



Home Report

One triangle, all angles covered

RESIDENTIAL / COMMERCIAL / PROPERTY & CONSTRUCTION

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Scottish Single Survey

Single Survey

survey report on:

Property address	Burnton Farm New Cumnock CUMNOCK KA18 4NW
Customer	Scottish Woodlands Ltd
Customer address	Burnton Farm New Cumnock CUMNOCK KA18 4NW
Prepared by	Shepherd Chartered Surveyors
Date of inspection	02/06/2023



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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 marking the adjacent box.



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

1.2 THE REPORT

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

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

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

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.

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

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 Report².

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

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

- 1 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

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

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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 subjects comprise a detached farm house with attached steading buildings, several other agricultural style outbuildings and 7.3 acres of land.
Accommodation	GROUND FLOOR: Entrance Hall, Living Room, Dining Room, Two Bedrooms, Kitchen, Boiler Room, Utility Room, Bathroom (with WC) and Cloakroom (with WC). ATTIC FLOOR: Landing and Two Bedrooms.
Gross internal floor area (m²)	The gross internal floor area extends to 168 sq m or thereby.
Neighbourhood and location	The subjects occupy a rural position on the outskirts of New Cumnock. Surrounding residential properties are of mixed age and style. Most amenities can be found within the nearest major town of Cumnock, around seven miles distant.
Age	Estimated construction pre-1900.
Weather	Dry and fair.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There is a single remaining chimney stack of brick construction with a pointed external finish. There are clay terminals and lead flashings. Other chimneys have been removed.

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</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 structures are pitched and overlaid in slate with metal ridge details. There are also metal skylights.</p> <p>Our inspection of the main roof void was via eaves hatches formed at attic floor level only, as other hatches were sealed shut. "Head and shoulders" style inspections revealed the roof to be of timber framed construction overlaid in timber sarking.</p> <p>Access was also available to the roof space above the kitchen via a fixed staircase. This area was found to be floored and lined however, is thought to be of similar construction.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There are cast-iron gutters and downpipes.</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 stone construction with rendered, pointed and painted external finishes.</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>Windows are of uPVC/aluminium framed sealed unit double glazing with similar external doors. There is metal skylight detail within the stairwell.</p>

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External decorations	Visually inspected. Painted masonry and cast-iron.
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	Visually inspected. Attached steading buildings of brick/stone construction. Pitched, steel/timber framed roof structures, overlaid in slate. uPVC, timber and metal external doors. Several other detached agricultural style outbuildings varying in construction and quality, predominantly in a portal frame style.
Outside areas and boundaries	Visually inspected. Garden grounds immediately adjacent to the property are overlaid in a mixture of materials including, lawn, stone chips and hardstanding, some of which forms a driveway. Boundaries are mainly defined by fencing and stone walling. We understand there is around 4 acres of grazing land, 7.3 acres in total, varying in quality and topography. A burn runs through the boundary.
Ceilings	Visually inspected from floor level. Plasterboard/lath and plaster lined with areas of uPVC and timber panelling.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. A mixture of solid construction plastered on the hard, lath and plaster and plasterboard with areas of timber panelling.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Flooring is a combination of suspended timber and solid construction. Various fitted floor coverings exist above.

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Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>There are timber panel and timber and glass panelled doors, timber skirtings and door surrounds and a timber tread and riser staircase. Kitchen fittings comprise floor and wall mounted units.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There is an open fire with tiled surround within the dining room which is assumed to be vented to the chimney. Any other fireplaces have been removed and covered over.</p>
Internal decorations	<p>Visually inspected.</p> <p>There are paper, paint and tile finishes.</p>
Cellars	<p>Not applicable.</p>
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>Electricity is from the mains grid with the fuse box and meter located within a hall inspection cupboard.</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>Gas is from the mains supply with the meter located within the boiler room.</p>

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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>Cold water is from the public main and where seen, plumber fittings were of copper, uPVC and lead pipework. There is a uPVC cold water storage tank within the attic space above the kitchen.</p> <p>Sanitary fittings comprise a two piece suite within the cloakroom and a four piece suite within the bathroom.</p>
Heating and hot water	<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>Heating is provided by a gas boiler located within the boiler room which heats steel radiators. Hot water appears to be via an insulated hot water tank adjacent to the boiler.</p>
Drainage	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>We understand that drainage is to a private septic tank.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Burglar alarm noted.</p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p>

Any additional limits to inspection	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p> <p>The property had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>No access was available to any sub-floor areas.</p> <p>Full and safe access was not available to the main roof void area due to the presence of a thick layer of insulation throughout and screwed down hatches. Our inspection of other roof space area was severely restricted due to the presence of flooring and lining.</p> <p>We did not inspect all areas of ground or outbuildings.</p>
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Sectional Diagram showing elements of a typical house



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

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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	Evidence of settlement/movement has affected the building. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.



