



Home Report

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CHARTERED SURVEYORS

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Residential | Commercial | Property & Construction



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Scottish Single Survey



Single Survey

survey report on:

Property address	2 Ninelums Burntisland KY3 0AG
Customer	Tracy Mckendrick & Dawn Ness
Customer address	
Prepared by	Shepherd Chartered Surveyors
Date of inspection	18/11/2024



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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report².

1.6 INTELLECTUAL PROPERTY

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

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use

Terms and Conditions

communal grounds, parking areas, and other facilities;

- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

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

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

Single Survey

1. Information and scope of inspection

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

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

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

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

Description	A single storey, semi-detached cottage with projections, conservatory, separate porch, outbuildings and extensive garden grounds.
Accommodation	GROUND FLOOR : Entrance Porch, Vestibule, Hall, Lounge, Conservatory with Kitchen off, Inner Hall, three Bedrooms and two separate Shower Apartments.
Gross internal floor area (m²)	87 approx. (plus conservatory).
Neighbourhood and location	The subjects occupy a semi-rural location close to the western outskirts of the coastal town of Burntisland which benefits from railway services. The subjects directly overlook the A921 road between Burntisland and Aberdour. Nearby residential properties are of mixed age and type. A special education school is also situated nearby. Some local amenities are available in the general area, although a greater range are available in Dunfermline and Kirkcaldy which are within reasonable travelling distance of the subjects.
Age	1880/1900 approx.
Weather	Dry and settled.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are original and masonry/roughcast chimney stacks to the roof coverings and these were viewed from ground/street level only.

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The timber pitched roof over the cottage is covered in tiles and these roof coverings were viewed from ground/street level only. The main roof space was accessed via the ceiling hatch contained within the inner hall, although our view of this roof space and timbers was obstructed by the presence of insulation products. The roof space does not fully extend over the cottage's internal accommodation.</p> <p>PV panels which generate electricity have been fitted to the cottage's front roof pitch and these have not been tested or operated. Electrics for the PV panels are also contained within the roof space. If you require any further comments regarding the PV panels and their current working order, then prior to purchase you must instruct a suitably qualified technician to inspect these and report thereon.</p> <p>The kitchen is contained within a single storey projection with the roof appearing to comprise concrete products. The entrance porch projection has a basic polycarbonate roof. No roof spaces have been accessed in either of these projections and comment on the current condition of any roof timbers is not possible.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>PVC rhones and downpipes are provided.</p>

Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls of the original cottage appear to comprise mainly stone construction, although some brick sections may also be provided. The main walls of the cottage have been roughcast and rendered externally. The walls of the entrance porch and kitchen projections comprise brick construction with some external rendering, timber and brick work features.</p> <p>We would refer you to our general comments under Section 2 in respect of the property's main walls and the need for ongoing upgrading and repair works. If you require any further comments regarding the main walls and particularly their current structural integrity if you intend to carry out any proposed upgrading and extension works, then the subjects prior to purchase must be inspected by a qualified structural engineer and who should then report thereon.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The property's windows and doors are of mixed age and type, incorporating double glazing which was not tested, including the separate sets of French doors contained within the lounge and conservatory off. There are some external timber products visible to the property's main walls and upper roof eaves areas.</p>
External decorations	<p>Visually inspected.</p> <p>The main walls of the property comprise roughcasting and rendering with timber, painted, PVC and brick work features.</p>
Conservatories / porches	<p>Visually inspected.</p> <p>The subjects have the use of an attached conservatory which is accessed internally from the lounge. The conservatory appears to have been added some time ago and comprises basic metal, glazed and polycarbonate construction. The internal solid floor has fitted floor coverings. The conservatory's double glazing and also electric heater have not been tested. The entrance porch has been added in more recent years and comprises brick and polycarbonate construction.</p>

Communal areas	Circulation areas visually inspected. The subjects are accessed from the A921 main road over a driveway which appears to be in shared ownership with neighbouring properties. It is assumed that the subjects benefit from all necessary, legal rights of access and this should be confirmed with reference to the Title Deeds. As a precaution, the full extent of boundaries/ownership, all rights of way and mutual maintenance liability for the subjects in general should be confirmed, including the extensive garden grounds provided with the subjects.
Garages and permanent outbuildings	Visually inspected. The subjects have the use of a large outbuilding/steading of stone/brick and tiled construction. This large outbuilding contained numerous stored items and this restricted internal access. The front electronic entrance door has not been tested but is assumed to be in full working order. The electrics were also not tested. Attached to the large outbuilding, there is a single car garage provided which comprises masonry and PVC clad construction. The garage also contained stored items with internal access restricted. The garden grounds contain an assortment of additional outbuildings and a greenhouse which are all generally in a poor/dated construction. The garage and outbuildings have not been tested for any possible asbestos content.

