



HARVEY  
DONALDSON  
& GIBSON  
CHARTERED SURVEYORS

Parent to HomeReportScotland.scot



**HOME**  
report

SINGLE SURVEY  
ENERGY REPORT  
PROPERTY QUESTIONNAIRE  
VALUATION REPORT



# HOME REPORT INDEX



HARVEY  
DONALDSON  
& GIBSON  
CHARTERED SURVEYORS  
Parent to HomeReportScotland.scot

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



# Single Survey

## Survey report on:

<b>Property Address</b>	Flat 24 Culbin Sands Apartments Findhorn Forres IV36 3QJ
<b>Customer</b>	Mr M Ellison & Mrs P Ellison
<b>Date of Inspection</b>	19/02/2024
<b>Prepared by</b>	Douglas J H Mowat Harvey Donaldson & Gibson Chartered Surveyors



HARVEY  
DONALDSON  
& GIBSON  
CHARTERED SURVEYORS  
Parent to HomeReportScotland.scot

## 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. <sup>1</sup>

If the Surveyors have had a previous business relationship within the past two years with the Seller or Sellers Agent or relative to the property, they will be obliged to indicate this by 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](http://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 John Bagueuly, Director of Technical, Risk and Compliance, contact [john.bagueuly@cwsurveyors.co.uk](mailto:john.bagueuly@cwsurveyors.co.uk)

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.<sup>2</sup>

## **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.

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

<sup>2</sup>Which 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.



# Single Survey

## 1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

<b>Description</b>	The property consists of a purpose built first floor flat which forms part of a three storey mid-terraced building containing nine flats in all.
<b>Accommodation</b>	FIRST FLOOR: Hall, Lounge, Bedroom 1, Bedroom 2, Kitchen / Dining Room, Bathroom
<b>Gross internal floor area (sqm)</b>	59
<b>Neighbourhood and location</b>	The property forms part of a private development of apartments in the popular coastal village of Findhorn. Village amenities are available nearby with a wider range in Forres, five miles distant.
<b>Age</b>	1998
<b>Weather</b>	It was dry at the time of the inspection.
<b>Chimney stacks</b>	None

<b>Roofing including roof space</b>	<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. 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>No access was available to the roof space due to</p> <p><b>The roof is of pitched timber frame design being overlaid with slate. The roof incorporates a concrete tile ridge detail.</b></p>
<b>Rainwater fittings</b>	<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><b>Rainwater discharge is via uPVC half round gutters and uPVC circular downpipes.</b></p>
<b>Main walls</b>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p><b>The main walls of the property appear to be of cavity blockwork construction with a rendered external finish. Wall thickness approximately 340 mm.</b></p>
<b>Windows, external doors and joinery</b>	<p>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>It should be appreciated that double glazed sealed units do have a limited life expectancy, and defective seals can lead to condensation between the panes, necessitating in the replacement of the unit. This can sometimes only be obvious during adverse weather conditions.</p> <p><b>The windows are of timber framed double glazed design. The apartment door is of timber design. The fascia boards and soffits at the eaves of the roof are timber.</b></p>
<b>External decorations</b>	<p>Visually inspected.</p> <p><b>The external joinery is finished in paint coatings.</b></p>

# Single Survey

<b>Conservatories / porches</b>	None
<b>Communal areas</b>	<p>Circulation areas visually inspected.</p> <p><b>Floors are accessed via a shared concrete staircase and stairwell. There are shared grounds around the block, and a shared tar-surfaced car park.</b></p>
<b>Garages and permanent outbuildings</b>	None
<b>Outside areas and boundaries</b>	<p>Visually inspected.</p> <p><b>The property benefits from communal garden grounds and a shared car park.</b></p>
<b>Ceilings</b>	<p>Visually Inspected from floor level.</p> <p><b>Ceilings throughout the property are of plasterboard materials.</b></p>
<b>Internal walls</b>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p><b>The internal walls are of timber studwork framed construction. The walls are lined with plasterboard.</b></p>
<b>Floors including sub floors</b>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>The property has fully fitted floor coverings throughout which restricted the scope of our inspection.</p> <p><b>The floors are of suspended timber construction.</b></p>
<b>Internal joinery and kitchen fittings</b>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p><b>Internal joinery comprises timber skirtings, door facings and door surrounds. The doors are flush faced. Kitchen fittings comprise a range of wall and base units and work surfaces.</b></p>