Dampness, rot and infestation

Repair category	3
Notes	Damp, condensation and wood bore infestation related defects were found within the property. A reputable timber and damp specialist should carry out a full and thorough inspection of the entire property with exposure works prior to purchase.



Chimney stacks


Repair category	2
Notes	Frost damage was noted to masonry along with lichen growth and evidence of water ingress internally. Repairs will be required.





Roofing including roof space


Repair category	2
Notes	<p>A number of loose and broken roof slates were noted along with corroded and cracked skylights and poor plaster finishes within the attic above the kitchen. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul work may be required in future.</p> <p>There was evidence of condensation within the roof void and improved ventilation is recommended.</p>

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 Rainwater fittings	
Repair category	2
Notes	<p>Rainwater goods are of an older style and have suffered corrosion with evidence of leakage noted along with misaligned sections. Maintenance is required and gutters/downpipes checked during heavy rainfall.</p> <p>Gutters require to be cleared of vegetation and debris in the short term and on a regular basis.</p>

 Main walls	
Repair category	2
Notes	<p>Cracked and eroded stonework was noted along with cracked and bossed sections of render. Repairs will be required.</p>

 Windows, external doors and joinery	
Repair category	2
Notes	<p>Windows and doors were not all fully opened or tested however some items of wear and tear including missing clips, air gaps and a corroded skylight were visible. Some double glazed units are defective having failed and allowed condensation to form between the panes. Repairs or replacement of units and/or components will be required.</p> <p>Evidence of decay was noted to areas of external joinery which will deteriorate if left unattended.</p>

 External decorations	
Repair category	2
Notes	<p>The external decor is weathered.</p>

 Conservatories/porches	
Repair category	N/A
Notes	

 Communal areas	
Repair category	N/A
Notes	



Garages and permanent outbuildings

Repair category	2
Notes	<p>Aspects of the steading building's construction may have a limited life span with decay/deterioration noted to timbers along with poor sections of masonry and poor roof coverings. Repairs should be anticipated in the short term.</p> <p>Normal patch repair and ongoing maintenance will be required to more modern, agricultural style outbuildings.</p> <p>Some outbuildings may contain materials with an asbestos content. These have not been tested and we have not carried out an asbestos survey on the property however these materials should be handled by a competent contractor only. Asbestos waste can be costly to dispose of.</p>



Outside areas and boundaries

Repair category	2
Notes	<p>Boundary and garden walls and fences should be regularly checked and maintained as necessary, with cracked and damaged sections of walling noted. Garden grounds have become overgrown and landscaping should be anticipated along with upkeep of grazing land.</p>



Ceilings

Repair category	2
Notes	<p>Some cracked, uneven and water damaged ceiling plaster was noted and some repairs may be required at the time of redecoration or disturbance.</p>



Internal walls

Repair category	2
Notes	<p>Cracked, bossed and water damaged wall plaster was noted and repairs may be required at the time of disturbance or redecoration.</p>

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Floors including sub-floors

Repair category	2
Notes	<p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. Isolated loose flooring was detected under foot.</p> <p>Wear and tear was noted to floor coverings in places and upgrading should be anticipated.</p>



Internal joinery and kitchen fittings

Repair category	2
Notes	<p>Internal joinery is generally serviceable however some wear and tear items were noted and some fittings are of an older style, and future maintenance or upgrading should be anticipated.</p> <p>Low level internal glazing should be checked for safety glass.</p>



Chimney breasts and fireplaces

Repair category	2
Notes	<p>All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused.</p>



Internal decorations

Repair category	2
Notes	<p>The internal decoration will require to be upgraded dependant on individual taste.</p>



Cellars

Repair category	N/A
Notes	

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Electricity

Repair category	2
Notes	<p>Aspects of the electrical installation are defective and the system should be checked as a precaution by a registered electrician and upgraded if necessary.</p> <p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p>



Gas

Repair category	1
Notes	<p>In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.</p>



Water, plumbing and bathroom fittings

Repair category	2
Notes	<p>Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight and in general, fittings are of an older style and are showing signs of wear and tear, including a surface crack on the bathroom sink. Some older style metal components were noted within the plumbing system. A reputable contractor should check the entire system and upgrade as necessary.</p> <p>We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.</p>



Heating and hot water

Repair category	3
Notes	<p>The central heating system is on dated lines. Further advice should be obtained from a gas safe registered contractor to fully ascertain the condition, life expectancy and efficiency of the system.</p> <p>Ongoing leakage was noted adjacent to the hot water cylinder. Future replacement/repair may be required.</p>

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Drainage

Repair category	1
Notes	There are understood to be private drainage arrangements in the form of a septic tank. The maintenance liability, rights of access and SEPA consents should be confirmed.

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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	2
External decorations	2
Conservatories/porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	2
Cellars	N/A
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	3
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

1. Which floor(s) is the living accommodation on?	Ground and Attic			
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes	<input checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	No	<input 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

There are understood to be private drainage arrangements in the form of a septic tank. The maintenance liability, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.