Outside areas and boundaries	<p>Visually inspected.</p> <p>The subjects benefit from large and extensive garden grounds which offer possible scope for redevelopment but subject to all necessary consents and certification being obtained from the Local Authority. The vendors have indicated that Planning Permission may have been obtained in the past for the formation of a residential plot in the grounds to the north of the main cottage and this should be confirmed directly with the Local Authority. The garden grounds incorporate an off street parking area.</p> <p>The property's extensive garden grounds also incorporate partially shared boundaries with some backing onto adjoining fields. It is assumed that there are no onerous public rights of way over the subjects and if necessary this should be confirmed with reference to the Title Deeds. Sections of the property's garden walls were noted to be retaining.</p> <p>The garden grounds to the south of the main cottage contain a working well which the vendors have confirmed has not been used for a number of years. At the time of our inspection, there was no visual evidence of any drainage or structural issues associated with the well and underground channels. However if you require any further comments in this regard and particularly if you are considering the possible upgrading and extension of the subjects, then the well and underground channels should be inspected by a suitably qualified engineer and who should then report thereon.</p> <p>The subjects are designated as being located in an area at risk of flooding and are categorised as medium risk of surface water flooding within the SEPA system. We have assumed that there are no issues in this regard, that the property has never suffered from flooding and that insurance can be obtained on normal terms. Should any of these assumptions prove to be incorrect it could impact on the value report herein and we would recommend that further checks are made prior to purchase in this regard.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Plaster finish. Some sections are covered in a textured product. The internal ceilings have not been tested for any possible asbestos content.</p> <p>Sections of plasterwork to internal ceilings and walls appear original and there is a risk of detachment. Care should be exercised during future re-decoration and replastering works.</p>

Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Plaster finish. Some sections are covered in a textured product and also timber linings which in some instances can conceal possible defects. The internal walls have not been tested for any possible asbestos content and there is a risk of detachment as previously noted during future re-plastering and re-decoration works.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>The internal flooring comprises timber and concrete construction with fitted floor coverings in place at the time of our inspection. The full extent of any flooring defects will not become apparent until the existing floor coverings etc. are removed. None of the sub-floor areas/timbers have been accessed.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The kitchen is contained within a projection as previously noted and is accessed internally from the conservatory. The kitchen incorporates floor and wall mounted units, work top space and a sink. The internal joinery is fairly standard for a property of this age and type.</p>

