

YOUR ONESURVEY  
**HOME REPORT**

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ADDRESS

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Pennyfadzeoch Farm  
Ochiltree, Cumnock  
KA18 2NL

PREPARED FOR

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J & A Caldwell

INSPECTION CARRIED OUT BY:



HOME REPORT GENERATED BY:



# Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Ayr - Allied Surveyors Scotland Ltd	19/02/2025
Mortgage Certificate	Final	Ayr - Allied Surveyors Scotland Ltd	19/02/2025
Property Questionnaire	Final	Mr & Mrs. J & A Caldwell	19/02/2025
EPC	FileUploaded	Ayr - Allied Surveyors Scotland Ltd	19/02/2025
Additional Documents	FileUploaded		

## Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto [www.onesurvey.org](http://www.onesurvey.org) (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

P A R T 1 .

# SINGLE SURVEY

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A report on the condition of the property, with categories being rated from 1 to 3.



# Single Survey

Survey report on:

<b>Surveyor Reference</b>	AE/4343
<b>Customer</b>	Mr & Mrs. J & A Caldwell
<b>Selling address</b>	Pennyfadzeoch Farm Ochiltree, Cumnock KA18 2NL
<b>Date of Inspection</b>	18/02/2025
<b>Prepared by</b>	Mark Shanks, BSc MRICS Ayr - Allied Surveyors Scotland Ltd

# SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

## 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 Property.<sup>1</sup>

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

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

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

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

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

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

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

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

### **1.3 LIABILITY**

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

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 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

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



- 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.

2.3.1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 Category 1: No immediate action or repair is needed.

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

*"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an*

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

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

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

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

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

## 1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a two storey detached farmhouse with annex and associated outbuildings and land in a rural location near Ochiltree.
Accommodation	Ground Floor - entrance vestibule, dining kitchen, utility room, living room, inner hall, rear porch and bathroom. Attached Annex - entrance hall, living room, dining kitchen, bathroom and bedroom. First floor - landing and four bedrooms.
Gross internal floor area (m <sup>2</sup> )	226 square metres approximately.
Neighbourhood and location	The property is located in a rural location and while services are limited village services are available nearby in Ochiltree. A wider range of services are available further afield in Cumnock and Ayr. Surrounding properties are of a similar age and type.
Age	145 years approximately.
Weather	Dry following a period of mixed weather.
Chimney stacks	The chimney stacks are of stone construction and brick construction part rendered. Apron flashing is of lead. <b><i>Visually inspected with the aid of binoculars where required.</i></b>

<p>Roofing including roof space</p>	<p>The main roof is sloping of hipped roof style and over clad with slates. Part of the roof has been replaced with profiled metal sheeting.</p> <p>Access was gained to the roof spaces above the kitchen and above the first floor accommodation in the main house. No access was gained to the roof space above the annex.</p> <p>Where visible the structure was noted to be conventional with timber trusses and sarking boards. No insulation material was noted.</p> <p><b><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></b></p> <p><b><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></b></p> <p><b><i>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</i></b></p>
<p>Rainwater fittings</p>	<p>Gutters and downpipes are mainly cast iron with some PVC sections.</p> <p><b><i>Visually inspected with the aid of binoculars where required.</i></b></p>
<p>Main walls</p>	<p>The main external walls are of solid sandstone construction rendered and painted. There is no visible evidence of a damp proof course.</p> <p><b><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></b></p>
<p>Windows, external doors and joinery</p>	<p>Most of the windows in the property are single glazed some of which are timber framed including sash and casement windows. Some single glazed windows are metal framed.</p> <p>There are some double glazed windows. These are PVC framed.</p> <p>Entrance doors to the front are PVC framed and double glazed. To the rear the entrance door is of timber design.</p> <p><b><i>Internal and external doors were opened and closed where keys were available.</i></b></p> <p><b><i>Random windows were opened and closed where possible.</i></b></p> <p><b><i>Doors and windows were not forced open.</i></b></p>
<p>External decorations</p>	<p>External timber details and metal framed windows are painted.</p> <p><b><i>Visually inspected.</i></b></p>
<p>Conservatories / porches</p>	<p>There is a an entrance porch to the rear. It appears to be of brick construction rendered with a slate roof.</p> <p><b><i>Visually inspected.</i></b></p>
<p>Communal areas</p>	<p>None apparent.</p>

