations comprise painted finishes.</p>
<b>Conservatories / porches</b>	None
<b>Communal areas</b>	None
<b>Garages and permanent outbuildings</b>	None. For Home Report purposes, please note that timber garden sheds are not classed as permanent outbuildings.
<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>The property is accessed off public areas to the front and rear.</p> <p>There are gardens to the front and rear of the main dwelling.</p> <p>Boundaries are formed in timber fencing, metal gates a timber trellis and block/brick walls.</p> <p>Gardens comprise gravelled areas, shrubs and slabbed areas.</p> <p>Walkways are formed in slabs.</p>
<b>Ceilings</b>	<p><b>Visually inspected from floor level.</b></p> <p>Ceilings are formed in plasterboard.</p>
<b>Internal Walls</b>	<p><b>Visually inspected from floor level. Using a moisture meter, walls were randomly tested fordampness where considered appropriate.</b></p> <p>Internal walls and partitions are clad in plasterboard.</p>
<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p>Flooring is timber with floor coverings throughout.</p>

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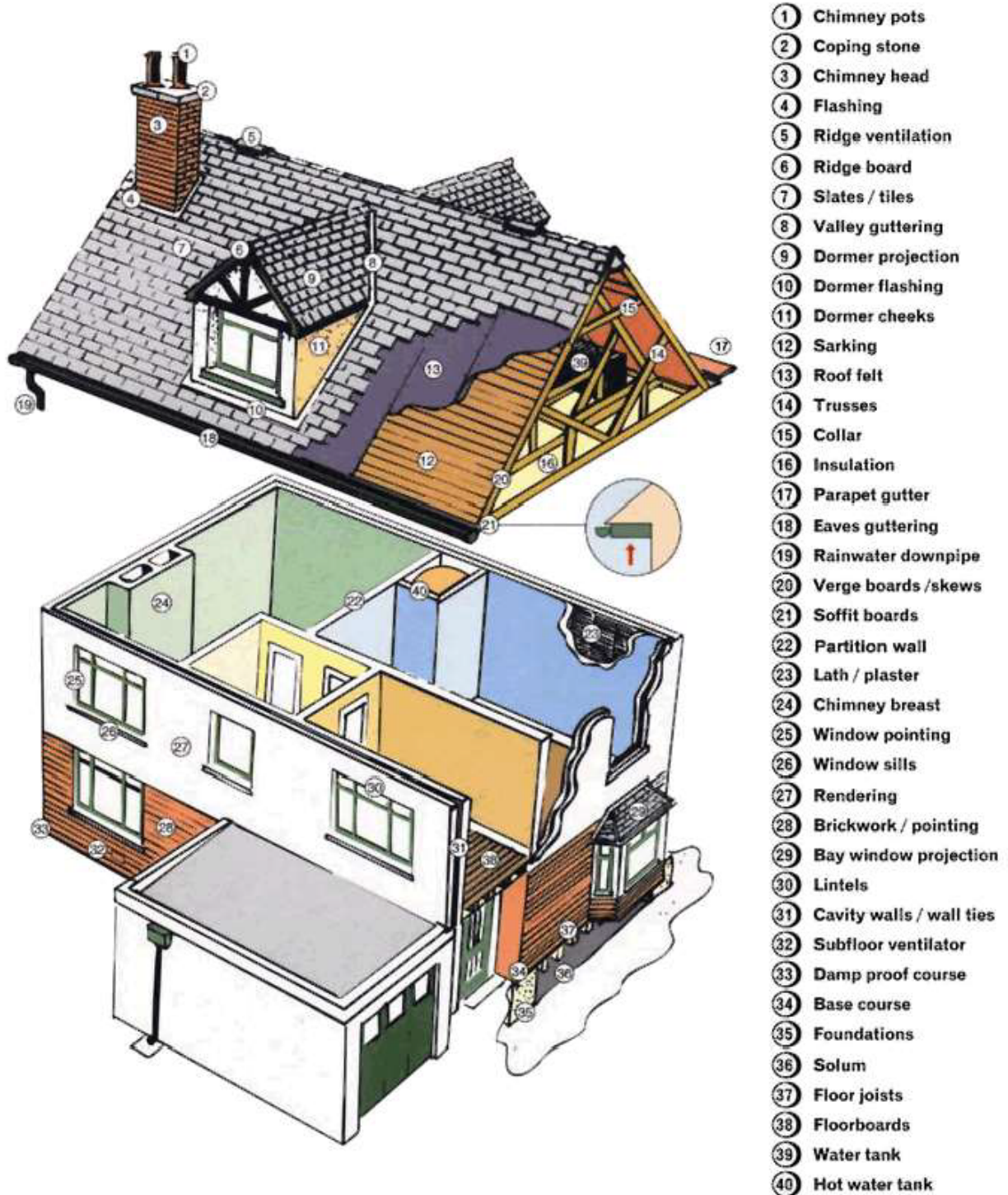
<p><b>Internal joinery and kitchen fittings</b></p>	<p><b>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</b></p> <p>Internal doors, door surrounds and skirting boards are timber.</p> <p>Kitchen fittings consist of floor and wall-mounted units with worktops.</p> <p>There are various timber built-in storage cupboards throughout the main dwelling.</p>
<p><b>Chimney breasts and fireplaces</b></p>	<p>None</p>
<p><b>Internal decorations</b></p>	<p><b>Visually inspected.</b></p> <p>Internal decorations comprise painted surfaces.</p>
<p><b>Cellars</b></p>	<p>None</p>
<p><b>Electricity</b></p>	<p><b>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.</b></p> <p>A mains supply of electricity is connected to the main dwelling.</p> <p>A modern consumer unit and electricity meter are located in a Hallway cupboard.</p> <p>Switch sockets are plastic &amp; metal and socket outlets are plastic &amp; metal 13 Amp square pin sockets. Visible wiring is sheathed with PVC.</p>
<p><b>Gas</b></p>	<p><b>Visually inspected.</b></p> <p>The property has a mains gas supply.</p> <p>The gas meter is located within a Hallway cupboard.</p>
<p><b>Water, plumbing, bathroom fittings</b></p>	<p><b>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.</b></p> <p>The property is connected to a mains water supply.</p> <p>The Shower room has a modern shower unit, basin and w.c.</p>
<p><b>Heating and hot water</b></p>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Heating and hot water is provided by means of a gas-fired combination boiler located in the roof space.</p> <p>Rooms are heated via modern steel radiators.</p>