We understand the property is being offered for sale with around 7 acres of land. The exact boundary lines pertaining to the property should be confirmed. Some lending institutions may restrict funding on this acreage of land as well as the amount of agricultural style outbuildings. Our valuation may require to be reassessed depending on the lending criteria.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

This is a Replacement Home Report, our original inspection was carried out on 12/12/2022.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £850,000 (EIGHT HUNDRED AND FIFTY THOUSAND POUNDS STERLING).

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

The above figure is for the house only. Outbuildings lie outside the parameters of standard calculations for insurance purposes. A more detailed assessment of the re-instatement cost of the outbuildings should be obtained to ensure that any necessary additional cover is arranged.

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £360,000 (THREE HUNDRED AND SIXTY THOUSAND POUNDS STERLING).

Signed

Luke Doyle
Electronically signed :- 05/06/2023 10:00

Report author

Luke Doyle

Single Survey

Company name	J & E Shepherd Chartered Surveyors
Address	24 Portland Road Kilmarnock KA1 2BS
Date of report	02/06/2023

Mortgage Valuation Report



www.shepherd.co.uk

Property Address

Address Burnton Farm, New Cumnock, CUMNOCK, KA18 4NW
Seller's Name Scottish Woodlands Ltd
Date of Inspection 02/06/2023

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 Other

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:

Attached steading buildings and several detached agricultural buildings.

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 Connections

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 and any non mains services:

Oil fired boiler to radiators - not tested.

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 Shared service connections
 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 subjects occupy a rural position on the outskirts of New Cumnock. Surrounding residential properties are of mixed age and style. Most amenities can be found within the nearest major town of Cumnock, around seven miles distant.

At the time of inspection the property was found to be in a condition generally consistent with its age and type of construction but some works of maintenance and repair are required. Elements of the property are aging and likely to require attention.

We understand the property is being offered for sale with around 7 acres of land. The exact boundary lines pertaining to the property should be confirmed. Some lending institutions may restrict funding on this acreage of land as well as the amount of agricultural style outbuildings. Our valuation may require to be reassessed depending on the lending criteria.

Evidence of settlement/movement has affected the building. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.

OTHER ACCOMMODATION - Boiler room and utility room.

Essential Repairs

Damp, condensation and wood bore infestation related defects were found within the property. A reputable timber and damp specialist should carry out a full and thorough inspection of the entire property with exposure works prior to purchase.

Estimated cost of essential repairs

Retention recommended? Yes No

Retention amount

Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

Some lending institutions may restrict funding on the land and outbuildings. Our valuation may require to be reassessed depending on the lending criteria.

Valuation

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

Mortgage Valuation Report

Declaration

Signed	<i>Luke Doyle</i> Electronically signed :- 05/06/2023 10:00
Surveyor's name	Luke Doyle
Professional qualifications	BSc (Hons), MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	24 Portland Road, Kilmarnock, KA1 2BS
Telephone	01563 520318
Email Address	kilmarnock@shepherd.co.uk
Date of Inspection	02/06/2023



Energy Performance Certificate

Energy Performance Certificate (EPC)

Scotland

Dwellings

Burnton Farmhouse, New Cumnock, KA18 4NW

Dwelling type: Detached house
Date of assessment: 12 December 2022
Date of certificate: 13 December 2022
Total floor area: 168 m²
Primary Energy Indicator: 422 kWh/m²/year

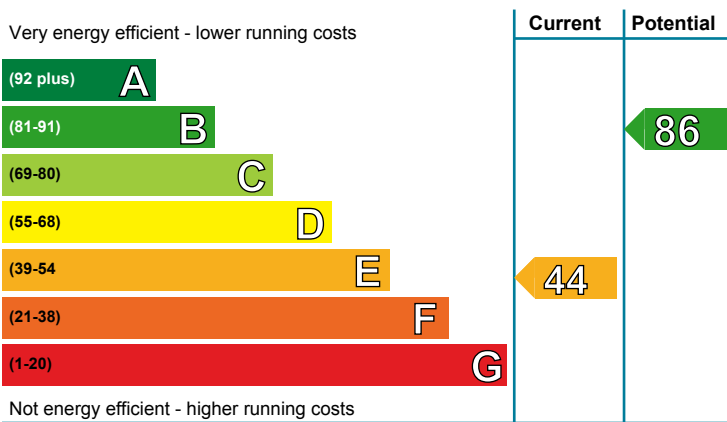
Reference number: 9192-2742-3423-2892-3601
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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*	£7,698	See your recommendations report for more information
Over 3 years you could save*	£3,081	