Single Survey

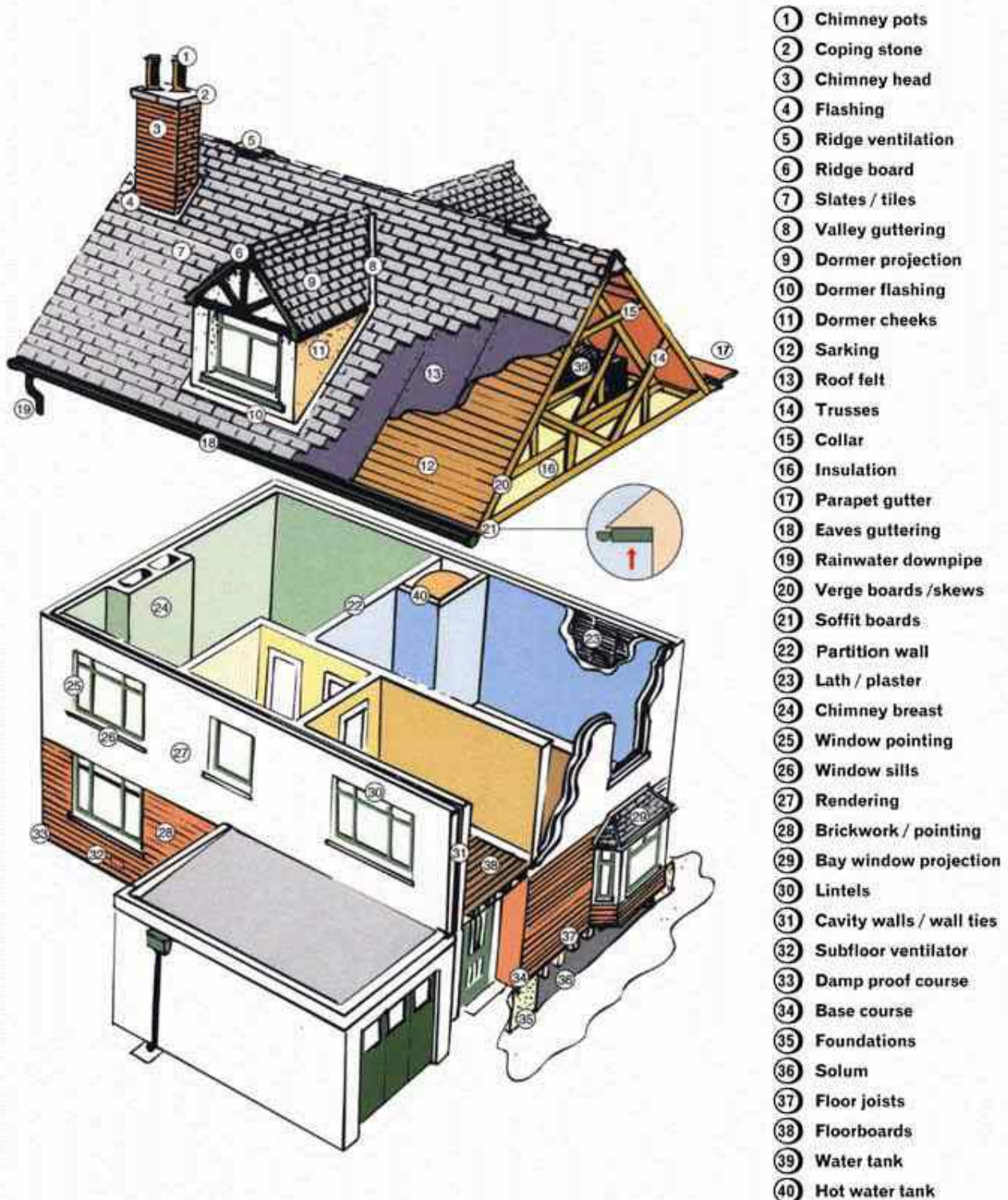
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>The lounge fireplace contains a built-in, solid fuel burning closed room heater which has not been tested or operated while referring you to our comments below under Section 2. The vendors have confirmed that the closed room heater does have an attached back boiler which is now understood to be disconnected, although this could not be confirmed within the scope of our visual inspection only. It is apparent that other internal fireplaces in the property have been removed.</p>
Internal decorations	<p>Visually inspected.</p> <p>The internal decorations mainly comprise emulsioned, painted, textured, timber lined and varnished surfaces.</p>
Cellars	<p>Visually inspected where there was a safe and purpose-built access.</p> <p>There are no cellars.</p>
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>It is assumed that the subjects are directly connected to the mains electricity supply and our inspection noted that there is an electricity sub-station situated adjacent to the shared driveway. It would, however, still be advisable to confirm that the subjects are indeed connected to the mains electricity supply.</p> <p>The electricity meter is contained within the hall cupboard and it is apparent that some upgrading works have been carried out, including the replacement electrical consumer unit. Any available, valid Test Certificates for the electrical installations should be checked and transferred.</p>

Gas	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>There are no mains or private gas supplies connected to the subjects.</p>
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>It is assumed that the subjects are also connected to the mains water supply and again this should be confirmed if required.</p> <p>Where visible, plumbing installations comprise copper/metal and PVC products. However, in view of the age and current condition of the subjects in general, concealed plumbing installations may still be of older type. The two separate shower apartments incorporate fittings of mixed age and type with the shower apartment accessed from the entrance hall appearing to have been re-fitted in fairly recent years. The other shower apartment which is accessed from the inner hall incorporates older type fittings and an extractor fan which was not tested.</p>
Heating and hot water	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property has the use of an electric heating system which appears to have been upgraded in fairly recent years and incorporates wall mounted heaters of mixed type. There is a modern style hot water storage tank contained within the cottage's main roof space and it is assumed that the hot water supply is served by an electric immersion heater attached to this tank, although this could not be fully confirmed within the scope of our visual inspection only. The property's heating and hot water systems have not been tested or operated but are assumed to be in full working order. Any available warranties and test certification for the property's upgraded heating and hot water systems should be checked and transferred.</p>