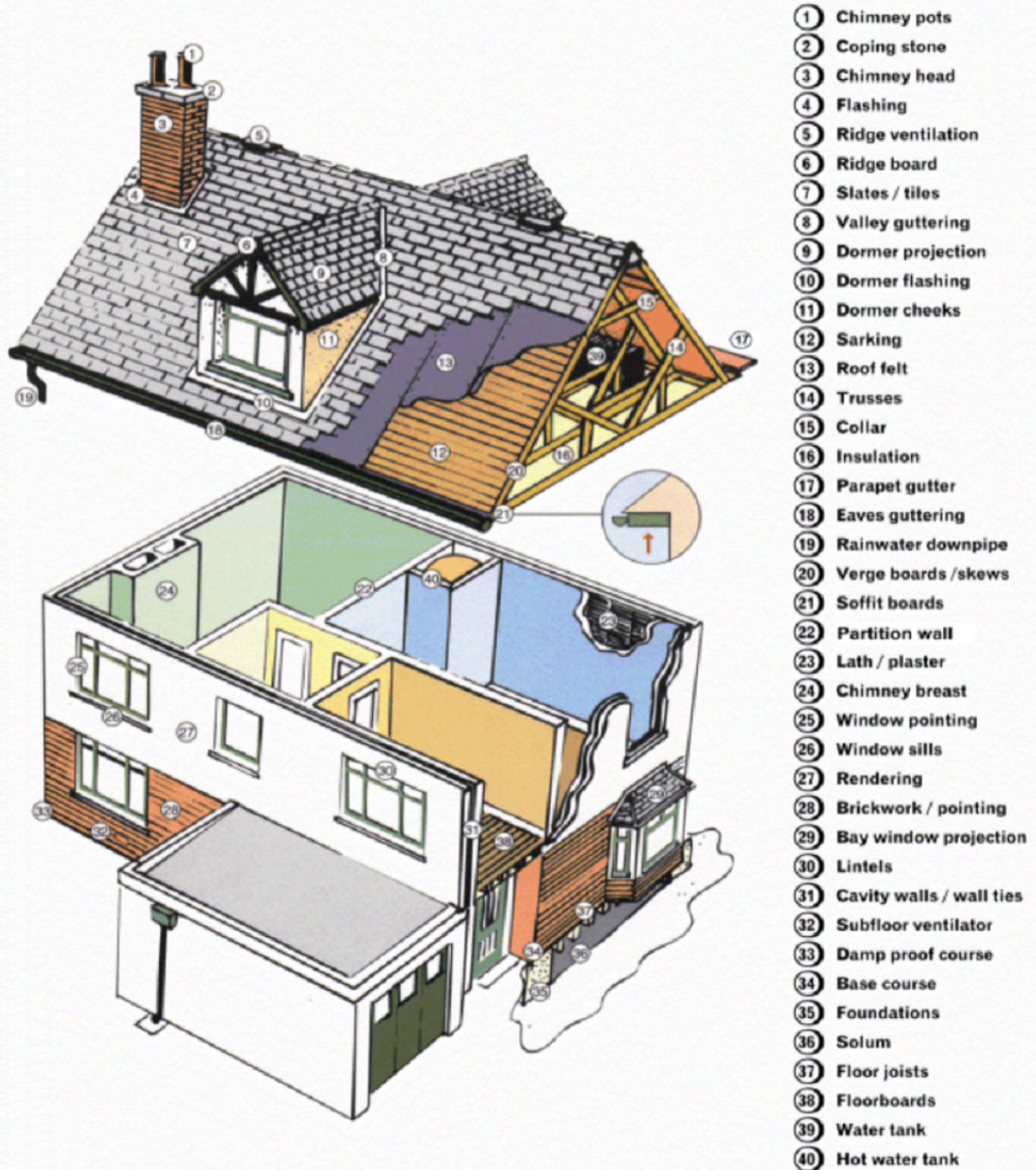
# Single Survey

<b>Chimney breasts and fireplaces</b>	None
<b>Internal decorations</b>	Visually inspected.  <b>The ceilings and walls are painted. The internal joinery is painted and finished with a decorative stain.</b>
<b>Cellars</b>	None
<b>Electricity</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>Mains electricity is installed. The meter and consumer unit are located in the Hall cupboard. The system appears to be of a modern 13 amp type and design. The switch and socket outlets are plastic and the wiring is sheathed with PVC, where visible.</b>
<b>Gas</b>	None
<b>Water, plumbing and bathroom fittings</b>	Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation.  <b>Water is supplied from the mains. The visible pipework is a mixture of copper and plastic.</b>  <b>The bathroom contains a three piece suite consisting of a bath with shower over, wash hand basin and toilet.</b>
<b>Heating and hot water</b>	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.  No tests whatsoever were carried out to the system or appliances.  <b>Space heating is via electric storage and convector heaters. Hot water is stored in a storage cylinder with electric immersion heating.</b>
<b>Drainage</b>	Drainage covers etc were not lifted.  Neither drains nor drainage systems were tested.  <b>Mains drainage is understood to be connected.</b>

<b>Fire, smoke and burglar alarms</b>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property has smoke 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>
---------------------------------------	---

<b>Any additional limits to inspection</b>	<p>For flats/maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>The property was inspected within the limits imposed by closely nailed and fixed fitted carpeting, floor coverings.</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. These are sometimes only visible during or immediately after, adverse weather conditions.</p> <p>Similarly, sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.</p> <p>The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported and you have concerns you should engage a qualified asbestos surveyor.</p>
--	--