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

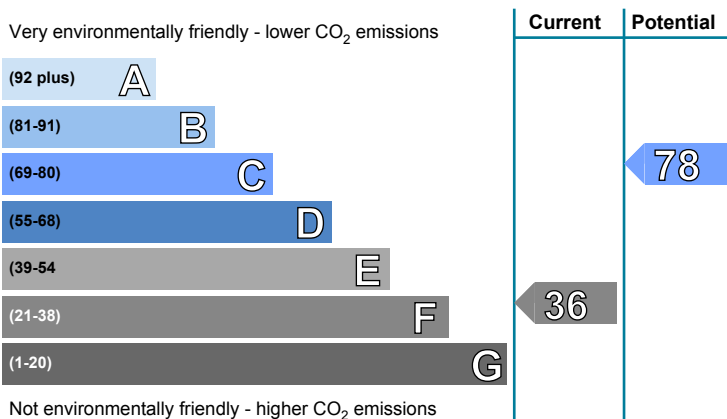


Energy Efficiency Rating

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 E (44)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band F (36)**. 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 Internal or external wall insulation	£4,000 - £14,000	£1161.00
2 Floor insulation (suspended floor)	£800 - £1,200	£429.00
3 Floor insulation (solid floor)	£4,000 - £6,000	£210.00

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)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	Pitched, 300 mm loft insulation	★★★★★	★★★★★
	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Roof room(s), insulated	★★★★★	★★★★★
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★★	★★★★★
Main heating controls	Programmer and room thermostat	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system, no cylinder thermostat	★★★★☆☆	★★★★☆☆
Lighting	Low energy lighting in 80% 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 77 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 13 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 8.5 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	£6,657 over 3 years	£3,981 over 3 years	
Hot water	£633 over 3 years	£228 over 3 years	
Lighting	£408 over 3 years	£408 over 3 years	
Totals	£7,698	£4,617	

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	£387	E 53	E 43
2 Floor insulation (suspended floor)	£800 - £1,200	£143	D 56	E 46
3 Floor insulation (solid floor)	£4,000 - £6,000	£70	D 57	E 48
4 Hot water cylinder thermostat	£200 - £400	£105	D 60	E 50
5 Upgrade heating controls	£350 - £450	£77	D 61	E 53
6 Replace boiler with new condensing boiler	£2,200 - £3,000	£211	D 66	D 59
7 Solar water heating	£4,000 - £6,000	£35	D 67	D 60
8 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£336	C 73	D 66
9 Wind turbine	£15,000 - £25,000	£730	B 86	C 78

Alternative measures

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

- Micro CHP

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 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect 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 and may also require a building warrant so it is best to check with your local authority building standards department.

4 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. Building regulations apply to this work, so it is best to check with your local authority building standards department whether a building warrant will be required.

5 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

6 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

7 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.

8 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.

9 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and 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. 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 a wind turbine, 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)	32,265	(4,748)	N/A	(6,515)
Water heating (kWh per year)	3,680			

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. Luke Doyle
Assessor membership number:	EES/019306
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	dundee@shepherd.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.

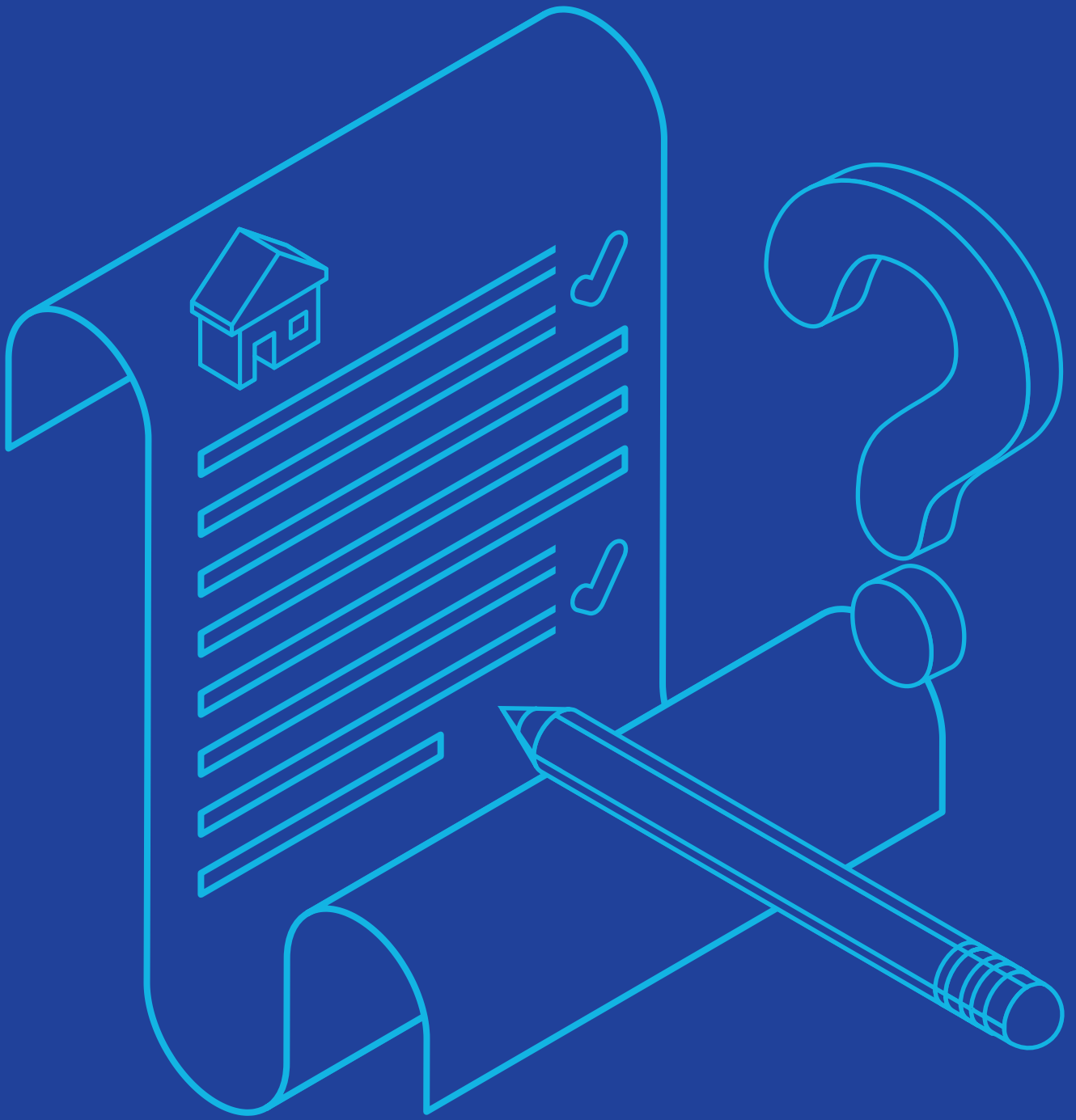
Advice and support to improve this property