Drainage	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>The vendors have indicated that drainage is connected to a private and underground septic tank shared with the neighbouring properties, although the exact location of the septic tank could not be confirmed at the time of our inspection and further investigations in this regard should be carried out, including confirmation of the maintenance liability and rights of access for the drainage system. It is assumed that the private drainage system is registered with the Scottish Environment Protection Agency which is now a legal requirement in Scotland and this should also be confirmed. Any available maintenance and service records for the drainage system should be transferred.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p>

Any additional limits to inspection	<p>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>It was only possible to view some of the main cottage's roof timbers while none of the projection's roof timbers have been inspected or viewed. Windows and external doors were not all fully opened or tested. No access was available to any sub-floor areas.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p> <p>In properties of this age and type, it is common to find that there are some asbestos based products present, the full extent of which may not become apparent until full access works can be undertaken and particularly during the course of future upgrading/redecoration. We have not carried out an asbestos survey and if you require any further comments prior to purchase, then you must instruct a qualified asbestos surveyor to inspect the whole of the subjects and report thereon. The garage and the outbuildings have also not been tested for any possible asbestos content.</p>
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Sectional Diagram showing elements of a typical house




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


Single Survey


2. Condition

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

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

 Structural movement	
Repair category	2
Notes	<p>Evidence of settlement/movement has affected the building reflected by off level building lines/internal flooring and external cracking. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.</p> <p>Pointing and repair works are however required externally to the fabric of the building and referring you to our comments below under 'Main Walls' together with our earlier comments under Section 1.</p>

 Dampness, rot and infestation	
Repair category	2
Notes	<p>Damp readings were obtained to sections of internal walls in the cottage and attached single storey projections. There is dampness to the concrete lintel in the entrance porch projection. Timbers in contact with damp walls are at risk of rot. Sections of flooring are damp, uneven and loose under foot which suggests possible defects. Woodworm infestation and wet rot are also affecting exposed roof timbers.</p> <p>The entire property prior to purchase should be inspected by a reputable specialist contractor and with a view to confirming the likely cost and extent of all necessary damp and timber specialist treatment and repair works required, the full extent of which will not become apparent until full access can be obtained, including the flooring and sub-floor areas.</p>

 Chimney stacks	
Repair category	2
Notes	<p>There is evidence of weathering and cracking to the chimney stacks. Future repairs will be required.</p>



Roofing including roof space

Repair category	2
Notes	<p>The roof coverings are older type and patch repairs are required. Upon closer examination, the roof coverings may be life expired and a report from a reputable roofing contractor should be obtained to fully ascertain the condition and life expectancy of the roof coverings, including timbers.</p> <p>The roofing contractor should also comment on the current condition and extent of upgrading/repair works required to the attached projections' roofs which are dated/basic and weathered. As previously noted, there is evidence of woodworm infestation and wet rot to exposed roof timbers which requires to be further investigated and treated/repared as necessary.</p> <p>The roof PV panels and associated installations should be regularly inspected and maintained/serviced as necessary by a suitably qualified technician.</p>



Rainwater fittings

Repair category	2
Notes	<p>The rhones and downpipes will require ongoing upgrading and maintenance works in conjunction with the property's roof coverings.</p> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from leakages/blockages.</p>



Main walls

Repair category	2
Notes	<p>The property's main walls and roughcasting/rendering are affected by weathering and cracking. There are also weathered external timbers to wall surfaces and the upper external roof eaves areas. The subjects should be inspected by a competent building contractor and with a view to carrying out all necessary repair and maintenance works to main walls, roughcasting/rendering and external timbers, including the projections. Re-lining works should be carried out to the internal walls of the projections.</p>



Windows, external doors and joinery

Repair category	2
Notes	<p>The windows and doors in require to be inspected and repaired/replaced as necessary with defects, weathering and condensation in evidence.</p>

Single Survey



External decorations

Repair category	2
Notes	The external décor is weathered.