## Sectional Diagram showing elements of a typical house



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

# Single Survey

## 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 <span style="color: red; font-weight: bold;">3</span>	Category 2 <span style="color: orange; font-weight: bold;">2</span>	Category 1 <span style="color: green; font-weight: bold;">1</span>
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.

<b>Structural movement</b>	
<b>Repair category:</b>	<span style="color: green; font-weight: bold;">1</span>
<b>Notes</b>	<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>

<b>Dampness, rot and infestation</b>	
<b>Repair category:</b>	<span style="color: green; font-weight: bold;">1</span>
<b>Notes</b>	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. No obvious significant dampness, timber decay or infestation noted, within the limitations imposed on the inspection.

<b>Chimney stacks</b>	
<b>Repair category:</b>	
<b>Notes</b>	Not applicable



Roofing including roof space	
Repair category:	1
Notes	Roof slating, where viewed from ground level, appears to have been laid to generally even courses with no obvious significant defects noted.

Rainwater fittings	
Repair category:	2
Notes	There is vegetation growth visible within the guttering. Clearance is required to promote free drainage. Choked rainwater units can lead to serious defects in other parts of the building if not repaired timeously.

Main walls	
Repair category:	1
Notes	<p>No obvious significant defects were noted to accessible wall surfaces.</p> <p>As the building within which the subject property is located does not, based on our visual inspection, give rise to any specific cause for concern and / or the RICS External Wall System Review Process is not considered to be applicable, based on current RICS guidance, we have assumed that it is free from any / all fire safety defects and is fully compliant with and meets all current building regulation and fire safety standards. However, this decision is not a guarantee that works will not be required in future.</p>

Windows, external doors and joinery	
Repair category:	1
Notes	No obvious significant defects were noted to the windows, doors or external joinery.

