



HARVEY
DONALDSON
& GIBSON
CHARTERED SURVEYORS

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HOME
report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT





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

Single Survey

survey report on:

Property address	Braeside, 4 Gordon Street, Forres, IV36 1DY
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Customer	Mr R Clark, Mr W McLeod
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Customer address	
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Prepared by	Harvey Donaldson And Gibson
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Date of inspection	14th August 2023
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CHARTERED SURVEYORS

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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

The ultimate holding company of Harvey Donaldson & Gibson is Countrywide plc. In Scotland, Countrywide plc also own Slater Hogg & Howison and Countrywide North. A full list of estate agents owned or under franchise to Countrywide plc is available on request. Harvey Donaldson & Gibson trades as an entirely separate company and has no financial interest whatsoever in the disposal of the property being inspected.

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

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

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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

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contained in the Report and the generic Mortgage Valuation Report.²

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.1 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;

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

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- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

researched.

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The property consists of a semi detached two storey and attic house.
Accommodation	Ground Floor: Hall, Lounge, Kitchen / Dining Room, Utility Room First Floor: Landing, Bedroom 1, Bedroom 2, Bathroom Second Floor: Landing, Bedroom 3, Bedroom 4
Gross internal floor area (m²)	118
Neighbourhood and location	The property is situated near the centre of Forres and all town amenities are available nearby. Surrounding properties are a mixture of residential and commercial. There is a church and graveyard immediately behind the property, and a public car park opposite.
Age	123 years.
Weather	It was dry at the time of the inspection.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are two chimney stacks of stone construction with lead or similar flashings.

Single Survey

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</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.</p> <p>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>The roof is of the pitched timber frame type clad with timber sarking and slates.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater goods are of the traditional cast iron type.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls are of solid sandstone construction. The gable wall is rendered. Wall thickness approximately 600 mm.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows and door are of the upvc. plastic framed double glazed type. The fascias at the roof dormer windows are timber.</p>
External decorations	<p>Visually inspected.</p> <p>The dormer window timbers are painted.</p>
Conservatories / porches	None.
Communal areas	None.
Garages and permanent outbuildings	None.

Single Survey

Outside areas and boundaries	Visually inspected. There appears to be only a narrow strip of ground at the gable and rear of the property. Behind the property is St Laurence Churchyard, and the round slopes down steeply to the rear of the property. There appears to be a steep bank / retaining wall.
Ceilings	Visually inspected from floor level. The ceilings are lined with lath and plaster.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls are of timber studwork framed construction. The walls are lined with lath and plaster / plasterboard.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. The floors appear to be of a suspended timber type with timber joists and covered with tongue and groove floor boards.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The internal doors are mainly timber panel units. The staircases are timber. The skirting boards and door surrounds are timber. The kitchen and utility room fittings are of a contemporary design and consist of a range of floor and wall mounted units.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is an open fireplace in bedroom 1. Elsewhere there appear to be sealed fireplaces.
Internal decorations	Visually inspected. The ceilings and walls are papered and painted. Internal joinery is painted.

Single Survey

Cellars	None.
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Mains electricity is installed. The meter and consumer unit are located in the hall cupboard. The system appears to be of a 13 amp type and design. The switch and socket outlets are plastic and the wiring is sheathed with PVC, where visible.</p>
Gas	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>The property is connected to mains gas supply. The meter is in the kitchen window cupboard.</p>
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Water is supplied from the mains. The supply pipe is copper / pvc. where visible. The bathroom contains a bath with shower over, wash hand basin and WC.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is heated by a gas fired boiler which also provides hot water.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>The property is connected to mains drainage.</p>

Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property has smoke detectors and a carbon monoxide detector.</p> <p>Scottish Government regulations regarding smoke detectors and carbon monoxide detectors came into effect on 01 February 2022, and we assume the property has been rendered compliant.</p>
Any additional limits to inspection	<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>It was dry at the time of the inspection. The property was unoccupied and unfurnished. Most floors were covered with fixed coverings. No access was available to the underfloor area. No access was available to the roof space apex. Insulation material restricted inspection of the eaves void areas. No access was available to the front eaves void.</p>

Sectional Diagram showing elements of a typical house





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


2. Condition

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

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

 Structural movement	
Repair category	1
Notes	The property has incurred a degree of structural movement in the past. This is evidenced internally by slightly off level floors, door lintels, etc. On the date of inspection, this movement appeared to be of a longstanding nature with no obvious evidence of recent or continuing deterioration, although on the basis of a single inspection, no assurances can be given as to the future.

