

HOME REPORT

NEWMILLS FARMHOUSE BALBLAIR

DINGWALL
IV7 8LP



DM HALL
CHARTERED SURVEYORS

ENERGY PERFORMANCE CERTIFICATE



DM HALL
CHARTERED SURVEYORS

Energy Performance Certificate (EPC)

Scotland

Dwellings

NEWMILLS FARMHOUSE, BALBLAIR, DINGWALL, IV7 8LP

Dwelling type: Detached house
Date of assessment: 16 April 2024
Date of certificate: 13 May 2024
Total floor area: 162 m²
Primary Energy Indicator: 297 kWh/m²/year

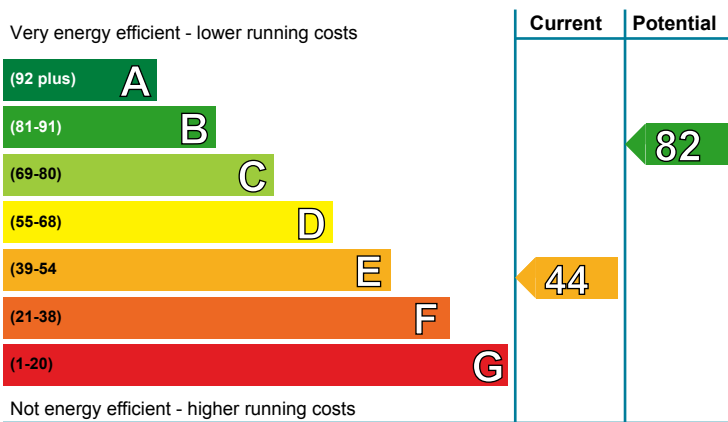
Reference number: 9700-2160-0022-6096-1443
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£9,726	See your recommendations report for more information
Over 3 years you could save*	£5,328	

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

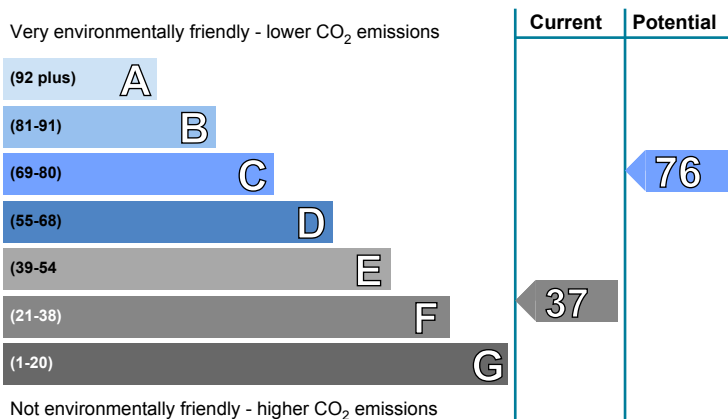


Energy Efficiency Rating

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 (37)**. 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 Flat roof or sloping ceiling insulation	£850 - £1,500	£234.00
2 Room-in-roof insulation	£1,500 - £2,700	£3186.00
3 Internal or external wall insulation	£4,000 - £14,000	£1014.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, oil	★★★★☆☆	★★★★☆☆
Main heating controls	Time and temperature zone control	★★★★★★	★★★★★★
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★★☆☆	★★★★☆☆
Lighting	Low energy lighting in 54% 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 12 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 7.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


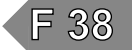

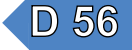





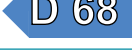




Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£8,310 over 3 years	£3,456 over 3 years	
Hot water	£675 over 3 years	£435 over 3 years	
Lighting	£741 over 3 years	£507 over 3 years	
Totals	£9,726	£4,398	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£78		
2 Room-in-roof insulation	£1,500 - £2,700	£1062		
3 Internal or external wall insulation	£4,000 - £14,000	£338		
4 Floor insulation (solid floor)	£4,000 - £6,000	£157		
5 Low energy lighting for all fixed outlets	£30	£68		
6 Solar water heating	£4,000 - £6,000	£73		
7 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£487		

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 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

2 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

3 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.