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 questionnaire

Property address	Burnton Farm New Cumnock CUMNOCK KA18 4NW
Seller(s)	Scottish Woodlands Ltd
Completion date of property questionnaire	20/12/2022

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?	1 month
2.	Council tax	
	Which Council Tax band is your property in?	D
3.	Parking	
	<p>What are the arrangements for parking at your property? (Please tick all that apply)</p> <ul style="list-style-type: none"> • Garage <input style="width: 100px;" type="text" value="Yes"/> • Allocated parking space <input style="width: 100px;" type="text" value="No"/> • Driveway <input style="width: 100px;" type="text" value="Yes"/> • Shared parking <input style="width: 100px;" type="text" value="No"/> • On street <input style="width: 100px;" type="text" value="No"/> • Resident permit <input style="width: 100px;" type="text" value="No"/> • Metered Parking <input style="width: 100px;" type="text" value="No"/> • Other (please specify): <div style="border: 1px solid black; height: 20px; width: 600px; margin-top: 5px;"></div> 	
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)?	No

property questionnaire

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	Alterations/additions/extensions	
a.	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p>	No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>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:</p>	
b.	<p>Have you had replacement windows, doors, patio doors or doubleglazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	No
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	
7.	Central heating	
a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>gas</p>	Yes

property questionnaire

	<u>If you have answered yes</u>, please answer the three questions below:		
	i) When was your central heating system or partial central heating system installed? Not sure		
	(ii) Do you have a maintenance contract for the central heating system? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:		No
	(iii) When was your maintenance agreement 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
9.	Issues that may have affected your property		
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?		No
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:		No
10.	Services		
a.	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Yes	Scottish gas
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	Scottish power
	Mains drainage	No	
	Telephone	Yes	bt

property questionnaire

	Cable TV or satellite	No	
	Broadband	Yes	bt
b.	Is there a septic tank system at your property?		No
	<u>If you have answered yes, please answer the two questions below:</u>		
	(i) Do you have appropriate consents for the discharge from your septic tank?		
	(ii) Do you have a maintenance contract for your septic tank?		
	<u>If have answered yes, details of the company with which you have a maintenance contract:</u>		
11.	Responsibilities for shared or common areas		
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?		No
	<u>If you have answered yes, please give details:</u>		
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?		No
	<u>If you have answered yes, please give details:</u>		
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		No
d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?		No
	<u>If you have answered yes, please give details:</u>		
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?		No
	<u>If you have answered yes, please give details:</u>		
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.)		No
	<u>If you have answered yes, please give details:</u>		

property questionnaire

12.	Charges associated with the property	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>	No
b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?</p>	No
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p>	
13.	Specialist work	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>	No
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>	
14.	Guarantees	
a.	<p>Are there any guarantees or warranties for any of the following?</p>	
	(i) Electrical work	No
	(ii) Roofing	No
	(iii) Central heating	No
	(iv) National House Building Council (NHBC)	No