 Dampness, rot and infestation	
Repair category	3
Notes	<p>High moisture meter readings were obtaining in wall linings at ground level, and damp staining was noted on plaster surfaces. Plaster finishes are damaged as a result. It appears that joist end replacement has been carried out to part of the flooring along the rear elevation. At the rear, the external ground level is higher than the internal floor level, and this can lead to lateral damp penetration.</p> <p>Damp meter readings were obtained at the party wall / chimney breast in Bedroom 3, indicating that water penetration is occurring at the chimney head.</p> <p>Evidence of woodworm infestation was noted in visible roof timbers.</p> <p>A full timber / damp specialist's report should be obtained, and the report's recommendations should be fully implemented.</p>

 Chimney stacks	
Repair category	2
Notes	<p>Water ingress appears to be occurring at the party wall chimney stack - see 'Dampness, rot and infestation'. The lead flashings become porous with age, and all flashings should be checked and renewed as necessary</p> <p>Sandstone faces are weathered and worn. Some repointing to stonework is necessary.</p>



Roofing including roof space

Repair category	2
Notes	<p>The property is covered with its original slated roof, which may be nearing the end of its performance life, and a number of slates were noted to be loose, missing and/or broken. In the absence of complete stripping and re-covering, this roof structure will be an increasingly frequent source of maintenance expenditure. Moss growth was noted on the slating, and water ingress through faulty roofing materials can put concealed timbers at risk from rot germination. Repointing is required to the wall head skews. Woodworm infestation was noted in visible roof timbers. The roof should be checked and overhauled as necessary.</p>



Rainwater fittings

Repair category	2
Notes	<p>Downpipes to the front and rear elevations show signs of leakage, which has resulted in staining to external wall finishes. In buildings of this form of construction, leakage can lead to damp penetration and decay to internal timbers, particularly where these are bedded into the inner face of external walls. The rainwater fittings are corroded in places. It was not raining at the time of the inspection to confirm all joints are water tight. Vegetation growth was noted around the rear elevation downpipe and this should be removed. The gutters are partially blocked by vegetation.</p>



Main walls

Repair category	2
Notes	<p>Open jointing was noted to stonework pointing in various locations. There are areas of weathering and staining to the stonework, particularly behind downpipes and below gutter joints. Prolonged dampness increases the risk of timber defects within concealed areas of the building fabric. The gale render is cracked in places. Vegetation growth on the rear elevation should be removed.</p> <p>It appears that there may have originally been a structure attached to the gable and this has been demolished. Part of the gable and front wall have been retained. These appear to resemble a buttress, but we assume that this is not a structural feature of the property. This should be verified.</p>



Windows, external doors and joinery

Repair category	1
Notes	<p>No obvious significant defects were noted to windows, door or external joinery.</p>



External decorations

Repair category	2
Notes	Weathering / peeling paintwork was noted to external timbers.



Conservatories/porches

Repair category	-
Notes	Not applicable.



Communal areas

Repair category	-
Notes	Not applicable.



Garages and permanent outbuildings

Repair category	-
Notes	Not applicable.



Outside areas and boundaries

Repair category	2
Notes	The areas at the rear is overgrown and damp. Provision of ground drainage should be considered, as there is likely to be significant rainwater run-off from the higher ground behind. Vegetation obscures the bank / wall behind the area, and the responsibility for maintenance of this feature should be checked. The timber gate at the side is damaged / rotten.