4 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.

5 Low energy lighting

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

6 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.

7 Solar photovoltaic (PV) panels

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

Low and zero carbon energy sources

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

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	33,403	N/A	N/A	(3,234)
Water heating (kWh per year)	2,984			

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. Colin MacGregor
Assessor membership number:	EES/007937
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	Hope House Castlehill Drive Cradlehall Business Park Inverness IV2 5GH
Phone number:	0131 477 6000
Email address:	dmhall@dmhall.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



SINGLE SURVEY



DM HALL
CHARTERED SURVEYORS

Single Survey

survey report on:

Property address	NEWMILLS FARMHOUSE BALBLAIR, DINGWALL, IV7 8LP
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Customer	Derek P Consterdine
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Customer address	NEWMILLS FARMHOUSE BALBLAIR, DINGWALL, IV7 8LP
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Prepared by	DM Hall LLP
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Date of inspection	17th April 2024
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

The 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 Codes of Conduct.

Terms and Conditions

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.²

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

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

Terms and Conditions

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- 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;

Terms and Conditions

- 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*

Terms and Conditions

the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	One and a half storey detached cottage and annex.
Accommodation	MAIN HOUSE: GROUND FLOOR: Wc, cloakroom, kitchen, living room and family room. FIRST FLOOR: Sitting area, bathroom, wc and two bedrooms. ANNEX: GROUND FLOOR: Kitchen, shower room with wc, living room and bedrooms. FIRST FLOOR: Two bedrooms and two mezzanine landings.
Gross internal floor area (m²)	Main house 162m ² approximately. Annex: 122m ² approximately.
Neighbourhood and location	The property occupies a rural area on the Black Isle. A limited range of amenities and facilities can be found in the village of CUIBOKIE which lies within commuting distance with a full range available in Inverness centre which also lies within a commuting distance.
Age	Circa 1880.
Weather	Dry and bright.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimney stacks are of rendered stonework construction having cement flashings.

Single Survey

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 is of pitch design clad with slates having metal and tile ridging. Valleys are lined with metal. Dormers are of pitched and slated design.</p> <p>The roof is timber framed.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Gutters and downpipe are round and half round design and are formed in metal.</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, externally rendered.</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 double glazed timber casement design.</p> <p>The front access door is of timber panel design. The rear access door is of timber panel with double glazed inserts.</p>
External decorations	<p>Visually inspected.</p> <p>External joinery is paint finished.</p>
Conservatories / porches	<p>Not applicable.</p>
Communal areas	<p>Not applicable.</p>

Garages and permanent outbuildings	<p>Visually inspected.</p> <p>There is a stone steading which has been part converted into an annex. Completion Certificates have not been obtained for this conversion. The annex section is of solid construction externally rendered and is contained under a pitched and slated roof. The remainder of the steading is of stone construction and is contained under a pitched roof clad with corrugated iron.</p> <p>There is a timber store.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The seller has advised that the garden amounts to approximately 2.85 acres. No measurements or sizes have been taken by ourselves and my valuation assumes that this information can be relied upon.</p> <p>The garden is laid with grass and contains wild garden areas.</p> <p>Where seen, boundaries are defined by timber post and wire fencing.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings have been lined with plasterboard and hardboard.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls and partitions are mixed in design with plaster on the hard finishes and timber stud lined in plasterboard.</p>
Floors including sub floors	<p>Flooring is of mixed solid concrete design and floating timber design overlaid with chipboard. Flooring at first floor level is of suspended timber design overlaid with timber boarding.</p>
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>Interior doors are of timber panel design. Some internal doors have glazed inserts.</p> <p>There are two metal spiral staircases.</p> <p>The kitchen has a range of floor and wall mounted units.</p>

Single Survey

Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There are three multi fuel stoves. Other fireplaces have been boarded over.
Internal decorations	Visually inspected. Wall and ceiling surfaces are mostly paint finished.
Cellars	Not applicable.
Electricity	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. Mains supply with the consumer unit located in the wc cloakroom. The meter is in an external box to the steading.
Gas	Not applicable.
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Mains supply. There is a three piece suite comprising bath, wc and wash hand basin. The cloak room comprises wc and wash hand basin.
Heating and hot water	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. There is a floor mounted Worcester oil fired boiler located in the steading. This is connected to steel panel radiators distributed throughout the property and also provides domestic hot water. There is an oil fire Aga range cooker.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Drainage is to a private septic tank.

Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.</p>
Any additional limits to inspection	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.</p> <p>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>The property was occupied, fully furnished and all floors were covered. Floor coverings restricted my inspection of flooring. Furniture and personal effects (particularly in cupboards) have not been moved. Floor coverings have not been moved.</p> <p>Personal effects in cupboards and fitted wardrobes were not moved and restricted my inspection.</p> <p>I was not able to inspect the sub floor area.</p> <p>Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p>

Any additional limits to inspection	<p>The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.</p> <p>Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</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.


Single Survey

2. Condition

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

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	3
Notes	<p>I have been provided with a Structural Engineers report compiled by Narro Associates stating 'The spalled render to the East elevation would ideally be repaired. It should be noted that cementitious renders are generally not compatible with natural stone masonry buildings. Therefore, we recommend taking samples of the existing render and send away to a reputable laboratory for chemical analysis to determine composition and mix properties for the new render. There are indications of vertical downward and horizontal movement to the gable end of the property. This movement is suggested by the vertical crack emanating from ground level up to the eaves line. This, coupled with the historic brick 'repair' to the base of the wall, has clearly been a longstanding issue that has not been adequately repaired. The most likely reason for the crack is due to rainwater discharging rainwater into the ground from a broken downpipe. The issue with this form of discharge is that the water washes away some of the smaller fines beneath the foundation and causes the granular material to settle as the ground softens, foundation stones move vertically downwards. The brick repair would suggest that the base course of masonry has become displaced at some point and the brickwork has been installed perhaps as a temporary fix'. See the Narro Associates report s for further information regarding the repairs.</p>

 Dampness, rot and infestation	
Repair category	3
Notes	<p>Dampness has been recorded to the right hand gable walls where there is water penetration from the chimney stack. Sporadic dampness has been recorded to outer walls. Dampness has also been recorded to the inner family room wall. Dampness has been recorded adjacent to the rear access door. Possibility of concealed defects exist. Further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repairs implemented.</p> <p>There is evidence of wood boring insect infestation. This can be treated by a timber/specialist contractor.</p> <p>There is evidence of condensation in various locations. This may be alleviated by a proper balance of heating and ventilation. This should be monitored. Further advice can be obtained from a specialist contractor.</p>



Chimney stacks

Repair category	3
Notes	Dampness has been recorded to the right hand chimney breast. There is cracked and bossed rendering to stacks. The stacks are weathered. A building contractor will be able to advise further.



Roofing including roof space

Repair category	2
Notes	<p>Natural slates have an expected lifespan of up to 100 years or more depending on slate quality, source, thickness and cutting skill of the slater. Slates will deteriorate over time; nail fixings will corrode and loosen resulting in on-going maintenance requirements. Close quarter and disruptive inspections may reveal damage to roofing materials, especially where these are original. Regular maintenance should be anticipated particularly after adverse weather conditions.</p> <p>There is missing ridge pointing.</p> <p>There is evidence of wood boring insect infestation. Please see comments under Dampness, Rot & Infestation.</p>



Rainwater fittings

Repair category	3
Notes	<p>See the Narro Associates report for further information.</p> <p>Ponding is evident to gutters. There is vegetation growth. Not all downpipes are connected to proper drain outlets. There is a loose downpipe.</p>



Main walls

Repair category	3
Notes	<p>There is marked cracking to the rear left hand corner. See Structural Movement section and the Narro Associates report for further information.</p> <p>There is boss, spalling and missing render. See the Narro Associates report for further information.</p>



Windows, external doors and joinery

Repair category	2
Notes	<p>The seals to a number of the double glazed window units have failed resulting in condensation between the panes of glass.</p> <p>The rear access door is ill fitting. Dampness has been recorded at various locations.</p>



Windows, external doors and joinery

Repair category	2
Notes	Outside paintwork has deteriorated and redecoration is now required. Regular re-painting of external joinery will prolong its lifespan.