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<b>Drainage</b>	<b>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</b>  The property is connected to the public drainage system.
<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected. No tests whatsoever were carried out to the system or appliances.</b>  Scottish Government regulations introduced in February 2022 stipulate that every home must have: one smoke alarm in the living room or the room used most, one smoke alarm in every hallway or landing and one heat alarm in the kitchen. All smoke and heat alarms should be mounted on the ceiling and be interlinked. If carbon-fuelled appliances are fitted – like a boiler, fire, heater or flue – in any room, a carbon monoxide detector must be fitted in that room, but this does not need to be linked to the fire alarms.  The property meets these requirements. Checks should be undertaken regarding the above on completion of sale by the new owners.
<b>Any additional limits to inspection</b>	This report does not constitute a full and detailed description of the property and a structural investigation was not carried out.  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.  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 you have any concerns you should engage a qualified asbestos surveyor.  Minor defects have not been reported unless these have a considerable impact on the property's integrity.

# Single Survey

## 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.

# Single Survey

## 2. Condition

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

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

<b>Structural movement</b>	
<b>Repair category</b>	1
<b>Notes</b>	On the basis of a limited single inspection, no structural movement was encountered at the time of survey.

<b>Dampness, rot and infestation</b>	
<b>Repair category</b>	1
<b>Notes</b>	No defects were identified.

<b>Chimney stacks</b>	
<b>Repair category</b>	-
<b>Notes</b>	Not applicable.

<b>Roofing including roof space</b>	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted to roofing or the main roof space. Moss cover noted to roof tiles.