# Single Survey

External decorations	
Repair category:	2
Notes	The external paintwork finishes are in reasonable condition but are beginning to deteriorate.

Conservatories / porches	
Repair category:	
Notes	Not applicable

Communal areas	
Repair category:	1
Notes	No obvious significant defects were noted to the communal areas. Minor render damage was noted above the vehicular access pend.

Garages and permanent outbuildings	
Repair category:	
Notes	Not applicable

Outside areas and boundaries	
Repair category:	1
Notes	No reportable defects were noted to outside areas and boundaries.

Ceilings	
Repair category:	1
Notes	There are areas of hairline cracking and minor blemishes to the ceiling surfaces. These can be attended to during the course of normal redecoration.

# Single Survey

<b>Internal walls</b>	
<b>Repair category:</b>	1
<b>Notes</b>	No obvious significant defects were noted to the internal walls.

<b>Floors including sub floors</b>	
<b>Repair category:</b>	1
<b>Notes</b>	No obvious significant defects were noted to flooring.

<b>Internal joinery and kitchen fittings</b>	
<b>Repair category:</b>	2
<b>Notes</b>	Internal joinery is of mixed design and vintage, and although worn in some areas, appears generally serviceable. The Lounge door edge facing strip is loose. The Hall cupboard door is slightly damaged. The Kitchen work surface is marked in places. Timberwork, door ironmongery, etc have all suffered wear and deterioration, consistent with age.

<b>Chimney breast and fire places</b>	
<b>Repair category:</b>	
<b>Notes</b>	Not applicable

<b>Internal decorations</b>	
<b>Repair category:</b>	2
<b>Notes</b>	Internal decorations are reasonable but show evidence of wear and tear.

<b>Cellars</b>	
<b>Repair category:</b>	
<b>Notes</b>	Not applicable

# Single Survey

<b>Electricity</b>	
<b>Repair category:</b>	1
<b>Notes</b>	No obvious significant defects noted. We understand the system was tested in 2021. It is good practice to have electrical systems tested upon a change in ownership.

<b>Gas</b>	
<b>Repair category:</b>	
<b>Notes</b>	Not applicable

<b>Water, plumbing and bathroom fittings</b>	
<b>Repair category:</b>	1
<b>Notes</b>	No obvious significant defects noted to accessible plumbing or sanitary fittings. 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/shower tray.

<b>Heating and hot water</b>	
<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. Staining was noted at the base of the hot water cylinder, and pipework joints etc. should be checked.

<b>Drainage</b>	
<b>Repair category:</b>	1
<b>Notes</b>	No obvious significant defects were 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 to the comments above for detailed information.

Structural movement	1	<b>Category 3</b> 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	1	
Chimney stacks		
Roofing including roof space	1	<b>Category 2</b> 2 Repairs or replacement requiring future attention, but estimates are still advised.
Rainwater fittings	2	
Main walls	1	<b>Category 1</b> 1 No immediate action or repair is needed.
Windows, external doors and joinery	1	
External decorations	2	
Conservatories / porches		
Communal areas	1	
Garages and permanent outbuildings		
Outside areas and boundaries	1	
Ceilings	1	
Internal walls	1	
Floors including sub floors	1	
Internal joinery and kitchen fittings	2	
Chimney breasts and fireplaces		
Internal decorations	2	
Cellars		
Electricity	1	
Gas		
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?	First
2. Are there three steps or fewer to a main entrance door of the property?	No
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	Yes
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**

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.

As the building within which the subject property is located does not, based on our visual inspection, give rise to any specific cause for concern and / or the RICS External Wall System Review Process is not considered to be applicable, based on current RICS guidance, we have assumed that it is free from any / all fire safety defects and is fully compliant with and meets all current building regulation and fire safety standards. However, this decision is not a guarantee that works will not be required in future. It is an essential condition of the valuation reported that confirmation be sought from your chosen Lender of their acceptance of the current RICS guidance – ‘Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding’, issued 8th March 2021. As guidance from RICS and MHCLG is continuously evolving, we will report as per the current edition.