External decorations

Repair category	2
Notes	Outside paintwork has deteriorated and redecoration is now required. Regular re-painting of external joinery will prolong its life span.



Conservatories/porches

Repair category	-
Notes	Not applicable.



Communal areas

Repair category	-
Notes	Not applicable.



Garages and permanent outbuildings

Repair category	2
Notes	<p>Part of the steading has been converted into an annex. The seller has confirmed that Completion Certificates have not been obtained for its conversion however the necessary consents were obtained to allow conversion.</p> <p>ANNEX: Internally the annex has not been fully decorated. There is a missing light fitting. There are visible joints.</p> <p>The textured finishes may contain asbestos based material. See information on Asbestos in the Limitations of Inspection section above.</p> <p>A multi fuel stove has been installed. It is assumed that this complies with Building Standards. There is cracked and missing cement behind the stove. There are blocked timbers.</p> <p>Externally there is cracked, bossed and missing render. Not all downpipes are connected to public drain outlets.</p> <p>There is evidence of dampness at the base of various walls and concealed timbers may be defective. Further investigation can be carried out by a firm of timber/damp specialists with a view to having all necessary remedial repair work implemented.</p>



Garages and permanent outbuildings

Repair category	2
Notes	<p>See Roof Including Roof Space regarding the slate roof. There are slipped slates. There is missing ridge pointing. There is cracked and missing cement fillets. There is decay to lower timbers. The full balcony is to be attached to the front window. Temporary filler has been applied to flue open to wall. There is weathering to timbers.</p> <p>STEADING: There are missing rainwater goods. There is corrosion to corrugated iron along with lifted sheeting and missing sheeting. There is sagging to roof pitches. There is vegetation growth to walls. There is open and missing pointing to walls. There is part cracking suggesting indication of movement. There are broken windows. There is a tree growing adjacent to the walls. There are high external ground levels. There is leaning and bulging walling. There is a decayed lintel.</p> <p>There is dampness to the chimney stack.</p> <p>There is evidence of wood boring insect infestation. Please see comments under Dampness, Rot & Infestation.</p> <p>Electrics are of an older style. A NICEIC/SELECT registered electrician will be able to advise further. There is dampness to walls. There is evidence of rodents.</p> <p>The textured finishes may contain asbestos based material. See information on Asbestos in the Limitations of Inspection section above.</p> <p>Some joists have been removed from the roof. There is decay to roof timbers.</p> <p>A building contractor will be able to advise further.</p>



Outside areas and boundaries

Repair category	2
Notes	<p>There is bulging to the retaining wall. A building contractor will be able to advise further.</p> <p>The rear garden to the main house is damaged.</p> <p>There are wild garden areas.</p>



Ceilings

Repair category	2
Notes	<p>The textured finishes may contain asbestos based material. See information on Asbestos in the Limitations of Inspection section above.</p> <p>There are visible joints. There are hardboard linings.</p> <p>There is unevenness to plaster finishes.</p> <p>There is a hole in the utility room.</p> <p>There is historic staining in the living room and family room.</p>



Internal walls

Repair category	3
Notes	Sporadic dampness has been recorded to outer walls and the inner family room wall. There are some missing plaster finishes. There is unevenness to plaster finishes. There is a hole in the living room/family room. Some linings are pet damaged. Not all linings have been taped. See Dampness, Rot and Infestation section for further information.