<b>Rainwater fittings</b>	
<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to rainwater goods.

<b>Main walls</b>	
<b>Repair category</b>	1
<b>Notes</b>	No significant defects noted to main walls.

<b>Windows, external doors and joinery</b>	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects were noted to windows, doors or external joinery.

# Single Survey

External decorations	
<b>Repair category</b>	2
<b>Notes</b>	Some external paintwork shows signs of deterioration.
Conservatories/porches	
<b>Repair category</b>	-
<b>Notes</b>	Not applicable.
Communal areas	
<b>Repair category</b>	-
<b>Notes</b>	Not applicable.
Garages and permanent outbuildings	
<b>Repair category</b>	-
<b>Notes</b>	Not applicable.
Outside areas and boundaries	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted to outside areas and boundaries.
Ceilings	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted to ceilings.
Internal Walls	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted to internal walls.
Floors including sub-floors	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted to flooring.
Internal joinery and kitchen fittings	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted to internal joinery and kitchen fittings.
Chimney breasts and fireplaces	
<b>Repair category</b>	-
<b>Notes</b>	Not applicable.

# Single Survey

Internal decorations	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted to internal decorations.  Many materials used prior to 1999 contained asbestos. Appropriate precautions should be taken if any sanding or redecoration is planned, and should removal be contemplated, this should only be carried out by a licensed asbestos removal contractor.
Cellars	
<b>Repair category</b>	-
<b>Notes</b>	Not applicable.
Electricity	
<b>Repair category</b>	1
<b>Notes</b>	It is likely that only properties recently constructed or rewired will have electrical installations that fully comply with current regulations.  It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check.
Gas	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted.  It is recommended best practice that all gas installations should be checked periodically. This should be regarded as a routine safety and maintenance check.
Water, plumbing and bathroom fittings	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted to accessible plumbing or sanitary fittings.
Heating and hot water	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects were noted to the heating system or hot water system, although these have not been tested.
Drainage	
<b>Repair category</b>	1
<b>Notes</b>	No obvious significant defects noted to the drainage system, within the limitations of the inspection.

## Single Survey

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

### 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.**

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

# Single Survey

## 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.

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

# Single Survey

## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

The tenure is understood to be Outright Ownership.

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.

Reference to the Titles will confirm the exact ownership, maintenance and liability of boundaries.

### Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than:

**£300,000 (three hundred thousand pounds).**

The sum provided is an opinion of an appropriate figure, at the date of inspection, for which the property and, if relevant, substantial outbuildings should be insured against total destruction. The sum reflects a reinstatement amount, assuming reconstruction of the property in its existing design and using the same/similar materials. No allowance has been made for VAT, less professional fees. No allowance has been provided for inflation during the insurance period or during reconstruction works.

### Valuation and market comments

In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 28th April 2026 is:

**£125,000 (one hundred and twenty five thousand pounds sterling).**

There is a steady demand for this property type in the local area.

# Single Survey

<b>Signed</b>	
<b>Report Author</b>	
<b>Address</b>	Balgownie, Main Street, Urquhart, Elgin, IV30 8LG
<b>Report Date</b>	28th April 2026

# Mortgage Valuation Report

**12 Braemorrison Road, Elgin, IV30 4DL**

## Property Details

Property Type: Bungalow  
Property Style: End-terraced  
Constructed for the Public Sector, e.g. local authority, police, military? Yes - local authority.  
Approximate year of construction: 1975  
Gross Internal Area: 45m<sup>2</sup>

## Tenure

Tenure: Outright Ownership (Scotland)

## Accommodation

Living Rooms = 1  
Bedrooms = 1  
Kitchen = 1  
Bathrooms = 1  
Separate WCs = 0  
Other = 0

## Garages, Parking & Permanent Outbuildings

Parking on public road.