It would be prudent to check with the managing agents and/or co-proprietors as to any contemplated or proposed communal repairs.

Normal local practice is for common repairs to be shared on an equitable basis. This has been assumed to be the position in this case.

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

The estimated reinstatement cost for insurance purposes is £230,000 (two hundred and thirty thousand pounds).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

The re-building cost for insurance purposes is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy.

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

In its present condition the opinion of valuation of the Outright Ownership interest with vacant possession on 19 February 2024 is £200,000 (two hundred thousand pounds).

# Single Survey

<b>Report author:</b>	Douglas J H Mowat
<b>Company:</b>	Harvey Donaldson & Gibson Chartered Surveyors
<b>Address:</b>	Duncan House, Wester Inshes Place, Inverness, IV2 5HZ
<b>Electronically Signed By:</b>	Douglas J H Mowat
<b>Date of report:</b>	20/02/2024



# Mortgage Valuation Report

## CASE DETAILS

Seller Name(s):	Mr M Ellison and Mrs P Ellison.		
Property Address:	Flat 24 Culbin Sands Apartments		
	Findhorn		
Town:	Forres	County:	
Postcode:	IV36 3QJ		
Date of Inspection (dd/mm/yyyy):	19/02/2024		

## PROPERTY DETAILS

Property Type:	Flat			
Property Style:	Purpose Built			
Was the property built for the public sector?	No			
For Flats and Maisonettes:	Floor the Property is on:	1	Number of Floors in the Block:	3
Number of Units in the Block:	32	Does the Block have a Lift?	No	

## TENURE

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

## ACCOMODATION

No. of Living Room(s):	1	No. of Bedroom(s):	2	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 <sup>2</sup> ):	68	Floor Area type:	External		

## GARAGES & OUTBUILDINGS

Garages:	None		
Permanent Outbuildings:	None		

## CONSTRUCTION

Wall Construction:	Cavity masonry			
Roof Construction:	Pitched slate			
Approximate Year of Construction:	1989	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?	No		
If yes to any of the above, please provide details:			

## SERVICES

Electricity:	Mains	Gas:	None	Water:	Mains
Central Heating:	Full	Drainage:	Mains		
Provide comments:					

## 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 with an average level of local amenities.		
-------------------	---	--	--

## ROADS

Road description:	The road has been adopted.		
-------------------	----------------------------	--	--

**GENERAL REMARKS**

The general condition of the building is considered adequate for mortgage purposes.  
 As the building within which the subject property is located does not, based on our visual inspection, give rise to any specific cause for concern and / or the RICS External Wall System Review Process is not considered to be applicable, based on current RICS guidance, we have assumed that it is free from any / all fire safety defects and is fully compliant with and meets all current building regulation and fire safety standards. However, this decision is not a guarantee that works will not be required in future.

**ESSENTIAL REPAIRS**

None

**MORTGAGEABILITY REMARKS**

The property is suitable for mortgage purposes subject to individual lender criteria.

**VALUATION**

Market Value in present condition:	£ 200000
Market Value after essential repairs:	£
Insurance reinstatement value:	£ 230000
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	Douglas J H Mowat	Surveyor's Qualifications	MRICS	Report Date (dd/mm/yyyy)	19/02/2024
Company Name	Harvey Donaldson & Gibson Chartered Surveyors	Address	Duncan House, Wester Inshes Place, Inverness, IV2 5HZ		
Telephone Number	01463 718440	Email Address	https://homereportscotland.scot/		

Surveyor's Signature

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

FLAT 24, CULBIN SANDS APARTMENTS, FINDHORN, FORRES, IV36 3QJ

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 19 February 2024  
**Date of certificate:** 19 February 2024  
**Total floor area:** 58 m<sup>2</sup>  
**Primary Energy Indicator:** 279 kWh/m<sup>2</sup>/year