property questionnaire

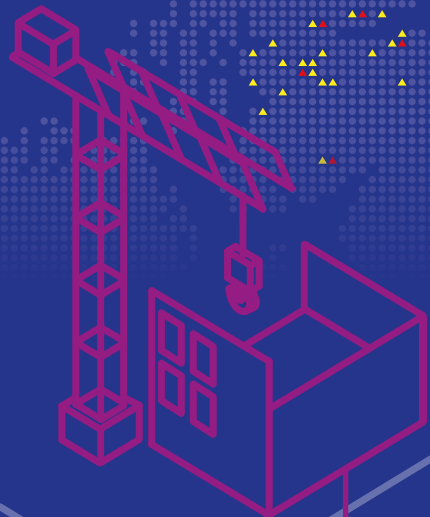
	(v) Damp course	No
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
b.	<u>If you have answered 'yes' or 'with title deeds'</u> , please give details of the work or installations to which the guarantee(s) relate(s):	
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes</u> , please give details:	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes</u> , please give details:	No
16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	<u>If you have answered yes to any of a–c above</u> , please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Name(s): Andrew Kennedy

Date: 20/12/2022



Residential

- Home Report
- Mortgage & Re-Mortgage Valuation
- Home & Flat Buyer Report
- Energy Performance Certificate (EPC)
- Private Sale Valuation
- Inheritance Tax Valuation
- Capital Gains Tax Valuation
- Separation Valuation
- Driveby Valuation
- Desktop Valuation
- New Build, Development & Plot Valuation
- Extension & Alteration Valuation
- Portfolio Valuation
- Rental Valuation
- Expert Witness Report
- Council Tax Appeal
- Bespoke Condition Report

Commercial

- Commercial Valuation
- Commercial Agency
- Acquisitions & Disposals
- Commercial Lease Advisory
- Rent Reviews
- Asset Management
- Project Consultancy
- Development Appraisals
- Rating
- Commercial Property Auctions
- Property Management
- Professional Services
- Licensed Trade / Leisure

Property & Construction

- Quantity Surveying
- Building Surveying
- Project Management
- Dispute Resolution Support Services
- Principal Designer
- Clerk of Works
- Commercial EPC
- Fire Engineering
- Health & Safety Management
- Employer's Agent
- Energy Department
- Housing Services
- Development Monitoring
- Mediation Services

Aberdeen
▲▲ 01224 202800

Ayr
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Coatbridge
▲ 01236 436561

Cumbernauld
▲ 01236 780000

Dalkeith
▲ 0131 663 2780

Dumbarton
▲ 01389 731682

Dumfries
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Dundee
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▲ 01382 220699

Dunfermline
▲ 01383 722337
▲ 01383 731841

East Kilbride
▲ 01355 248535

Edinburgh
▲ 0131 2251234
▲ 0131 557 9300

Elgin
▲ 01343 553939

Falkirk
▲ 01324 635 999

Fraserburgh
▲ 01346 517456

Galashiels
▲ 01896 750150

Glasgow
▲▲ 0141 331 2807

Glasgow South
▲ 0141 649 8020

Glasgow West End
▲ 0141 353 2080

Greenock
▲ 01475 730717

Hamilton
▲ 01698 897548

Inverness
▲▲ 01463 712239

Kilmarnock
▲ 01563 520318

Kirkcaldy
▲ 01592 205442

Livingston
▲ 01506 416777

Montrose
▲ 01674 676768

Motherwell
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Musselburgh
▲▲ 0131 653 3456

Oban
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Paisley
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▲ 01738 631631

Peterhead
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▲ 01334 476469

Saltcoats
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Stirling
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▲ 01786 474476



**Independent Surveyors for Fungal Decay, Woodworm
Dampness and Basement Waterproofing**

30 John Finnie Street
Kilmarnock
KA1 1DD

Tel 01563 529716
info@rowallansurveys.co.uk
www.rowallansurveys.co.uk

SURVEY REPORT

Customer: Scottish Woodlands Ltd

Property: Burnton Farmhouse
New Cumnock
KA18 4NW

Surveyor: Michael Caldow

Survey Date: 19/12/2022

Ref No: 10414

Report Date: 19/12/2022

Property Description: Attached Farmhouse

May we take this opportunity to thank you for choosing Rowallan Specialist Surveys to carry out this inspection. We confirm you have asked us to inspect the accessible timbers for fungal decay, infestation by wood boring insect and accessible areas for dampness.

Our objective in preparing this report for you is to ensure that you have full transparency of the problems identified, are aware of the costs involved and to provide you with the solutions to rectify these problems with the minimum of disruption.

So that you can be confident in our diagnosis, our surveyors are fully qualified to CSRT/ CSSW level.

Our inspection was restricted to the areas designated below and was of a non-disruptive nature. Should there be any other areas of concern to you that we have not commented on or if you would like a more detailed examination involving exposure works, we would be pleased to undertake this for you on receipt of further instruction (written permission will require to be obtained from the property owner). Parts of the property which cannot be accessed will not be reported upon and this will be stated in the report, however, should the surveyor suspect that a defect may exist, he may recommend that a further inspection is required.