Floors including sub-floors

Repair category	2
Notes	<p>There is evidence of wood boring insect infestation. Please see comments under Dampness, Rot & Infestation.</p> <p>Sections of flooring are loose/uneven.</p> <p>It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.</p>



Internal joinery and kitchen fittings

Repair category	2
Notes	<p>There is evidence of wood boring insect infestation. Please see comments under Dampness, Rot & Infestation.</p> <p>Glazed inserts to interior doors may not be of appropriate toughened glass or meet the recognised Building Standards.</p> <p>There is some missing joinery finishes.</p> <p>There is some movement to the spiral staircase handrails.</p> <p>There is wear and tear to kitchen units and worktops.</p>



Chimney breasts and fireplaces

Repair category	3
Notes	<p>Dampness has been recorded to the right hand chimney breast.</p> <p>There is loose mortar to the living room fireplace.</p> <p>There are burn marks around the stove flue in the living room/family room.</p> <p>Flues should ideally be swept and tested on an annual basis.</p> <p>The multi fuel stoves have been installed. It is assumed that the installation complies with the Building Standards.</p> <p>Where fireplaces have been removed there is limited provision for ventilation. Unventilated chimney breasts can result in condensation. Disused chimneys should be capped and vented.</p>



Internal decorations

Repair category	2
Notes	Decorative finishes are worn and marked. Not all linings have been decorated.



Cellars

Repair category	-
Notes	Not applicable.



Electricity

Repair category	3
Notes	<p>Dampness has been recorded adjacent to sockets. There is rusting to some sockets. There are loose switches. A NICEIC/SELECT registered electrician will be able to advise further in conjunction with a timber/damp specialist.</p> <p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.</p>



Gas

Repair category	-
Notes	Not applicable.



Water, plumbing and bathroom fittings

Repair category	2
Notes	There is an odour in the bathroom. This appears to be as a result of a ventilation issue.



Heating and hot water

Repair category	2
Notes	<p>The oil tank is off level. There is a tree growing within the bund.</p> <p>It is assumed that the heating and hot water systems have been properly serviced</p>

Single Survey



Heating and hot water

Repair category	2
Notes	<p>and maintained on a regular basis and installed in accordance with the relevant regulations.</p> <p>Boilers and central heating systems should be tested and serviced by an Oftec oil registered engineer on an annual basis to ensure their safe and efficient operation.</p>



Drainage

Repair category	3
Notes	<p>The report from Narro Associates states 'Carry out an as built surface & foul water drainage survey to identify the location of underground drainage network. This could initially be tracked with a walkover survey. When locations of manholes/ inspection chamber have been located a more extensive CCTV survey could be carried out.' See their report for further information.</p> <p>It is assumed that the septic tank is registered with SEPA. Regular inspection and maintenance should be anticipated.</p>

Single Survey

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

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

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
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

The Structural Engineers report compiled by Narro Associates should be obtained prior to sale.

Drainage is to a septic tank. A timber store has been erected in the rear garden. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.

The seller has advised that alterations to the main cottage are in excess of 20 years in age. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt. The seller has advised that the necessary consents have been obtained for the conversion of the annex however a Completion Certificate has not been obtained as there are outstanding works.

The main house contains occupants that do not own the property. My valuation is on the basis that vacant possession will be available at point of sale.

The seller has advised that the site amounts to approximately 2.85 acres. No measurements or sizes have been taken by ourselves and my valuation assumes that this information can be relied upon. The seller has advised that the neighbouring farmhouse has a right of way over the front left hand corner of the site. Full details should be confirmed by your conveyancer.

Estimated reinstatement cost for insurance purposes

£1,770,000 (One million seven hundred and seventy thousand pounds). It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

Valuation and market comments

£440,000 (FOUR HUNDRED AND FORTY THOUSAND POUNDS).

The opinion of Market Value is provided on the assumption that the cost of Category 3 repairs will not exceed £30,000. I reserve the right to re-consider the reported Market Value if subsequent estimates exceed this figure.

Following buoyant market conditions over a prolonged period through the Covid 19 pandemic, there are now indications of a return to a more balanced level of supply and demand.