Garages and permanent outbuildings	<b>Visually inspected.</b>
Outside areas and boundaries	<p><b>Visually inspected.</b></p> <p>The property is a farmhouse with outbuildings and formed in a traditional courtyard setting. There is private garden ground to the rear of the farmhouse with parking in the courtyard to the front.</p> <p>The property is understood to include agricultural land and understood to extended to about 3 acres. The extent of the land has not been confirmed from titles or by onsite measurements.</p> <p>Boundaries where visible were noted to be of solid stone and timber post and wire fence design.</p> <p>Circulation areas visually inspected.</p>
Ceilings	<p>Ceilings throughout are of lath and plaster with plaster cornices and plasterboard design.</p> <p><b>Visually inspected from floor level.</b></p>
Internal walls	<p>Internal walls are plastered on hard lined with lath and plaster and plasterboard.</p> <p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p>
Floors including sub floors	<p>The ground floor is of solid construction assumed to be concrete. Upper floors are of suspended timber design. All floors are covered.</p> <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p>
Internal joinery and kitchen fittings	<p>Fitted units are installed to the kitchen in the farmhouse with laminated door fronts and countertops. Fitted units are also installed to the Annex kitchen with laminated door fronts, chrome handles and laminated countertops.</p> <p>Other internal joinery is of timber design and is painted or varnished.</p> <p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p>
Chimney breasts and fireplaces	<p>In the farmhouse living room there is an electric fire within a fyfestone fire surround. In the annex living room there is an open fireplace in a tiled fire surround.</p> <p>Fireplaces and flues were an original feature of this property however all other fireplaces have been removed and the former openings boarded over.</p> <p>Chimney breasts are lined with the same materials as other internal walls.</p> <p><b>Visually inspected. No testing of the flues or fittings was carried out.</b></p>

Internal decorations	<p>Tiling exists to parts of the kitchen and bathroom walls. Timber tongue and groove panelling exists. This is painted. Ply wood panelling lines parts of the walls.</p> <p>A textured coating lines parts of the ceilings and walls and this is painted. It is beyond the scope of this inspection to test the textured coating for possible asbestos content.</p> <p>Other areas are papered and painted.</p> <p><b>Visually inspected.</b></p>
Cellars	None apparent.
Electricity	<p>There is a mains electricity supply. The installation includes a fuse box. Visible wiring is PVC and is connected to 13 amp sockets and switch gear with some older style round pin sockets noted in the annex.</p> <p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</b></p>
Gas	None.
Water, plumbing and bathroom fittings	<p>There is a mains water supply. Water pipework is copper and plastic.</p> <p>Sanitary fittings in the main farmhouse bathroom are white and include a WC, wash hand basin and cast iron bath, with electric shower installed over the bath.</p> <p>Sanitary fittings in the Annex bathroom are brown and include a WC, wash hand basin and bath.</p> <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p><b>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</b></p>

<p>Heating and hot water</p>	<p>The farmhouse and Annex have a partial central heating system. It appears to be served by the solid fuel fired range heater in the farmhouse kitchen. There are a limited number of radiators in the property, some of which with thermostatic radiator valves.</p> <p>The range heater is connected to a hot water tank (foam lagged) in the loft space above the farmhouse kitchen. There is one radiator in the annex kitchen. This appears to be connected to the farmhouse central heating system.</p> <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p>
<p>Drainage</p>	<p>Drainage is understood to be to a septic tank located within a field adjacent to the farmhouse.</p> <p>It is assumed the system is registered with SEPA. This should be able to be confirmed by the potential purchaser.</p> <p>The tank pipework and outflows were not inspected.</p> <p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p>
<p>Fire, smoke and burglar alarms</p>	<p>None.</p> <p><b>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required.</b></p> <p><b>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</b></p> <p><b>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</b></p>



<p>Any additional limits to inspection</p>	<p>The external inspection was from ground level only.</p> <p>The property was unoccupied and unfurnished however the floors were covered. Fitted floor coverings limited the view of the flooring.</p> <p>No access was gained to the roof space above the Annex.</p> <p>An inspection of the roof space above the first floor of the main property was of a head and shoulders nature without fully entering the space. The inspection of the loft space above the farmhouse dining kitchen was limited due to the presence of flooring which was not moved for health and safety reasons.</p> <p><b><i>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. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</i></b></p> <p><b><i>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</i></b></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.

## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 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:	
Notes:	The property displays evidence of minor localised movement in the form of slight cracking. During the inspection, however, we identified no evidence of any recent or progressive settlement and all movement is therefore considered to be entirely historic and commensurate with a building of this age and design. It is our opinion that the movement would have no adverse effect on future saleability.

Dampness, rot and infestation	
Repair category:	
Notes:	<p>There is extensive evidence of dampness throughout all areas of the property. It is affecting ceilings and walls and is consistent with the effects of a possible combination of penetrating damp, rising damp and condensation.</p> <p>There is also extensive evidence of wood boring insect infestation in the accessible roof spaces, and to some exposed woodwork in the property (including the staircase leading to the loft above the dining kitchen).</p> <p>Throughout the property we have identified a number of actual latent timber/damp defects. Prior to purchase, we strongly recommend that a more detailed and comprehensive timber/damp report is obtained to determine the full extent of any damp/decay and infestation together with the cost of eradication.</p> <p>An inspection of the property was undertaken by Rowallan Timber and Damp Surveys on 25/02/2025. The findings of this specialist correspond closely to the findings of the Home report inspection. The Rowallan report, including estimated cost of remedial action, is included in "Additional Documents" and should be carefully examined prior to purchase.</p>

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.