Ceilings

Repair category	2
Notes	<p>Plaster cracking and deterioration was noted to ceiling surfaces, consistent with age. As age increases, it is not unusual for the plaster to lose its key with the timber lathing, and such defects are only revealed when decorative surfaces are stripped to allow redecoration to take place.</p> <p>High moisture meter readings were obtained at the ceiling near the party wall / chimney breast. See 'Dampness, rot and infestation'.</p> <p>Ceilings at second floor level are heavily coombed.</p>



Internal walls

Repair category	2
Notes	<p>Plaster cracking and deterioration was noted to wall surfaces, consistent with age. As age increases, it is not unusual for the plaster to lose its key with the timber lathing, and such defects are only revealed when decorative surfaces are stripped to allow redecoration to take place.</p> <p>High moisture meter readings were obtained in wall linings at ground level and at the party wall / chimney breast. The wall linings are damp stained in places and plaster has decayed / detached in places. See 'Dampness, rot and infestation'.</p>



Floors including sub-floors

Repair category	1
Notes	<p>It appears that joist end / floor board replacement has been carried out along the rear wall of the lounge. Full details should be obtained.</p> <p>No obvious significant defects were noted to flooring, within the limitations imposed by fully fitted floor coverings. Some loose boards were noted, and the flooring appears to slope slightly in some rooms. Given the age of the property, and the presence of woodworm infestation in the roof timbers, it is possible that concealed floor timbers may also be affected.</p>



Internal joinery and kitchen fittings

Repair category	2
Notes	<p>Most of the doors appear to be stripped pine, and these are worn and poorly fitting. The bathroom door is loose. Kitchen / utility fittings are worn and damaged in places</p>



Chimney breasts and fireplaces

Repair category	1
Notes	<p>No obvious significant defects were noted to the chimney breasts or fireplace. The flue should be swept and checked prior to use.</p> <p>No provision for permanent ventilation is apparent to blocked/disused chimney flues, and this can lead to condensation and dampness internally.</p>



Internal decorations

Repair category	2
Notes	Surfaces are marked / stained in places.



Cellars

Repair category	-
Notes	Not applicable.



Electricity

Repair category	2
Notes	The consumer unit has dated elements. There is no evidence that the system has been tested within the last ten years. The system should be checked by a qualified electrician and any necessary upgrading works carried out.



Gas

Repair category	1
Notes	No obvious significant defects noted. All gas appliances should be tested and thereafter regularly maintained by a Gas Safe registered contractor.



Water, plumbing and bathroom fittings

Repair category	1
Notes	No obvious significant defects noted to accessible plumbing or sanitary fittings. Sanitary fittings are somewhat dated / basic, and the tile sealant / grouting at the shower should be checked. Water spillage appears to have occurred at the bath, and the flooring at this point should be checked.



Heating and hot water

Repair category	1
Notes	The system was not running at the time of inspection but appeared serviceable. The boiler service history should be checked as a matter of course. Some rusted radiators and stained pipes were noted.



Drainage

Repair category	1
Notes	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 previous comments for detailed information.

Structural movement	1
Dampness, rot and infestation	3
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	2
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	-
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

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 absolute ownership.

The site boundaries should be confirmed with reference to the Title Deeds.

Responsibility for the retaining wall / bank at the rear should be confirmed with reference to the Title Deeds.

Details of any previous timber / damp treatments carried out should be obtained.

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 conveyancing solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

Estimated reinstatement cost for insurance purposes

£480,000 (Four hundred and eighty thousand pounds).

Building costs are currently increasing significantly above inflation due to material and labour shortages. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

Valuation and market comments

In its present condition our opinion of value of the Outright Ownership interest of the property with vacant possession on 15 August 2023 is £170,000 (one hundred and seventy thousand pounds).

Signed	Security Print Code [452044 = 5030]O Electronically signed
Report author	Douglas J H Mowat
Company name	Harvey Donaldson And Gibson
Address	Duncan House, Wester Inshes Place, Inverness, IV2 5HZ
Date of report	15th August 2023

Mortgage Valuation Report



HARVEY
DONALDSON
& GIBSON
CHARTERED SURVEYORS
Parent to HomeReportScotland.scot

Property Address

Address Braeside, 4 Gordon Street, Forres, IV36 1DY
Seller's Name Mr R Clark, Mr W McLeod
Date of Inspection 14th August 2023

Property Details

Property Type House Bungalow Purpose built maisonette Converted maisonette
 Purpose built flat Converted flat Tenement flat Flat over non-residential use
 Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

No permanent outbuildings.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame Other (specify in General Remarks)
Roof Tile Slate Asphalt Felt Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No

If Yes to any of the above, provide details in General Remarks.

Service Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None Water Mains Private None
Electricity Mains Private None Gas Mains Private None
Central Heating Yes Partial None

Brief description of Central Heating:

Heating fuel: Gas
Heating type: Radiators

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
 Ill-defined boundaries Agricultural land included with property Other (specify in General Remarks)

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? Yes No

If Yes provide details in General Remarks.