Signed

Security Print Code [425458 = 7797]
Electronically signed

Report author

Colin MacGregor

Single Survey

Company name	DM Hall LLP
Address	Hope House, Castlehill Drive, Cradlehall Business Park, Inverness, IV2 5GH
Date of report	26th June 2024

Mortgage Valuation Report



Property Address

Address NEWMILLS FARMHOUSE BALBLAIR, DINGWALL, IV7 8LP
Seller's Name Derek P Consterdine
Date of Inspection 17th April 2024

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

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

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

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

There is a stone steading which has been part converted into an annex. Completion Certificates have not been obtained for this conversion. The annex section is of solid construction externally rendered and is contained under a pitched and slated roof. The remainder of the steading is of stone construction and is contained under a pitched roof clad with corrugated iron.

There is a timber store.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame
 Solid Cavity Steel frame Concrete block Other (specify in General Remarks)

Roof Tile Slate Asphalt Felt
 Lead Zinc Artificial slate Flat glass fibre Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

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

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

Service Connection

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

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

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Oil fired boiler to radiators.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The property occupies a rural are on the Black Isle. A limited range of amenities and facilities can be found in the village of Colbokie which lies within commuting distance with a full range available in Inverness centre which also lies within a commuting distance.

The property was found to be in a condition requiring a number of works of repair and maintenance.

Drainage is to a septic tank. A timber store has been erected in the rear garden. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.

The seller has advised that alterations to the main cottage are in excess of 20 years in age. It is assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed they meet the standards required by the Building Regulations or are exempt. The seller has advised that the necessary consents have been obtained for the conversion of the annex however a Completion Certificate has not been obtained as there are outstanding works.

The main house contains occupants that do not own the property. My valuation is on the basis that vacant possession will be available at point of sale.

The seller has advised that the site amounts to approximately 2.85 acres. No measurements or sizes have been taken by ourselves and my valuation assumes that this information can be relied upon. The seller has advised that the neighbouring farmhouse has a right of way over the front left hand corner of the site. Full details should be confirmed by your conveyancer.

Essential Repairs

I have been provided with a Structural Engineers report compiled by Narro Associates stating 'The spalled render to the East elevation would ideally be repaired. It should be noted that cementitious renders are generally not compatible with natural stone masonry buildings. Therefore, we recommend taking samples of the existing render and send away to a reputable laboratory for chemical analysis to determine composition and mix properties for the new render. There are indications of vertical downward and horizontal movement to the gable end of the property. This movement is suggested by the vertical crack emanating from ground level up to the eaves line. This, coupled with the historic brick 'repair' to the base of the wall, has clearly been a longstanding issue that has not been adequately repaired. The most likely reason for the crack is due to rainwater discharging rainwater into the ground from a broken downpipe. The issue with this form of discharge is that the water washes away some of the smaller fines beneath the foundation and causes the granular material to settle as the ground softens, foundation stones move vertically downwards. The brick repair would suggest that the base course of masonry has become displaced at some point and the brickwork has been installed perhaps as a temporary fix'. See the Narro Associates report s for further information regarding the repairs.

Estimated cost of essential repairs £ Retention recommended? Yes No Amount £

Mortgage Valuation Report

Comment on Mortgageability

Any borrowing would be subject to individual lenders guidelines as there are repairs needed tot he hoes as per the Narro Associates report and annex does not have a completion certificate and there is an occupant in the main house.