## Property Construction

Walls: Cavity and Timber frame.  
Roof: Pitched and tiled.  
Non-traditional Construction? No

## Risks

Has the property suffered structural movement? No  
If Yes, is this recent and progressive? N/A  
In the immediate vicinity, is there any evidence, history of or reason to anticipate subsidence, heave, landslip or flooding? No

## Service Connections

Drainage: Mains  
Electricity: Mains  
Central Heating: Gas-fired  
Water: Mains  
Gas: Mains

## Legal & Planning Issues

### **Apparent legal issues to be verified by the conveyancer:**

The tenure is understood to be Outright Ownership.

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.

Reference to the Titles will confirm the exact ownership, maintenance and liability of boundaries.

### **Has the property been extended, converted or altered?**

No.

## Roads

Roads to the property or adjacent: Adopted

## General Remarks

When inspected within limits imposed by occupation, the general condition of the property appears consistent with its age and type of construction, and no obvious significant defects were noted which would adversely affect the subjects as a mortgage security.

## Essential Repairs

Are essential repairs required? No

If Yes, state the estimated of essential repairs: £

## Retention

Is a retention recommended? No

If Yes, state the amount: £

## Comment on Mortgageability

The property affords adequate security for loan purposes based on the valuation figure, subject to individual lender criteria.

## Valuation

Market value in present condition at the time of inspection:

**£125,000 (one hundred and twenty five thousand pounds sterling).**

If relevant, market value on completion of essential repairs: £N/A

## Buy to Let Cases (N/A)

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?

## Insurance Reinstatement Value

The insurance reinstatement value includes the cost of total rebuilding, site clearance, professional fees and ancillary charges plus VAT. The re-building cost for insurance purposes is for the subject property only and is given solely as a guide. Further discussions with insurers is advised. Insurance reinstatement Value per BCIS:

**£300,000 (three hundred thousand pounds).**

## Declaration

Signed: 

**Surveyor's Name:** Mark McClelland-Jones

**Surveyor's Professional Qualifications:** AssocRICS, RICS Registered Valuer

**Address:** Balgownie, Main Street, Urquhart, Elgin, Moray, IV30 8LG

**Telephone:** 07788 276861

**Date of Inspection:** 28th April 2026

**Date of Generic Mortgage Valuation Report:** 28th April 2026

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

12 BRAEMORRISTON ROAD, ELGIN, IV30 4DL

**Dwelling type:** End-terrace bungalow  
**Date of assessment:** 20 April 2026  
**Date of certificate:** 28 April 2026  
**Total floor area:** 45 m<sup>2</sup>  
**Primary Energy Indicator:** 189 kWh/m<sup>2</sup>/year

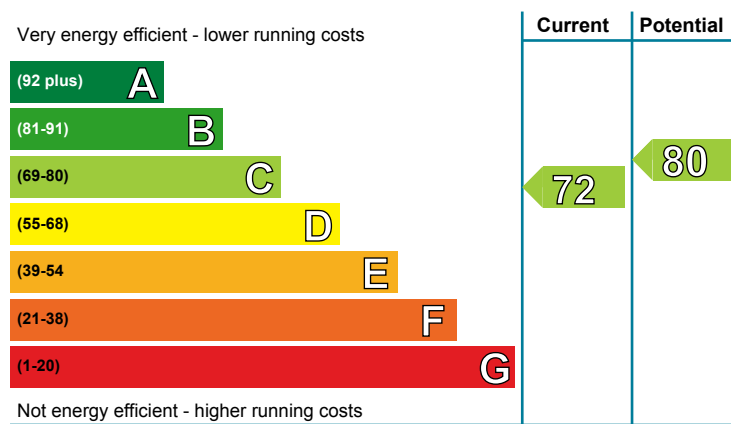
**Reference number:** 2505-1024-6204-6176-0204  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£2,379</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£216</b>	