All directions given in our report were taken from the outside of the property facing the front elevation wall.

We have assumed that remedial works will be undertaken in conjunction with a more substantial scheme of alteration/ refurbishment and our specification has been prepared accordingly.

Main Roof Void

OBSERVATIONS

Inspection was severely restricted due to method of construction (ie, attic rooms and dormers), Inspection was limited to areas adjacent to front and rear eaves hatches and was further restricted by insulation materials, dust and debris.

Wall strapping, where applicable, is to be replaced in new treated timbers, fixed by means of mild steel holdfasts or hammer fixings and isolated from masonry by a physical dpm.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) was noted. Often referred to as woodworm, this is the most common wood-boring insect. It can be found in structural timbers where they lay their eggs on or in the timbers and the larvae feed upon and bore through the wood leaving a network of tunnels, thus damaging and weakening the structure.

The infestation noted during our inspection was slight scattered and treatment with insecticide will be sufficient to eradicate the problem.

RECOMMENDATIONS

Works by Specialist Contractor:

Form additional access hatches as required and make good on completion.

Protect electrical junction boxes and open water tanks as appropriate.

Carefully remove, set aside and re-instate insulation material as the work progresses.

Clean down as deemed necessary all exposed roof timbers.

Apply insecticide to all exposed and accessible surfaces of roof timbers.

First Floor Level

OBSERVATIONS

Inspection was generally restricted by floor coverings.

Evidence of moisture penetration was noted and we would refer to our previous comments regarding roof maintenance.

Allow for treatment of floors forming part of roof structure.

RECOMMENDATIONS

Works by Specialist Contractor:

Lift sufficient floorboards and apply insecticide to all exposed accessible surfaces of floor timbers.

Relay existing floorboards, renewing any damaged sections in pre-treated timber.

Left Hand Roof

OBSERVATIONS

Inspection was severely restricted due to method of construction (ie, attic rooms flooring and timber soffit linings), dust and debris.

Significant water ingress has occurred and substantial replastering, etc will be required during refurbishment if this is to be considered as habitable accommodation.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) was noted.

The infestation noted during our inspection was slight to moderate and treatment with insecticide will be sufficient to eradicate the problem.

It would be prudent to expose base of timber linings to allow inspection of concealed rafter ends at wallheads.

RECOMMENDATIONS

Works by Specialist Contractor:

Strip out and remove base of timber linings to allow inspection of rafter ends and as necessary to allow woodworm treatment (no allowance for reinstatement).

Inspect exposed timbers and, if sound, treat with fungicide/preservative. Otherwise arrange to provide supplementary report on condition.

Clean down as deemed necessary all exposed roof timbers.

Apply insecticide to all exposed and accessible surfaces of roof timbers.

Lift sufficient floorboards and apply insecticide to all exposed accessible surfaces of floor timbers.

Relay existing floorboards, renewing any damaged sections in pre-treated timber.

Ground Floor Level

OBSERVATIONS

Inspection was generally restricted by floor coverings. Floors are part solid/part timber. No sub-floor inspection was possible.

At the time of inspection, evidence of condensation was noted.

For your guidance and assistance, we have enclosed a copy of our Condensation Information Sheet giving general advice.

Moisture penetration was noted right-hand gable wall and substantial external fabric repairs are required as part of refurbishment. Following a reasonable drying out period, some remedial work will be required to plaster and wall linings. This work would be the responsibility of others.

It would appear that flooding/ burst pipe has occurred around the central hallway, wc and rear room and a de-humidifier is in place. Water damage was noted to base of partitions/ wall linings. Following a reasonable drying out period, some remedial work may be required to plaster and wall linings. This work would be the responsibility of others.

At the time of our survey, visual and instrumental inspection did not indicate the presence of rising damp.

We, therefore, make no recommendations for specialist damp-proofing treatments at this time.

It would be prudent to inspect concealed sub-floor timbers.

RECOMMENDATIONS

Works by Specialist Contractor:

Carefully strip out and remove flooring along front elevation wall of Room Front Left and Room Front Right and rear elevation of Room Rear Right in Main Building.

Inspect exposed joist ends and wallplate and, if sound, treat with fungicide/preservative. Otherwise arrange to provide supplementary report on condition.

Lift sufficient floorboards and apply insecticide to all exposed accessible surfaces of floor timbers.

Relay existing floorboards, renewing any damaged sections in pre-treated timber.

Externally

OBSERVATIONS

Substantial fabric repairs will be required to roof, rainwater goods, render, stonework, windows, doors, etc to deal with water ingress. This work is to be the responsibility of others under a separate contract.

GENERAL NOTES

We would draw your attention to the need for you to remove all fixtures, fittings, floor coverings, stored articles, etc from the areas designated for treatments, prior to works commencing on site.