## Chimney stacks

Repair category:	2
Notes:	Cracked and spalled render was noted to the rendered chimney stack. Worn pointing and stone work was noted to the other chimney stack.  Maintenance is therefore required to prevent further internal defects through penetrating damp.

## Roofing including roof space

Repair category:	2
Notes:	There are a number of loose, chipped and slipped slates affecting the farmhouse and the Annex. Within the Annex, daylight was noted where slates have become dislodged. The roof coverings require current maintenance.  Given the age and style of the roof covering regular increasing maintenance should be anticipated. A competent roofing contractor would be able to provide further advice.

## Rainwater fittings

Repair category:	2
Notes:	Sections of guttering are missing and there is evidence of rust and debris build up in a number of areas.  The rainwater system now requires repair or overhaul/replacement.

## Main walls

Repair category:	2
Notes:	Render cracks were noted to parts of the external walls and some pointing gaps were noted. Maintenance is therefore required.

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.

## Windows, external doors and joinery

Repair category:	2
Notes:	<p>Misting was noted to be affecting a number of the double glazed units suggesting seals have blown. Repair or replacement is therefore required.</p> <p>The metal framed single glazed windows are considered to be in poor condition with rust and buckling noted to the frames and most of the frames are draughty.</p> <p>Isolated rot was noted to timber window frames.</p> <p>A comprehensive scheme of repair or replacement of the windows and doors is now required.</p> <p>The PVC entrance door to the Annex, is misted, suggesting seals have blown and the PVC facing is warped. This door requires to be replaced.</p> <p>Due to the age of the windows, increasing maintenance to seals, catches and hinges should be anticipated.</p>

## External decorations

Repair category:	2
Notes:	Flaking paint was noted to most of the timber and metal window frames.

## Conservatories / porches


Repair category:	2
Notes:	There are a number of loose, chipped and slipped slates. Current and ongoing maintenance should be anticipated.

## Communal areas


Repair category:	
Notes:	None.

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.


## Garages and permanent outbuildings

Repair category:	
Notes:	<p>There are extensive attached and detached outbuildings, consistent with the former use as a dairy farm. The condition of the outbuildings is varied but in general all of the outbuildings show a need for current maintenance and due to the large scale of the outbuilding costs are likely to be significant.</p> <p>Maintenance is required to all of the roof coverings, however the roof covering to the dutch barn is in particularly poor condition and is considered to be unsafe. Prior to replacement or repair of roof and wall finishes constructed of materials which may contain asbestos further advice should be sought due to the suspected asbestos content.</p>

## Outside areas and boundaries

Repair category:	
Notes:	<p>No significant defects were identified to the outside areas immediately adjacent to the farmhouse and outbuildings.</p> <p>It has been advised that the total footprint extends to approximately 3 acres however we have not examined titles and have not confirmed this statement by onsite measurement.</p>

## Ceilings

Repair category:	
Notes:	<p>Sections of ceiling in the Annex have collapsed and require significant repair. Other sections of throughout the Annex and the farmhouse are affected by evidence of dampness affected by cracks suggesting fragile sections of plasterwork exist.</p> <p>While these may be capable of repair during the course of redecoration, care should be taken as plasterwork, particularly of this age and design, is liable to be brittle if disturbed.</p> <p>In the course of remedial repairs in respect of dampness, significant plastering should be anticipated.</p>

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.

Internal walls	
Repair category:	2
Notes:	Cracked and fragile sections of internal wall plaster were noted in connection with the existence of dampness. In the course of remedial repairs significant replastering of internal walls should be anticipated.  While these may be capable of repair during the course of redecoration, care should be taken as plasterwork, particularly of this age and design, is liable to be brittle if disturbed.

Floors including sub-floors	
Repair category:	2
Notes:	The property requires new floor coverings throughout.

Internal joinery and kitchen fittings	
Repair category:	2
Notes:	The kitchens are considered to be dated and damaged.

Chimney breasts and fireplaces	
Repair category:	2
Notes:	The open fire in the Annex living room does not appear to have been used for some time. This should be tested prior to first use by appropriately qualified tradesperson to ensure its safe and efficient operation.

Internal decorations	
Repair category:	2
Notes:	The property requires comprehensive redecoration and this will be extensive in the course of remedial repairs.



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.

Cellars	
Repair category:	
Notes:	None apparent.

Electricity	
Repair category:	2
Notes:	Aspects of the electrical system appear dated. An NIC/EIC registered contractor would be able to provide further advice including the costs for rewiring the property to comply with current safety standards.

Gas	
Repair category:	
Notes:	None.

Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	The sanitary fittings in the farmhouse and the annex are considered to be dated and worn.

Heating and hot water	
Repair category:	3
Notes:	<p>The heating system is a partial system. The range heater in the farmhouse dining kitchen (which appears to be the main source of heating) is considered to be in poor condition with rust noted to the ovens. It is likely to be unusable.</p> <p>A new heating system is therefore recommended, as it is likely to provide energy saving benefits.</p>



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.