Valuations

Market value in present condition £ 440,000
Market value on completion of essential repairs £ 470,000
Insurance reinstatement value £ 1770000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)
Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £ Not applicable
Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [425458 = 7797]
Electronically signed by:-
Surveyor's name Colin MacGregor
Professional qualifications BSc (Hons) MRICS
Company name DM Hall LLP
Address Hope House, Castlehill Drive, Cradlehall Business Park, Inverness, IV2 5GH
Telephone 01463 241077
Fax 01463 233627
Report date 26th June 2024

PROPERTY QUESTIONNAIRE



DM HALL
CHARTERED SURVEYORS

property questionnaire

Property Address	Newmills Farmhouse & Steading Balblair Ross-shire IV7 8LP
Seller(s)	Mr Derek Consterdine Ms Tina Attree
Completion date of Property Questionnaire	29/05/24

Note for sellers

- Please complete this form carefully. It is important 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 you solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

property questionnaire

1.	Length of Ownership
	How long have you owned the property? 15 years
2.	Council Tax
	Which Council Tax band is your property in? <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D (Steading) <input checked="" type="checkbox"/> E (Farmhouse) <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage <input type="checkbox"/> Allocated parking space <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> On street <input type="checkbox"/> Resident Permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Shared parking <input type="checkbox"/> Other (please specify)

property questionnaire

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
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)? <u>If you have answered yes</u>, please describe below the changes which you have made:</p> <p>Conversion of Steading (previously a photographic studio) into a 3 bedroom residential house</p> <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>Ref - 09/00574/FULRC Date - 20/09/2009</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. 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>	<p>Yes</p> <p>Yes for planning permission & building warrant</p> <p>No - Completion Certificate yet</p>
b.	<p>Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered yes, please answer the three questions below:</p> <p>(i) Were the replacements the same shape and type as the ones you replaced?</p> <p>(ii) Did this work involve any changes to the window or door openings? One door replaced by a window (Steading Only)</p> <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>New windows were installed at the time of the conversion, in the steading part of the property only. The farmhouse still has the same windows and doors that were there when purchased.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
7.	Central heating	

property questionnaire

	<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?</p> <p>There is oil fired central heating in the farmhouse which is a mixture of radiators and underfloor heating In the steading it is electric heating.</p> <p>(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).</p> <p>If you have answered yes, please answer the three questions below:</p>	<p>Yes</p>
	<p>(i) When was your central heating system or partial central heating system installed?</p> <p>Prior to purchasing the property</p> <p>(ii) Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> <p>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p>	<p>No</p> <p>N/A</p>
<p>8.</p>	<p>Energy Performance Certificate</p>	
	<p>Does your property have an Energy Performance Certificate, which is less than 10 years old?</p>	<p>Yes</p>
<p>9.</p>	<p>Issues that may have affected your property</p>	
<p>a.</p>	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p> <p>Crack in a rear wall which is believed to have been attributed to poor draining. A structural report has been completed by a professional engineer</p>	<p>Yes</p>

property questionnaire

b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes, please give details:</u></p>	No																								
10.	Services																									
a.	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th data-bbox="183 577 694 616">Services</th> <th data-bbox="694 577 869 616">Connected</th> <th data-bbox="869 577 1197 616">Supplier</th> </tr> </thead> <tbody> <tr> <td data-bbox="183 705 694 743">Gas or liquid petroleum gas</td> <td data-bbox="694 705 869 743" style="text-align: center;"><input type="checkbox"/></td> <td data-bbox="869 705 1197 743"></td> </tr> <tr> <td data-bbox="183 862 694 900">Water mains or private water supply</td> <td data-bbox="694 862 869 900" style="text-align: center;">X</td> <td data-bbox="869 862 1197 900"></td> </tr> <tr> <td data-bbox="183 1019 694 1057">Electricity</td> <td data-bbox="694 1019 869 1057" style="text-align: center;">X</td> <td data-bbox="869 1019 1197 1057"></td> </tr> <tr> <td data-bbox="183 1198 694 1236">Mains drainage</td> <td data-bbox="694 1198 869 1236" style="text-align: center;"><input type="checkbox"/></td> <td data-bbox="869 1198 1197 1236"></td> </tr> <tr> <td data-bbox="183 1355 694 1393">Telephone</td> <td data-bbox="694 1355 869 1393" style="text-align: center;">X</td> <td data-bbox="869 1355 1197 1393"></td> </tr> <tr> <td data-bbox="183 1512 694 1550">Cable TV or satellite</td> <td data-bbox="694 1512 869 1550" style="text-align: center;"><input type="checkbox"/></td> <td data-bbox="869 1512 1197 1550"></td> </tr> <tr> <td data-bbox="183 1668 694 1706">Broadband</td> <td data-bbox="694 1668 869 1706" style="text-align: center;">X</td> <td data-bbox="869 1668 1197 1706"></td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	<input type="checkbox"/>		Water mains or private water supply	X		Electricity	X		Mains drainage	<input type="checkbox"/>		Telephone	X		Cable TV or satellite	<input type="checkbox"/>		Broadband	X		
Services	Connected	Supplier																								
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Broadband	X																									