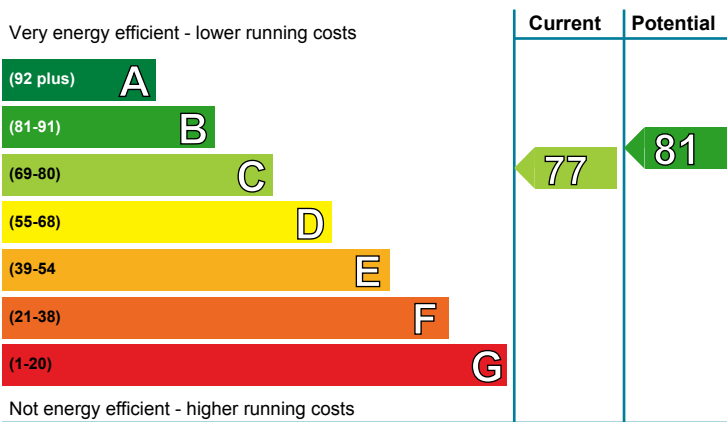
**Reference number:** 9418-1006-2202-3894-9200  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Electric storage heaters

## 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>£3,105</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£507</b>	

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

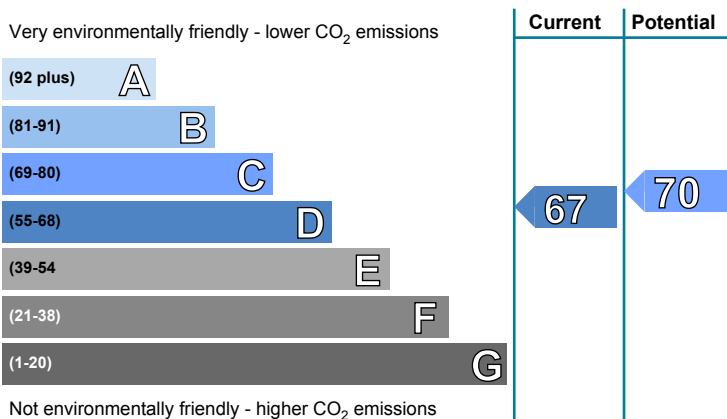


## Energy Efficiency Rating

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 (77)**. 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 D (67)**. 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 Low energy lighting	£25	£144.00
2 High heat retention storage heaters	£2,000 - £3,000	£366.00

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.

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★★☆☆	★☆☆☆☆
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★★☆☆	★★☆☆☆
Lighting	Low energy lighting in 38% of fixed outlets	★★★☆☆	★★★☆☆

## The energy efficiency rating of your home

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

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


## The impact of your home on the environment

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

The calculated emissions for your home are 47 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 2.8 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.


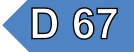
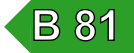

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,653 over 3 years	£1,338 over 3 years	
Hot water	£948 over 3 years	£948 over 3 years	
Lighting	£504 over 3 years	£312 over 3 years	
<b>Totals</b>	<b>£3,105</b>	<b>£2,598</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 Low energy lighting for all fixed outlets	£25	£48		
2 High heat retention storage heaters	£2,000 - £3,000	£122		

### 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.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

## 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 Low energy lighting

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

### 2 High heat retention storage heaters

Modern storage heaters have better insulation and are easier to control than the older type in this property. Ask for a quotation for new, high heat retention heaters with automatic charge and output controls. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

## 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)	3,074	N/A	N/A	N/A
Water heating (kWh per year)	1,776			

## 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. Douglas Mowat
Assessor membership number:	EES/016092
Company name/trading name:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Duncan House Wester Inshes Place Highland Inverness IV2 5HZ
Phone number:	01463718440
Email address:	<a href="mailto:frances.wilson@hdg.co.uk">frances.wilson@hdg.co.uk</a>
Related party disclosure:	No related party