Roads

Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

Mortgage Valuation Report

General Remarks

The property is situated near the centre of Forres and all town amenities are available nearby. Surrounding properties are a mixture of residential and commercial. There is a church and graveyard immediately behind the property, and a public car park opposite.

When inspected within limits imposed by occupation, the general condition of the property appears consistent with its age and type of construction, however some works of repair, maintenance and upgrading are required. This has been reflected in the mortgage valuation.

The site boundaries should be confirmed with reference to the Title Deeds.

Responsibility for the retaining wall / bank at the rear should be confirmed with reference to the Title Deeds.

Details of any previous timber / damp treatments carried out should be obtained.

Essential Repairs

A full timber / damp specialist's report should be obtained and the report's recommendations should be fully implemented.

Estimated cost of essential repairs £

Retention recommended? Yes No

Amount £

Mortgage Valuation Report

Comment on Mortgageability

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

Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [452044 = 5030]O
Electronically signed by:-

Surveyor's name Douglas J H Mowat

Professional qualifications MRICS

Company name Harvey Donaldson And Gibson

Address Duncan House, Wester Inshes Place, Inverness, IV2 5HZ

Telephone 01463 718440

Fax 0203 880 9193

Report date 15th August 2023

Energy Performance Certificate (EPC)

Scotland

Dwellings

BRAESIDE, 4 GORDON STREET, FORRES, IV36 1DY

Dwelling type: Semi-detached house
Date of assessment: 15 August 2023
Date of certificate: 15 August 2023
Total floor area: 117 m²
Primary Energy Indicator: 288 kWh/m²/year

Reference number: 9850-1017-8208-9147-2204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

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

Estimated energy costs for your home for 3 years*

£9,222

See your recommendations report for more information

Over 3 years you could save*

£3,636

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

Very energy efficient - lower running costs



Current	Potential
60	83

Energy Efficiency Rating

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

Your current rating is **band D (60)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
52	79

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (52)**. The average rating for EPCs in Scotland is **band D (59)**.

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

Not environmentally friendly - higher CO₂ emissions

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£2577.00
2 Floor insulation (suspended floor)	£800 - £1,200	£657.00
3 Low energy lighting	£20	£165.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 150 mm loft insulation Roof room(s), insulated	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
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	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 60% of fixed outlets	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 53 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 6.2 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 3.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


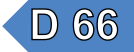








Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£7,827 over 3 years	£4,629 over 3 years	
Hot water	£696 over 3 years	£459 over 3 years	
Lighting	£699 over 3 years	£498 over 3 years	
Totals	£9,222	£5,586	

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 Internal or external wall insulation	£4,000 - £14,000	£859		
2 Floor insulation (suspended floor)	£800 - £1,200	£219		
3 Low energy lighting for all fixed outlets	£20	£55		
4 Solar water heating	£4,000 - £6,000	£79		
5 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£603		

Choosing the right improvement package

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

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

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

1 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

2 Floor insulation (suspended floor)

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

3 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>).

4 Solar water heating

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

5 Solar photovoltaic (PV) panels

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

Low and zero carbon energy sources

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

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	18,746	(78)	N/A	(6,510)
Water heating (kWh per year)	2,023			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

About this document

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

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

Assessor's name:	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:	frances.wilson@hdg.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





PROPERTY QUESTIONNAIRE

Property Address	4 Gordon street, Forres, IV36 1DY
Vendor(s)	Mr Royce Clark
Completion Date of Property Questionnaire	
System Ref:	QV178997

HOME report

SINGLE SURVEY
ENERGY REPORT
PROPERTY QUESTIONNAIRE
VALUATION REPORT





PROPERTY QUESTIONNAIRE

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? 12 years	
2.	Council Tax	
	Which Council Tax band is your property in?	
	A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/>	
3.	Parking	
	What are the arrangements for parking at your property? Please tick all that apply?	
	Garage <input type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input type="checkbox"/>	
	Shared parking <input type="checkbox"/> On street <input checked="" type="checkbox"/> Resident permit <input type="checkbox"/>	
	Metered parking <input type="checkbox"/> Other (please specify):	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
6.	Alterations/additions/extensions	
a.	During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(i)	If you have answered yes, please describe below the changes which you have made:	
(ii)	Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	Yes <input type="checkbox"/> No <input type="checkbox"/>
(iv)	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	