property questionnaire

b.	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p> <p>(i) Do you have appropriate consents for the discharge from your septic tank?</p> <p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	<p>Yes</p> <p>Yes</p> <p>No</p>
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property questionnaire

11.	Responsibilities for shared or common areas	
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes, please give details:</u></p>	No
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p>	No
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	No
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	N/A
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	No

property questionnaire

f.	<p>As far as you are aware, is there a public right of way across any part of your property (public right of way is a way over privately-owned)?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>There is an electricity pole in the rear garden. It is believed that the electricity have right to access it when needed.</p>	Yes
12.	Charges associated with your 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 your 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>	N/A

property questionnaire

13.	Specialist works	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you have answered yes, 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>	Not Aware
b.	<p>As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property? <u>If you have answered yes</u>, please give details:</p>	Not Aware
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <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. Guarantees are held by:</p>	

14.	Guarantees	
a.	<p>Are there any guarantees or warranties for any of the following:</p> <ul style="list-style-type: none"> (i) Electrical work (ii) Roofing (iii) Central heating (iv) National House Building Council (NHBC) (v) Damp course (vi) Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy) 	Not Aware
b.	<p>If you have answered yes or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p>	
c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
15.	Boundaries	
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p>	No

16.	Notices that affect your property	
a. b. c.	<p>In the past three years have you ever received a notice:</p> <p>advising that the owner of a neighbouring property has made a planning application?</p> <p>that affects your property in some other way?</p> <p>that requires you to do any maintenance, repairs or improvements to your property?</p> <p><u>If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.</u></p>	No

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.

Signature(s):

For security reasons the signature(s) have been obscured.

Date:

7/6/24

ABERDEEN

aberdeen_residential@dmhall.co.uk
01224 594172

AYR

ayr@dmhall.co.uk
01292 286974

DUMFRIES

dumfries@dmhall.co.uk
01387 254318

DUNDEE

dundee@dmhall.co.uk
01382 873100

DUNFERMLINE

dunfermline@dmhall.co.uk
01383 621262

EDINBURGH

edinburghresidential@dmhall.co.uk
0131 624 6600

ELGIN

elgin@dmhall.co.uk
01343 548501

FALKIRK

falkirk@dmhall.co.uk
01324 628321

GALASHIELS

galashiels@dmhall.co.uk
01896 752009

GLASGOW (Residential)

glasgowresidential@dmhall.co.uk
0141 636 4141

HAMILTON

hamilton@dmhall.co.uk
01698 284939

INVERNESS

inverness@dmhall.co.uk
01463 241077

INVERURIE

inverurie@dmhall.co.uk
01467 624393

IRVINE

irvine@dmhall.co.uk
01294 311070

KIRKCALDY

kirkcaldy@dmhall.co.uk
01592 598200

LIVINGSTON

livingston@dmhall.co.uk
01506 490404

OBAN

oban-admin@dmhall.co.uk
01631 564225

PAISLEY

Enquiries are now dealt with at our Glasgow Hub.

PERTH

perth@dmhall.co.uk
01738 562100

PETERHEAD

peterhead@dmhall.co.uk
01779 470220

ST ANDREWS

standrews@dmhall.co.uk
01334 844826

STIRLING

stirling@dmhall.co.uk
01786 475785