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

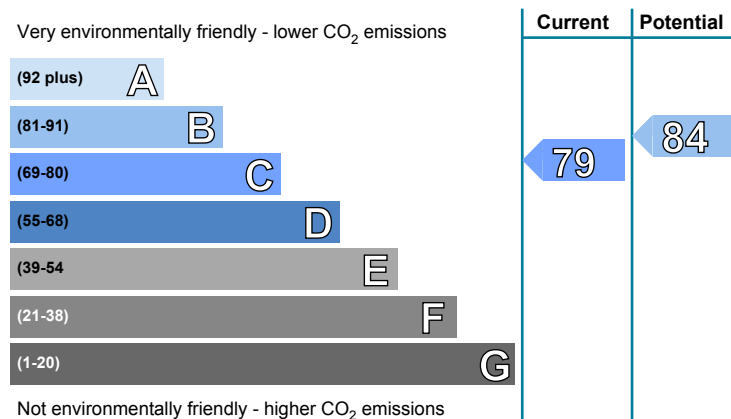


## Energy Efficiency Rating

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 C (72)**. The average rating for EPCs in Scotland is **band D (61)**.

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



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

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

Your current rating is **band C (79)**

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 Floor insulation (suspended floor)	£5,000 - £10,000	£219.00
2 Solar photovoltaic (PV) panels	£8,000 - £10,000	£540.00

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

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

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★★☆	★★★★☆
Roof	Pitched, 270 mm loft insulation	★★★★★	★★★★★
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	★★★★☆	★★★★☆
Lighting	Excellent lighting efficiency	★★★★★	★★★★★

## The energy efficiency rating of your home

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

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


## The impact of your home on the environment

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

The calculated emissions for your home are 33 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.5 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 0.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


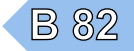

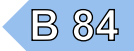
### Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,632 over 3 years	£1,413 over 3 years	
Hot water	£651 over 3 years	£654 over 3 years	
Lighting	£96 over 3 years	£96 over 3 years	
<b>Totals</b>	<b>£2,379</b>	<b>£2,163</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

### Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Floor insulation (suspended floor)	£5,000 - £10,000	£73		
2 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£180		

### Choosing the right improvement package

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



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

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

### 1 Floor insulation (suspended floor)

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

### 2 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](http://www.microgenerationcertification.org).

## Low and zero carbon energy sources

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

**LZC energy sources present:** 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)	5,010.94	N/A	N/A	N/A
Water heating (kWh per year)	1,239.79			

## Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

## About this document

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

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

Assessor's name:	Mr. Mark McClelland-Jones
Assessor membership number:	EES/020000
Company name/trading name:	EPC Moray
Address:	Balgownie, Main Street Urquhart Moray Elgin IV30 8LG
Phone number:	07788 276861
Email address:	<a href="mailto:mcclellandjones@icloud.com">mcclellandjones@icloud.com</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

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

**Advice and support to improve this property**

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

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

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



# property questionnaire

Property address	12 BRAE MORRISON ROAD ELGIN IV304DL
Seller(s)	RS LETS LTD
Completion date of property questionnaire	14/4/2026

## Note for sellers

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

## Information to be given to prospective buyer(s)

1.	<b>Length of ownership</b>	
	How long have you owned the property?	6 MONTHS
2.	<b>Council tax</b>	
	Which Council Tax band is your property in? (Please circle)	
	<input checked="" type="radio"/> A <input type="radio"/> B <input type="radio"/> C <input type="radio"/> D <input type="radio"/> E <input type="radio"/> F <input type="radio"/> G <input type="radio"/> H	
3.	<b>Parking</b>	
	What are the arrangements for parking at your property? (Please tick all that apply)	
	<ul style="list-style-type: none"> <li>• Garage <input type="checkbox"/></li> <li>• Allocated parking space <input type="checkbox"/></li> <li>• Driveway <input type="checkbox"/></li> <li>• Shared parking <input type="checkbox"/></li> <li>• On street <input checked="" type="checkbox"/></li> <li>• Resident permit <input type="checkbox"/></li> <li>• Metered parking <input type="checkbox"/></li> <li>• Other (please specify): <input type="text"/></li> </ul>	
4.	<b>Conservation area</b>	
	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/No/Don't know