Conservatories/porches

Repair category	2
Notes	The attached conservatory and entrance porch are of basic/dated construction and insulation qualities will also be limited. The conservatory and porch should be inspected by a competent building contractor and upgraded/re-built as necessary, although the full extent of defects will not become apparent until full access can be obtained, including roof coverings, timbers, double glazing and the flooring which is damp and uneven.



Communal areas

Repair category	2
Notes	The shared driveway serving the property will require ongoing maintenance works but subject to confirmation on the extent of ownership and mutual maintenance liability.



Garages and permanent outbuildings

Repair category	2
Notes	The property's garage and numerous outbuildings require to be inspected by competent building contractors and with a view to undertaking all necessary upgrading/re-building repair works with various defects and weathering in evidence. Any asbestos products found should be handled by competent contractors only. Any electrics should also be checked and upgraded/maintained as necessary. The electronic entrance door serving the large outbuilding/steading will require regular inspection and servicing works.



Outside areas and boundaries

Repair category	2
Notes	The subjects garden grounds and boundaries require ongoing maintenance works. We would refer you to our earlier comments under Section 1 in respect of the working well contained within the southern garden grounds and ongoing maintenance/repairs should be anticipated.

Single Survey



Ceilings

Repair category	2
Notes	<p>Sections of internal ceilings are cracked and bulging. All necessary repair and replacement works should be carried out by a competent contractor.</p> <p>Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only.</p>



Internal walls

Repair category	2
Notes	<p>All necessary re-plastering/relining works should be carried out to the internal walls in conjunction with any required damp proofing works.</p> <p>Textured coatings were noted to wall linings. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested, the linings should be left undisturbed and the material handled by a competent contractor only.</p>



Floors including sub-floors

Repair category	2
Notes	<p>Sections of internal flooring are damp, uneven and loose under foot but all defects may not become fully apparent until the existing floor coverings etc. are removed. It is also apparent that there are some holes to timber flooring. In conjunction with the above recommended damp and timber specialist report and estimate, the flooring requires to be checked and with a view to undertaking all necessary upgrading and treatment works, including sub-floor areas/timbers.</p>



Internal joinery and kitchen fittings

Repair category	2
Notes	<p>The internal joinery and kitchen fittings should be upgraded as necessary.</p>

Single Survey



Chimney breasts and fireplaces

Repair category	2
Notes	The solid fuel burning, closed room heater contained with the lounge fireplace as a precaution should be checked by a competent contractor and upgraded/serviced as necessary, including the removal of any attached back boiler which may still be in place. All disused chimney flues should be properly vented/capped.



Internal decorations

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



Cellars

Repair category	N/A
Notes	



Electricity

Repair category	2
Notes	<p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p> <p>Aspects of the electrical installations may not be fully compliant with current Standards and Regulations and the system should be checked as a precaution by a registered electrician and upgraded as necessary.</p>



Gas

Repair category	N/A
Notes	



Water, plumbing and bathroom fittings

Repair category	2
Notes	<p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas. The cold water rising main was not fully inspectable.</p> <p>The shower apartment extractor fan should be regularly inspected and serviced/maintained as necessary. In conjunction with the subject's required programme of upgrading and renovation works, it would also be prudent to budget for the upgrading and renewal of plumbing and shower apartment fittings.</p>



Heating and hot water

Repair category	1
Notes	<p>Heating is provided by electric wall mounted heaters with an electric immersion heater assumed to serve the property's hot water supply. It is apparent that upgrading works have been carried out in recent years, although the systems have not been tested. It is assumed that the systems have been installed, serviced and maintained to comply with all regulations. Any available service/maintenance records should be sought prior to purchase.</p>



Drainage

Repair category	2
Notes	<p>We were unable to determine the position of the septic tank/private drainage system. The location of the septic tank/soakaway and legal access should be confirmed with the Title Deeds. It should also be confirmed that the drainage arrangements have SEPA consents.</p> <p>Ongoing upgrading and servicing works should be anticipated. If you require any further comments prior to purchase, then you must instruct a qualified drainage engineer to inspect the subjects and report thereon.</p>

Single Survey

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

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

It is apparent that various alterations and extension works have been carried out to the subjects over the years in order to form the current room layout. The subjects may have also previously comprised two separate cottages. There are two separate sets of patio doors provided in the lounge and conservatory off. There is no physical evidence to suggest that any major structural alterations have been carried out to the subjects in recent years and including the conservatory, entrance porch projection and patio doors. As such, these alterations should now be deemed as historic.