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

### Use of this energy performance information

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

## Advice and support to improve this property

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

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

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







## PROPERTY QUESTIONNAIRE

<b>Property Address</b>	Flat 24, Culbin Sands Apartments, Findhorn, Forres, IV36 3QJ
<b>Vendor(s)</b>	Mr Michael Ellison
<b>Completion Date of Property Questionnaire</b>	
<b>System Ref:</b>	QV362536

# 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)

<b>1.</b>	<b>Length of ownership</b>	
	How long have you owned the property? 10 years and 5 months (since October 2013)	
<b>2.</b>	<b>Council Tax</b>	
	Which Council Tax band is your property in?	
	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/>	
<b>3.</b>	<b>Parking</b>	
	What are the arrangements for parking at your property? <b>Please tick all that apply?</b>	
	Garage <input type="checkbox"/> Allocated parking space <input checked="" type="checkbox"/> Driveway <input type="checkbox"/>	
	Shared parking <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/>	
	Metered parking <input type="checkbox"/> Other (please specify):	
<b>4.</b>	<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 <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
<b>5.</b>	<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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>6.</b>	<b>Alterations/additions/extensions</b>	
<b>a.</b>	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"/>
<b>(i)</b>	<b>If you have answered yes</b> , please describe below the changes which you have made:	
<b>(ii)</b>	Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>(iv)</b>	<b>If you have answered yes</b> , 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:	



## PROPERTY QUESTIONNAIRE

<b>6. Alterations/additions/extensions</b>	
<b>b.</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"/>
<b>(i)</b>	Were the replacements the same shape and type as the ones you replaced?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
<b>(ii)</b>	Did the work involve any changes to the window or door openings?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
<b>(iii)</b>	Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):  Please give any guarantees which you received for this work to your solicitor or estate agent
<b>7. Central heating</b>	
<b>a.</b>	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).  <b>If you have answered yes or partial</b> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air) <b>Electric Storage System</b> <b>If you have answered yes.</b> please answer the three questions below
	Yes <input checked="" type="checkbox"/>
	No <input type="checkbox"/>
	Partial <input type="checkbox"/>
<b>(i)</b>	When was your central heating system or partial central heating installed?
	From new in 1999
<b>(ii)</b>	Do you have a maintenance contract for the central heating system?  <b>If you answered yes</b> please give details of the company with whom you have a maintenance contract
	Yes <input type="checkbox"/>
	No <input checked="" type="checkbox"/>
<b>(iii)</b>	When was your maintenance contract last renewed? (Please provide the month and year)
<b>8. Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?
	Yes <input type="checkbox"/>
	No <input checked="" type="checkbox"/>
<b>9. Issues that may have affected your property</b>	
<b>a.</b>	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"/>
	<b>If you have answered yes</b> is the damage the subject of any outstanding insurance claim?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
<b>b.</b>	Are you aware of the existence of asbestos in your property?  <b>If you have answered yes</b> please give details:
	Yes <input type="checkbox"/>
	No <input checked="" type="checkbox"/>