Replacement timbers will be to standard stock items, sections and mouldings, unless otherwise specified.

Our cost assessment covers only those items specifically stated in the report to be undertaken by the Specialist Contractor. All other repairs and/or ancillary works are to be the responsibility of others, under separate contract.

Our inspection is based upon a close, but not intimate, examination of the areas specified. Inevitably, there will be concealed timbers that could not be inspected fully, or at all, without opening up. We have, as far as possible, inspected accessible exposed surfaces available to us. Our recommendations are, therefore, subject to the qualification that further necessary works may be required once the fabric of the building or a particular element is exposed, this applies particularly to dry rot. Should you require a full exploratory examination, we would be pleased to quote. If you proceed on the present basis, we shall advise you of any further infestation or fungal decay discovered during the execution of the works and advise/assess accordingly.

You should be aware that we have reported upon problems evident to us at the time of our visit, we are not commenting in any general sense on the risk of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn your attention to other defects, these should be regarded as helpful suggestions and not a full complete assessment of any problems that may exist. External weathered timbers (eg, windows, fascias, etc) and outbuildings are not covered by the scope of our survey.

About Rowallan Specialist Surveys

We are a local, independent company providing professional advice and remedial solutions in relation to timber and damp problems in buildings.

Our reliability, professionalism and integrity have been proven by our many repeat customers and referrers. A small selection of our testimonials can be viewed on our website www.rowallansurveys.co.uk.

We would like to thank you once again for choosing us to carry out this survey for you. Our customer's opinions and satisfaction are very important to us and we believe in offering an exceptional service. We will, for that reason, follow up with a brief online survey from a specialist customer research company and would be delighted if you could provide us with your feedback. In the meantime, if you would like to comment on any aspect of our service, please feel free to call our office or drop us an email at info@rowallansurveys.co.uk.

Cost Assessment

We advise that a competitive cost to undertake **Works by Specialist Contractor** as specified in this survey report would be:

	£	4,900
VAT @ 20%	£	980
Total	£	5,880

Whilst we do not undertake remedial works directly, we can arrange for the works specified to be undertaken by one of our **Approved Specialist Contractors**. Although any contract will be between the customer and the Approved Specialist Contractor, you can be confident that work will be undertaken in accordance with our specification by skilled and experienced technicians complying with stringent industry standards in terms of workmanship and health and safety. Works will be carried out with the minimum of disruption and within the cost assessed by ourselves (subject to a reasonable period for acceptance and fluctuations in material costs).

Please contact ourselves should you wish work to be undertaken by an Approved Specialist Contractor and we will provide them all the necessary information for them to contact you directly and arrange mutually convenient work dates.

Please also note that if remedial work specified is undertaken by one of our Approved Specialist Contractors, our survey fee will be refunded to you by the contractor on completion of the contract.

If works are undertaken by one of our **Approved Specialist Contractors**, upon final payment of the contract, a 20 year Guarantee will be issued offering you peace of mind by protecting your property for the future.

The surveyor who has been dealing with this property is Michael Caldow and can be contacted on telephone number 01563 529716 or mobile 07976 251978 or by e:mail at mc@rowallansurveys.co.uk.

M Caldow

Michael Caldow BSc CSRT CSSW
For Rowallan Specialist Surveys

CONDENSATION INFORMATION SHEET

The Problem

In the home, condensation is largely the consequence of today's improved standards of insulation and draught proofing, particularly when older properties have been upgraded. Lack of adequate ventilation allied to modern occupancy lifestyles in terms of cooking, washing and bathing can lead to a build-up of excessive humidity and moisture.

This leads to condensation forming on cooler surfaces, particularly in areas with little air circulation. The result can be peeling decorations, unhealthy living conditions, unsightly mould growth and damage to fabrics and clothing.

The Causes

The ability of air to hold water vapour increases with temperature. Condensation arises when the air is fully saturated and 100% relative humidity (dew point) is reached. Then any air in contact with colder surfaces will cool and release moisture in the form of water droplets.

Air with a high moisture content will have a high vapour pressure. Water vapour does not always condense in the room of its source and as a gas will move through the property seeking pressure equalisation with the colder air outside.

Building materials vary in their heat conduction capabilities and so their capacity to stop surface condensation forming.

Practical Measures

Various general measures can be adopted to help alleviate the problem of condensation, including:

- Reduce sources of excess moisture (eg. drying clothes indoors, keeping lids on saucepans, venting tumble driers, etc).
- Improve ventilation and air circulation (eg. open windows, utilise kitchen and bathroom extractor fans, keep furniture and clothing clear of external walls, etc).
- Improve heating and maintain constant levels.
- Improve levels of insulation and, therefore, increase surface temperatures.

Control

Should condensation problems persist, it may be necessary to consider the installation of a mechanical condensation control system (further information is available on request).

Regulations

Building (Scotland) Regulations 2004 Section 3.14