Drainage	
Repair category:	1
Notes:	<p>The septic tank is believed to be located in an adjacent field however this has not been confirmed by the surveyor. It is assumed to be registered with SEPA and compliant with current SEPA regulations.</p> <p>The tank pipework and outflows were noted examined.</p>

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

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

## Remember

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

## Warning

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

**Unrestricted parking within 25 metres:** For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

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

## 4. VALUATION AND CONVEYANCER ISSUES

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

### Matters for a solicitor or licensed conveyancer

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Access to the property is by way of a farm access road.

It is understood the footprint pertaining to the property extends to approximately 3 acres including the area of buildings and garden ground. This has not been tested by reference to titles or on site measurements.

Drainage is to a private septic tank believed to be located in an adjacent field. The tank pipework and outflows were not inspected however are assumed to comply with current SEPA regulations.

An inspection of the property was undertaken by Rowallan Timber and Damp Surveys on 25/02/2025. The findings of this specialist correspond closely to the findings of the Home report inspection. The Rowallan report, including estimated cost of remedial action, is included in "Additional Documents" and should be carefully examined prior to purchase.

Due to the specialist nature of the agricultural outbuildings, further advice may be required for the purposes of insurance provision.

It is assumed that the property and its value are unaffected by any matters which would or should be revealed to a completing Solicitor by a local search/replies to usual enquiries or by any statutory notice or planning proposal.

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

1,350,000

One Million, Three Hundred and Fifty Thousand Pounds - Apportioned as follows: Farmhouse and Annex £650,000 - Outbuildings £700,000. Note due to the specialist agricultural outbuildings independent assessments of insurance value may be required.

### Valuation (£) and market comments

300,000

Following a return in confidence to the market, properties are now generally selling well providing mortgage finance remains available and they are realistically priced.

We value the property vacant and in its present condition at the capital sum of Three Hundred Thousand Pounds.

An inspection of the property was undertaken by Rowallan Timber and Damp Surveys on 25/02/2025. The findings of this specialist correspond closely to the findings of the Home report inspection. The Rowallan report, including estimated cost of remedial action, is included in "Additional Documents" and should be carefully examined prior to purchase.

**Report author:**

Mark Shanks, BSc MRICS

<b>Company name:</b>	Ayr - Allied Surveyors Scotland Ltd
<b>Address:</b>	3 Alloway Street Ayr KA7 1SP
<b>Signed:</b>	Electronically Signed: 279259-09401549-D9C0
<b>Date of report:</b>	19/02/2025

P A R T 2 .

# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.





**Mortgage Valuation Report**

Property:	Pennyfadzeoch Farm Ochiltree, Cumnock KA18 2NL	Client: Mr & Mrs. J & A Caldwell Tenure: Ownership
Date of Inspection:	18/02/2025	Reference: AE/4343

*This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.*

<b>1.0</b>	<b>LOCATION</b>						
The property is located in a rural location and while services are limited village services are available nearby in Ochiltree. A wider range of services are available further afield in Cumnock and Ayr. Surrounding properties are of a similar age and type.							
<b>2.0</b>	<b>DESCRIPTION</b>			<b>2.1 Age:</b>	145 years approximately.		
The subjects comprise a two storey detached farmhouse with annex and associated outbuildings and land in a rural location near Ochiltree.							
<b>3.0</b>	<b>CONSTRUCTION</b>						
Walls - solid stone and brick. Roof - pitched timber framed and slate, profiled metal. Floors - part solid part suspended timber.							
<b>4.0</b>	<b>ACCOMMODATION</b>						
Ground Floor - entrance vestibule, dining kitchen, utility room, living room, inner hall, rear porch and bathroom. Attached Annex - entrance hall, living room, dining kitchen, bathroom and bedroom.  First floor - landing and four bedrooms.							
<b>5.0</b>	<b>SERVICES (No tests have been applied to any of the services)</b>						
<b>Water:</b>	Mains	<b>Electricity:</b>	Mains	<b>Gas:</b>	None	<b>Drainage:</b>	Private to septic tank
<b>Central Heating:</b>	Oil fired serving panel radiators (partial)						
<b>6.0</b>	<b>OUTBUILDINGS</b>						
<b>Garage:</b>	None.						
<b>Others:</b>	Several attached and detached agricultural outbuildings of approximately 864 square metres.						

<b>7.0</b>	<b>GENERAL CONDITION</b> - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>
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In general terms the property is in poor condition with significant repair, maintenance and upgrading required. Points noted in the course of the inspection are considered to be capable of remedy in the course of a general upgrade of the property and to be commensurate with a property of this age and type.

There is evidence of past movement seen in the form of cracking at the external walls. The movement appears longstanding and there is no obvious evidence of recent deterioration.

Spalled render, worn stone work and pointing gaps were noted to chimney stacks.

There are a number of loose, chipped and slipped slates and points of daylight were noted in the roof space. Current and ongoing maintenance should be anticipated.

Overhaul of the rainwater goods is required.

The electrical system is dated. It would be prudent therefore to have the system inspected and costs obtained for rewiring the property.

The heating system is partial and dated. The range boiler appears to be unusable.