# PROPERTY QUESTIONNAIRE

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><input type="checkbox"/></td> <td></td> </tr> <tr> <td>Water mains or private water supply</td> <td><input checked="" type="checkbox"/></td> <td>Scottish Water</td> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td>Scottish and Southern Electricity (ex Scottish Hydro)</td> </tr> <tr> <td>Mains drainage</td> <td><input type="checkbox"/></td> <td></td> </tr> <tr> <td>Telephone</td> <td><input checked="" type="checkbox"/></td> <td>BT</td> </tr> <tr> <td>Cable TV or satellite</td> <td><input type="checkbox"/></td> <td></td> </tr> <tr> <td>Broadband</td> <td><input checked="" type="checkbox"/></td> <td>BT</td> </tr> </tbody> </table>	Service	Connected	Supplier	Gas or liquid petroleum gas	<input type="checkbox"/>		Water mains or private water supply	<input checked="" type="checkbox"/>	Scottish Water	Electricity	<input checked="" type="checkbox"/>	Scottish and Southern Electricity (ex Scottish Hydro)	Mains drainage	<input type="checkbox"/>		Telephone	<input checked="" type="checkbox"/>	BT	Cable TV or satellite	<input type="checkbox"/>		Broadband	<input checked="" type="checkbox"/>	BT
	Service	Connected	Supplier																						
	Gas or liquid petroleum gas	<input type="checkbox"/>																							
	Water mains or private water supply	<input checked="" type="checkbox"/>	Scottish Water																						
	Electricity	<input checked="" type="checkbox"/>	Scottish and Southern Electricity (ex Scottish Hydro)																						
	Mains drainage	<input type="checkbox"/>																							
	Telephone	<input checked="" type="checkbox"/>	BT																						
Cable TV or satellite	<input type="checkbox"/>																								
Broadband	<input checked="" type="checkbox"/>	BT																							
b.	<p>Is there a septic tank at your property?</p> <p><b>If you have answered yes</b> please answer the questions below</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>																							
(i)	Do you have appropriate consents for the discharge of your septic tank?	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>																							
(ii)	<p>Do you have a maintenance contract for your septic tank?</p> <p><b>If you answered yes</b> please give details of the company with whom you have a maintenance contract</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>																							
11. Responsibilities for shared or common areas																									
a.	<p>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?</p> <p><b>If you answered yes</b> please give details</p> <p><b>Maintained by the Factors - PMC Property Management &amp; Lettings</b>  <b>PMC House, Little Square, Oldmeldrum, AB51 0AY</b></p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>																							
b.	<p>Are you aware of any responsibility to contribute to the cost of repair and maintenance of the roof, common stairwell, or other common areas?</p> <p><b>If you answered yes</b> please give details</p> <p><b>Yes</b></p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>																							
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the building?	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>																							
d.	<p>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?</p> <p><b>If you answered yes</b> please give details</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>																							



## PROPERTY QUESTIONNAIRE

<b>11. Responsibilities for shared or common areas</b>	
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><b>If you answered yes</b> please give details</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></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><b>If you answered yes</b> please give details</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<b>12. Charges associated with your property</b>	
a.	<p>Is there a factor or property manager for your property?</p> <p><b>If you answered yes</b> please provide name and address and give details relating to deposits held and charges</p> <p><b>Maintained by the Factors - PMC Property Management &amp; Lettings</b>  <b>PMC House, Little Square, Oldmeldrum, AB51 0AY</b>  <b>01651 873838</b></p> <p><b>they hold a sinking fund of approx £8,700+ built up over the years by the owners of the apartments</b></p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
b.	<p>Is there a common buildings insurance policy?</p> <p><b>If you answered yes</b> is the cost of insurance included in your monthly/annual factor's charges?</p> <p>Yes</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></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> <p><b>There is an annual fee of £25 (2023 figure) payable to the residents association, the funds currently stand at £1,630+ which are held on behalf of the association by the factors</b></p>
<b>13. Specialist works</b>	
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><b>If you answered yes</b> please give further details</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
	<p>Do you have any guarantees for this work?</p> <p>Guarantees are held by :</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
	<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><b>If you answered yes</b> please give further details</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
	<p>Do you have any guarantees for this work?</p>
	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>

Guarantees are held by :

**b.**



## PROPERTY QUESTIONNAIRE

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?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	<u>If you answered yes</u> please give details					
15. Boundaries						
a.	Are you aware has any boundary of your property been moved in the last ten years?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>				
	<u>If you answered yes</u> please give details					





## PROPERTY QUESTIONNAIRE

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 checked="" type="checkbox"/>	No <input 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"/>
<b>If you answered yes to any of a-c above</b> 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:**

**Michael Hardy Ellison**

**Patricia Myfanwy Ellison**

**Date:**

**HOME**  
report

SINGLE SURVEY  
ENERGY REPORT  
PROPERTY QUESTIONNAIRE  
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](mailto:elgin.residential@hdg.co.uk)