PROPERTY QUESTIONNAIRE

6. Alterations/additions/extensions	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below
	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
(i)	Were the replacements the same shape and type as the ones you replaced?
	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
(ii)	Did the work involve any changes to the window or door openings?
	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
(iii)	Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent
7. Central heating	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom). If you have answered yes or partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air) Gas If you have answered yes. please answer the three questions below
	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Partial <input checked="" type="checkbox"/>
(i)	When was your central heating system or partial central heating installed?
	December 2022
(ii)	Do you have a maintenance contract for the central heating system? If you answered yes please give details of the company with whom you have a maintenance contract
	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
(iii)	When was your maintenance contract last renewed? (Please provide the month and year)
8. Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?
	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
9. Issues that may have affected your property	
a.	Has there been any storm, flood, fire, or other structural damage to your property while you have owned it?
	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
	If you have answered yes is the damage the subject of any outstanding insurance claim?
	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
b.	Are you aware of the existence of asbestos in your property?
	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
	If you have answered yes please give details:



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 style="text-align: center;">✓</td> <td>Not sure</td> </tr> <tr> <td>Water mains or private water supply</td> <td style="text-align: center;">✓</td> <td>Not sure</td> </tr> <tr> <td>Electricity</td> <td style="text-align: center;">✓</td> <td>Not sure</td> </tr> <tr> <td>Mains drainage</td> <td style="text-align: center;">✓</td> <td>Not sure</td> </tr> <tr> <td>Telephone</td> <td style="text-align: center;">✓</td> <td>Not sure</td> </tr> <tr> <td>Cable TV or satellite</td> <td style="text-align: center;">✗</td> <td></td> </tr> <tr> <td>Broadband</td> <td style="text-align: center;">✓</td> <td>Not sure</td> </tr> </tbody> </table>	Service	Connected	Supplier	Gas or liquid petroleum gas	✓	Not sure	Water mains or private water supply	✓	Not sure	Electricity	✓	Not sure	Mains drainage	✓	Not sure	Telephone	✓	Not sure	Cable TV or satellite	✗		Broadband	✓	Not sure
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b.	<p>Is there a septic tank at your property?</p> <p>If you have answered yes please answer the questions below</p>	<p>Yes ✗</p> <p>No ✓</p>																							
(i)	Do you have appropriate consents for the discharge of your septic tank?	<p>Yes ✗</p> <p>No ✗</p> <p>Don't know ✗</p>																							
(ii)	<p>Do you have a maintenance contract for your septic tank?</p> <p>If you answered yes please give details of the company with whom you have a maintenance contract</p>	<p>Yes ✗</p> <p>No ✗</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>If you answered yes please give details</p>	<p>Yes ✗</p> <p>No ✓</p> <p>Don't know ✗</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>If you answered yes please give details</p> <p>No</p>	<p>Yes ✗</p> <p>No ✓</p> <p>Don't know ✗</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 ✗</p> <p>No ✓</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>If you answered yes please give details</p>	<p>Yes ✗</p> <p>No ✓</p>																							



PROPERTY QUESTIONNAIRE

11.	Responsibilities for shared or common areas	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin, or to maintain their boundaries? If you answered yes please give details	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.) If you answered yes please give details	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property? If you answered yes please provide name and address and give details relating to deposits held and charges	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b.	Is there a common buildings insurance policy?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
	If you answered yes is the cost of insurance included in your monthly/annual factor's charges?	Yes <input type="checkbox"/> No <input type="checkbox"/>
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. N/a	
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you answered yes please give further details	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Do you have any guarantees for this work? Guarantees are held by :	Yes <input type="checkbox"/> No <input type="checkbox"/>
	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? If you answered yes please give further details	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b.	Do you have any guarantees for this work? Guarantees are held by :	Yes <input type="checkbox"/> No <input type="checkbox"/>



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



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 type="checkbox"/>	No <input checked="" type="checkbox"/>
c.	that requires you to perform any maintenance, repairs, or improvements to the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If you answered yes to any of a-c above please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property			

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

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

Signatures:

Royce Clark

William McLeod

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