Overhaul of the windows is required with some misting noted to the double glazed and defective single glazed window units.

The kitchens are of dated style as are the bathrooms.

The property requires full redecoration and renewal of floor coverings.

<b>8.0</b>	<b>ESSENTIAL REPAIR WORK</b> <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>
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There is extensive evidence of penetrating damp in the property and of wood boring insect infestation. Prior to purchase, a more detailed inspection by a timber and damp treatment specialist should be undertaken to examine the full extent of infestation or damp and to provide costs for remedial repairs required. Thereafter any necessary repairs should be undertaken as soon as possible to prevent further deterioration of the building fabric.

An inspection of the property was undertaken by Rowallan Timber and Damp Surveys on 25/02/2025. The findings of this specialist correspond closely to the findings of the Home report inspection. The Rowallan report, including estimated cost of remedial action, is included in "Additional Documents" and should be carefully examined prior to purchase.

<b>8.1 Retention recommended:</b>	n/a
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<b>9.0</b>	<b>ROADS &amp; FOOTPATHS</b>
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Private access from the public road.

<b>10.0</b>	<b>BUILDINGS INSURANCE (£):</b>	1,350,000	<b>GROSS EXTERNAL FLOOR AREA</b>	255	<b>Square metres</b>
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*This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.*

<b>11.0</b>	<b>GENERAL REMARKS</b>
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Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Access to the property is by way of a farm access road.

It is understood the footprint pertaining to the property extends to approximately 3 acres including the area of buildings and garden ground. This has not been tested by reference to titles or on site measurements.

Drainage is to a private septic tank believed to be located in an adjacent field. The tank pipework and outflows were not inspected however are assumed to comply with current SEPA regulations.

An inspection of the property was undertaken by Rowallan Timber and Damp Surveys on 25/02/2025. The findings of this specialist correspond closely to the findings of the Home report inspection. The Rowallan report, including estimated cost of remedial action, is included in "Additional Documents" and should be carefully examined prior to purchase.

Due to the specialist nature of the agricultural outbuildings, further advice may be required for the purposes of insurance provision.

It is assumed that the property and its value are unaffected by any matters which would or should be revealed to a completing Solicitor by a local search/replies to usual enquiries or by any statutory notice or planning proposal.

<b>12.0</b>	<b>VALUATION</b> <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>		
<b>12.1</b>	<b>Market Value in present condition (£):</b>	<b>300,000</b>	Three Hundred Thousand Pounds
<b>12.2</b>	<b>Market Value on completion of essential works (£):</b>	n/a	
<b>12.3</b>	<b>Suitable security for normal mortgage purposes?</b>	Yes	
<b>12.4</b>	<b>Date of Valuation:</b>	18/02/2025	
<b>Signature:</b>	Electronically Signed: 279259-09401549-D9C0		
<b>Surveyor:</b>	Mark Shanks	BSc MRICS	<b>Date:</b> 19/02/2025
<b>Ayr - Allied Surveyors Scotland Ltd</b>			
<b>Office:</b>	3 Alloway Street Ayr KA7 1SP	Tel: 01292 260 509 Fax: email: <a href="mailto:ayr@alliedsurveyorsscotland.com">ayr@alliedsurveyorsscotland.com</a>	

PART 3.

# ENERGY REPORT

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A report on the energy efficiency of the property.



# energy report

energy report on:

<b>Property address</b>	Pennyfadzeoch Farm Ochiltree, Cumnock KA18 2NL
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<b>Customer</b>	Mr & Mrs. J & A Caldwell
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<b>Customer address</b>	Pennyfadzeoch Farm Ochiltree, Cumnock KA18 2NL
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<b>Prepared by</b>	Mark Shanks, BSc MRICS Ayr - Allied Surveyors Scotland Ltd
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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

**PENNYFADZEOCH FARM, OCHILTREE, CUMNOCK, KA18 2NL**

**Dwelling type:** Detached house  
**Date of assessment:** 18 February 2025  
**Date of certificate:** 19 February 2025  
**Total floor area:** 226 m<sup>2</sup>  
**Primary Energy Indicator:** 783 kWh/m<sup>2</sup>/year

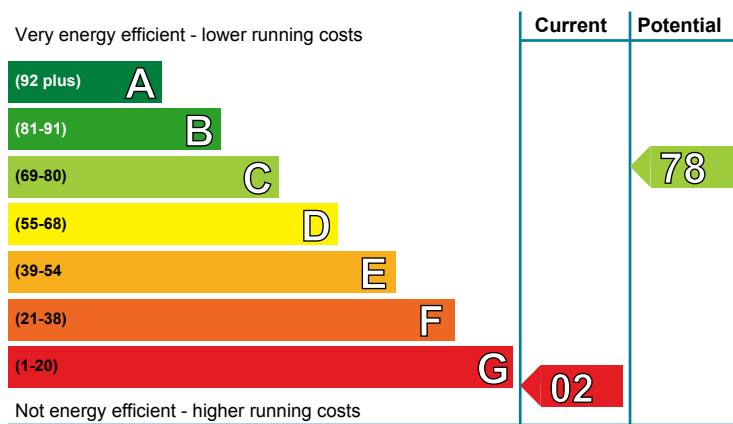
**Reference number:** 0152-2888-3623-2595-8325  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, anthracite