# property questionnaire

5.	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	Yes/No
6.	<b>Alterations/additions/extensions</b>	
a.	<p>(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)?</p> <p><b>If you have answered yes, please describe below the changes which you have made:</b></p>	Yes/No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><b>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.</b></p> <p><b>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</b></p>	Yes/No
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><b>If you have answered yes, please answer the three questions below:</b></p>	Yes/No
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes/No
	(ii) Did this work involve any changes to the window or door openings?	Yes/No
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p><b>Please give any guarantees which you received for this work to your solicitor or estate agent.</b></p>	

# property questionnaire

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

# property questionnaire

10.	<b>Services</b>	
a.	Please tick which services are connected to your property and give details of the supplier:	
	<b>Services</b>	<b>Connected</b>
	Gas or liquid petroleum gas	✓
	Water mains or private water supply	✓
	Electricity	✓
	Mains drainage	✓
	Telephone	
	Cable TV or satellite	
	Broadband	
		<b>Supplier</b>
		OVO
		SCOTTISH WATER
		OVO
b.	Is there a septic tank system at your property?	Yes/No
	<u>If you have answered yes</u> , please answer the two questions below:	
	(i) Do you have appropriate consents for the discharge from your septic tank?	Yes/No/ Don't know
	(ii) Do you have a maintenance contract for your septic tank?  <u>If you have answered yes</u> , please give details of the company with which you have a maintenance contract:	Yes/No

# property questionnaire

11.	<b>Responsibilities for shared or common areas</b>	
a.	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>Yes/No/ Don't know</p>
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>Yes/No/ <del>Not applicable</del></p>
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<p>Yes/No</p>
d.	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>Yes/No</p>
e.	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>Yes/No</p>
f.	<p>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.)</p> <p><u>If you have answered yes, please give details:</u></p>	<p>Yes/No</p>
12.	<b>Charges associated with your property</b>	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></p>	<p>Yes/No</p>

# property questionnaire

b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes/No/ Don't know</p> <p>Yes/No/ Don't know</p>
c.	<p>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.</p>	
13. Specialist works		
a.	<p>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?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>	<p>Yes/No</p>
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes/No</p>
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, 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.</p> <p>Guarantees are held by:</p>	<p>Yes/No</p>

# property questionnaire

<b>14.</b>	<b>Guarantees</b>					
<b>a.</b>	<b>Are there any guarantees or warranties for any of the following:</b>					
<b>(i)</b>	<b>Electrical work</b>	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
<b>(ii)</b>	<b>Roofing</b>	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
<b>(iii)</b>	<b>Central heating</b>	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
<b>(iv)</b>	<b>National House Building Council (NHBC)</b>	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
<b>(v)</b>	<b>Damp course</b>	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
<b>(vi)</b>	<b>Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)</b>	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
<b>b.</b>	<b><u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u></b>					
<b>c.</b>	<b>Are there any outstanding claims under any of the guarantees listed above?</b>  <b><u>If you have answered yes, please give details:</u></b>					<b>Yes/No</b>
<b>15.</b>	<b>Boundaries</b>					
	<b>So far as you are aware, has any boundary of your property been moved in the last 10 years?</b>  <b><u>If you have answered yes, please give details:</u></b>					<b>Yes/ <input checked="" type="radio"/> No/ Don't know</b>



## **SINGLE SURVEY TERMS AND CONDITIONS**

### **PART 1 - GENERAL**

#### **1.1 THE SURVEYOR**

The Seller has engaged the surveyors to provide the Single Survey Report. The Seller has also engaged the surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

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, 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 to the Seller. It is the responsibility of the Seller to ensure that the amended Report is transmitted to every prospective Purchaser.

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

If the surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this by stating yes or no here: **Yes**

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 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.

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

The Report 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;

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 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.

#### **1.5 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.

#### **1.6 CANCELLATION**

The Seller will be entitled to cancel the inspection by notifying the chartered 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.

#### **1.7 PRECEDENCE**

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

#### **1.8 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 "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*<sup>2</sup>

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.

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.

### **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.

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

## 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 chartered 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 re-inspection 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.