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£38,700</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£26,241</b>	

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

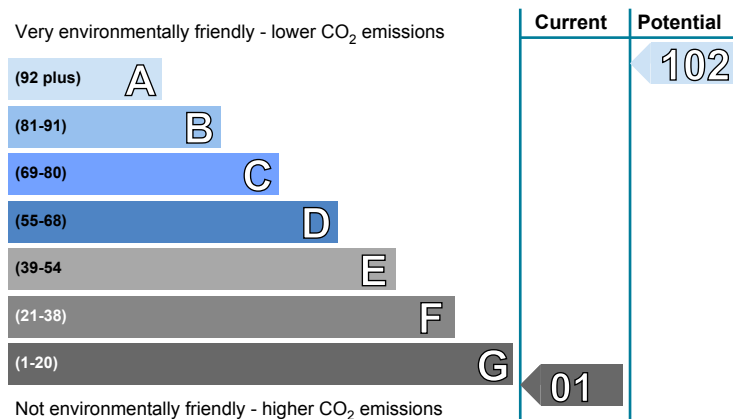


## Energy Efficiency Rating

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

Your current rating is **band G (2)**. The average rating for EPCs in Scotland is **band D (61)**.

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



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

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

Your current rating is **band G (1)**. 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 Increase loft insulation to 270 mm	£100 - £350	£6309.00
2 Internal or external wall insulation	£4,000 - £14,000	£8664.00
3 Floor insulation (suspended floor)	£800 - £1,200	£2943.00

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

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

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation Pitched, no insulation (assumed)	★☆☆☆☆ ★☆☆☆☆	★☆☆☆☆ ★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Partial double glazing	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, anthracite	★★☆☆☆	★☆☆☆☆
Main heating controls	No time or thermostatic control of room temperature	★☆☆☆☆	★☆☆☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	From main system, no cylinder thermostat	★☆☆☆☆	★☆☆☆☆
Lighting	Low energy lighting in 81% of fixed outlets	★★★★★	★★★★★

## The energy efficiency rating of your home

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

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


## The impact of your home on the environment

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

The calculated emissions for your home are 284 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 64 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 64.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.







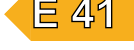



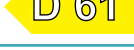
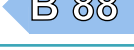

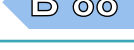

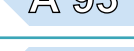


## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£36,366 over 3 years	£11,337 over 3 years	
Hot water	£1,776 over 3 years	£558 over 3 years	
Lighting	£558 over 3 years	£564 over 3 years	
<b>Totals</b>	<b>£38,700</b>	<b>£12,459</b>	

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

## Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Increase loft insulation to 270 mm	£100 - £350	£2103		
2 Internal or external wall insulation	£4,000 - £14,000	£2888		
3 Floor insulation (suspended floor)	£800 - £1,200	£981		
4 Upgrade heating controls	£350 - £450	£675		
5 Replace boiler with biomass boiler	£7,000 - £13,000	£1783		
6 Solar water heating	£4,000 - £6,000	£106		
7 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£211		
8 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£398		
9 Wind turbine	£15,000 - £25,000	£865		

### 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.

- Air or ground source heat pump

## Choosing the right improvement package

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

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

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

### 1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 2 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](http://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.

### 3 Floor insulation (suspended floor)

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

### 4 Heating controls (programmer, room thermostat and thermostatic radiator valves)

The heating system would benefit from a programmer and room thermostat to allow you to set the temperature and programme when you want the heating and hot water to switch on and off; this will reduce the amount of energy used and lower fuel bills. Thermostatic radiator valves should also be installed, to allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills. 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 radiator valves and a fully pumped system with the pump and the boiler turned off by the room thermostat. Radiator valves should be fitted to every radiator except one – the radiator in the same room as the room thermostat. Remember the room thermostat is needed to enable the boiler to switch off when no heat is required, thermostatic radiator valves on their own do not turn the boiler off. 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.

### 5 Biomass boiler

Modern boilers are cleaner burning and more efficient than the boiler in this home and cost less to run. A biomass boiler burns renewable fuel such as wood logs or pellets and therefore is less damaging to the environment. This improvement is most appropriate when the existing heating system needs repair or replacement. 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 also seek advice from a qualified heating engineer. Provisions under the Clean Air Act may determine if you can install such an appliance in your area so check this 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](http://www.microgenerationcertification.org).



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

## 7 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

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

## Low and zero carbon energy sources

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

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

## Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	72,027	(17,998)	N/A	(17,987)
Water heating (kWh per year)	3,710			



## Addendum

This dwelling has stone walls and may be exposed to wind driven rain 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](http://www.elmhurstenergy.co.uk)), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Mark Shanks
Assessor membership number:	EES/013671
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	3 Alloway Street Ayr KA7 1SP
Phone number:	01292 260509
Email address:	<a href="mailto:ayr@alliedsurveyorsscotland.com">ayr@alliedsurveyorsscotland.com</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

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

## Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [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



P A R T 4 .

# PROPERTY QUESTIONNAIRE

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The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



## Property Questionnaire

Property Address

Pennyfadzeoch Farm

Ochiltree, Cumnock

KA18 2NL

Seller(s)

J & A Caldwell

Completion date of property questionnaire

19/02/2025

Note for sellers

<b>1.</b>	<b>Length of ownership</b>
	<p><b>How long have you owned the property?</b></p> <p>Since February 1994</p>
<b>2.</b>	<b>Council tax</b>
	<p><b>Which Council Tax band is your property in? (Please circle)</b></p> <p><input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H</p>
<b>3.</b>	<b>Parking</b>
	<p><b>What are the arrangements for parking at your property?</b></p> <p><b>(Please tick all that apply)</b></p> <p>Garage <input type="checkbox"/></p> <p>Allocated parking space <input type="checkbox"/></p> <p>Driveway <input checked="" type="checkbox"/></p> <p>Shared parking <input type="checkbox"/></p> <p>On street <input type="checkbox"/></p> <p>Resident permit <input type="checkbox"/></p> <p>Metered parking <input type="checkbox"/></p> <p>Other (please specify): Copious parking around Farmhouse</p>

# property questionnaire

<b>4.</b>	<b>Conservation area</b>	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	[ ] YES [ ] NO [x] Don't know
<b>5.</b>	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[x] YES [ ] NO
<b>6.</b>	<b>Alterations/additions/extensions</b>	
a	(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)?	[ ] YES [x] NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[ ] YES [ ] NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[x] YES [ ] NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[ ] YES [x] NO
	(ii) Did this work involve any changes to the window or door openings?	[ ] YES [x] NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):  <i>Replaced windows in main farmhouse with the exception of window at rear porch. Sash windows removed and replaced with UPVC windows. This work was done approximately 25 years ago.</i>  Please give any guarantees which you received for this work to your solicitor or estate agent.	
<b>7.</b>	<b>Central heating</b>	

# property questionnaire

a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed?	
	(ii) Do you have a maintenance contract for the central heating system?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>9.</b>	<b>Issues that may have affected your property</b>	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	<input type="checkbox"/> YES <input type="checkbox"/> NO
b	Are you aware of the existence of asbestos in your property?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>10.</b>	<b>Services</b>	

# property questionnaire

a	Please tick which services are connected to your property and give details of the supplier:	
	Services	Connected Supplier
	Gas or liquid petroleum gas	N
	Water mains or private water supply	Y Scottish Water
	Electricity	Y Scottish Power
	Mains drainage	Y Registered Septic tank in field next to house.
	Telephone	Y BT
	Cable TV or satellite	N
Broadband	Y EE	
b	Is there a septic tank system at your property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please answer the two questions below:	
	(i) Do you have appropriate consents for the discharge from your septic tank?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know
	(ii) Do you have a maintenance contract for your septic tank?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
<b>11. Responsibilities for shared or common areas</b>		
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?  If you have answered yes, please give details:  <i>Shared responsibility of costs to upkeep farm road with neighbouring farm who use road for access to fields</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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?  If you have answered yes, please give details:  <i>Right to enter neighbouring land if necessary to repair boundaries</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

# property questionnaire

e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?  If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately owned.)  If you have answered yes, please give details:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>12. Charges associated with your property</b>		
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	Is there a common buildings insurance policy?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.  <i>None</i>	
<b>13. Specialist works</b>		
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	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.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, 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 please write below who has these documents 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:	



# property questionnaire

<b>14. Guarantees</b>		
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
b	If you have answered 'yes' or 'with title deeds', 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	

<b>15. Boundaries</b>		
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	
<b>16. Notices that affect your property</b>		
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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	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.	

**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):	J & A Caldwell
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	19/02/2025



**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:** Mr & Mrs Caldwell

**Property:** Pennyfadzeoch Farm  
Ochiltree  
KA18 2NL

**Surveyor:** Michael Caldow

**Survey Date:** 25/02/2025

**Ref No:** 11358

**Report Date:** 25/02/2025

Property Description: Attached Farmhouse

May we take this opportunity to thank you for choosing Rowallan Timber and Damp 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.

**The property is in a state of disrepair and will require a scheme of substantial external and internal rehabilitation by others. Our report and specification has been prepared accordingly.**

## **Roofs**

Inspection of the main roof void was severely restricted due to dust and debris.

Some of the timbers are water stained particularly around chimneys. Moisture penetration via roof coverings, flashings, etc can result in the moisture content of timbers being excessive, in that, it would permit the germination of spores of wood destroying fungi. We therefore recommend that you arrange for the roof coverings to be inspected and repaired as required under separate contract. If during the course of this work you require further inspection, please do not hesitate to contact us. We have identified a Budget Cost for roof timber repairs around chimneys.

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 to moderate and treatment with insecticide will be sufficient to eradicate the problem.

Inspection of lower left-hand roof void was severely restricted due to flooring, dust and debris.

Timbers are water stained and we would refer to our previous comments regarding roof maintenance. We have identified a Budget Cost for potential roof timber repairs.

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.

No access was possible to lower right-hand roof void, however, substantial moisture ingress was noted and we would refer to our previous comments regarding roof maintenance. We have identified a Budget Cost for potential roof timber repairs.

We have assumed a slight to moderate woodworm infestation.

## **RECOMMENDATIONS**

### **Works by Specialist Contractor:**

Clean down as deemed necessary all exposed roof timbers.

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

Allow Budget Cost for roof timber repairs.

## **First Floor Level**

### **OBSERVATIONS**

Inspection was generally restricted by floor coverings.

Substantial moisture penetration was noted to external wall linings throughout. This may have resulted in fungal decay to concealed timbers.

Some areas of ceiling linings have also been damaged by moisture ingress.



## **RECOMMENDATIONS**

### **Works required by others:**

Completely strip out and remove all external wall linings including timber framing, fixing blocks, hooks, etc.

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

Re-instate wall linings disturbed with plasterboard (potentially incorporating insulation) and skim coat finish.

Re-instate ceiling linings disturbed with plasterboard having skim coat finish.

### **Works by Specialist Contractor:**

Test bore lintels and, if sound, inject with Boracol preservative. Otherwise, provide supplementary report on condition.

Allow Budget Cost for replacement of approx. 50% of lintels.

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.

Carefully lift flooring along front and rear elevations and test bore joist ends and, if sound, inject with Boracol preservative. Otherwise, provide supplementary report on condition.

Allow Budget Cost for isolated joist end replacement.

Wire brush surfaces and apply a liberal surface application of fungicidal fluid to the exposed brickwork/stonework external walls.

## **Ground Floor Level**

### **OBSERVATIONS**

Inspection was generally restricted by floor coverings.

Substantial moisture penetration was noted to external wall linings throughout. This may have resulted in fungal decay to concealed timbers.

Some areas of ceiling linings have also been damaged by moisture ingress (particularly to the right-hand annexe).

At the time of our survey visual and instrumental inspection indicated the presence of rising damp to various areas and we have assumed that this is an issue throughout.

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

Floors appear to be solid concrete with the exception of the centre sitting room. We would recommend that this timber floor is replaced in concrete by others during refurbishment works.



## RECOMMENDATIONS

### Works required by others:

Renew timber floor in concrete.

Completely strip out and remove all external wall linings including timber framing, fixing blocks, hooks, etc.

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

Re-instate wall linings disturbed with plasterboard (potentially incorporating insulation) and skim coat finish.

Re-instate ceiling linings disturbed with plasterboard having skim coat finish.

Carefully hack off and remove existing wall plaster to all internal walls a minimum of 1.0m high throughout.

Gypsum bonding plaster or plasterboard and finishing coat is to be applied to these areas following damp-proofing and ventilated membrane installation.

### Works by Specialist Contractor:

Test bore lintels and, if sound, inject with Boracol preservative. Otherwise, provide supplementary report on condition.

Allow Budget Cost for replacement of approx. 50% of lintels.

Wire brush surfaces and apply a liberal surface application of fungicidal fluid to the exposed brickwork/stonework external walls.

Install a chemical damp-proof course using a silane diffusion method to all external and internal walls accordance with BS 6576.

Install a ventilated, lathed membrane to exposed surfaces of masonry to isolate substrate of internal walls from plaster finish.

## GENERAL NOTES

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.

No allowance has been made in our cost assessment for the removal and subsequent re-instatement of any electrical, plumbing or other services unless otherwise stated.

At the time of the inspection, it was not possible to ascertain the construction of the masonry or the nature of the mortar joints. Our cost assessment is therefore based on the masonry being level, in sound condition and bonded with mortar. If, during the course of the work specified, extra work is found to be necessary due to the poor condition of the masonry you will be notified.

It will be seen our specification includes for the removal of existing plaster. In removing plaster, it is not unusual for dust to find its way to the remotest parts of the property. Whilst the Specialist Contractor will take precautions to minimise this nuisance wherever practicable within the immediate area of the works, we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. No responsibility is likely to be accepted by the Specialist Contractor for cleaning or for any damage that may be caused by dust.



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 Timber and Damp 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](http://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](mailto: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:

Roof timber treatments	£ 3,750
Budget Cost – Roof timber repairs	£ 10,000
Mid-floor treatment	£ 3,900
Budget Cost – Mid-floor repairs	£ 5,000
Wall sterilisation and lintel treatment	£ 2,750
Budget Cost – Lintel replacement	£ 6,000
Chemical dpc and membrane	£ 9,800
VAT @ 20%	£ 8,240
<b>Total</b>	<b>£49,440</b>

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.

If works are undertaken by one of our **Approved Specialist Contractors**, upon final payment of the contract, a 10 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](mailto:mc@rowallansurveys.co.uk).

M Caldow.

**Michael Caldow BSc CSRT CSSW**