The subjects are accessed from the A921 main road over a driveway which appears to be in shared ownership with neighbouring properties. It is assumed that the subjects benefit from all necessary, legal rights of access and this should be confirmed with reference to the Title Deeds. As a precaution, the full extent of boundaries/ownership, all rights of way and mutual maintenance liability for the subjects in general should be confirmed, including the extensive garden grounds provided with the subjects.

Timber boundary/garden fencing to the south of the main cottage has been replaced and it would be advisable to ensure that these boundaries are in their correct position as per the Title Deeds.

The property's extensive garden grounds also incorporate partially shared boundaries with some backing onto adjoining fields. It is assumed that there are no onerous public rights of way over the subjects and if necessary this should be confirmed with reference to the Title Deeds.

The garden grounds to the south of the main cottage also contain a working well which the vendors have confirmed has not been used for a number of years. At the time of our inspection, there was no visual evidence of any drainage or structural issues associated with the well and underground channels. However if you require any further comments in this regard and particularly if you are considering the possible upgrading and extension of the subjects, then the well and underground channels should be inspected by a suitably qualified engineer and who should then report thereon.

The subjects are designated as being located in an area at risk of flooding and are categorised as medium risk of surface water flooding within the SEPA system. We have assumed that there are no issues in this regard, that the property has never suffered from flooding and that insurance can be obtained on normal terms. Should any of these assumptions prove to be incorrect it could impact on the value report herein and we would recommend that further checks are made prior to purchase in this regard.

Paperwork was produced during the inspection which confirms that planning permission was obtained on 23 October 2024 for the construction of a nearby "agricultural slurry lagoon and associated works" on existing farmland. No further information has been provided.

The vendors have indicated that drainage is connected to a private and underground septic tank shared with the neighbouring properties, although the exact location of the septic tank could not be confirmed at the time of our inspection and further investigations in this regard should be carried out, including confirmation of the maintenance liability and rights of access for the drainage system. It is assumed that the private drainage system is registered with the Scottish Environment Protection Agency which is now a legal requirement in Scotland and this should also be confirmed. Any available maintenance and

service records for the drainage system should be transferred.

It is assumed that the subjects are directly connected to the mains electricity supply and our inspection noted that there is an electricity sub-station situated adjacent to the shared driveway. It would, however, still be advisable to confirm that the subjects are indeed connected to the mains electricity supply. Any available, valid Test Certificates for the electrical installations should be checked and transferred.

It is assumed that the subjects are also connected to the mains water supply and this should also be confirmed if required.

Any available warranties and test certification for the property's upgraded heating and hot water systems should be checked and transferred.

The property is fitted with photovoltaic panels supplying electricity back to the National Grid. All documentation relating to the system should be obtained in order the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.

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

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £570,000 (FIVE HUNDRED AND SEVENTY THOUSAND POUNDS).

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

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £250,000 (TWO HUNDRED AND FIFTY THOUSAND POUNDS).

Signed

Paul Duncan
Electronically signed :- 20/11/2024 10:40

Report author

Paul Duncan

Company name

J & E Shepherd Chartered Surveyors

Single Survey

Address	11 Wemyssfield Kirkcaldy KY1 1XN
Date of report	18/11/2024

Mortgage Valuation Report



Property Address

Address 2 Ninelums, Burntisland, KY3 0AG
Seller's Name Tracy Mckendrick & Dawn Ness
Date of Inspection 18/11/2024

Property Details

Property Type ☐ House ☒ Bungalow ☐ Purpose built maisonette ☐ Converted maisonette
☐ Purpose built flat ☐ Converted flat ☐ Tenement flat ☐ Flat over non-residential use
☐ Other (specify in General Remarks)
Property Style ☐ Detached ☒ Semi detached ☐ Mid terrace ☐ End terrace
☐ Back to back ☐ High rise block ☐ Low rise block ☐ Other (specify in General Remarks)

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

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

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Other

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)
Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

☒ Single garage ☐ Double garage ☐ Parking space ☐ No garage / garage space / parking space

Available on site? ☒ Yes ☐ No

Permanent outbuildings:

Large outbuilding/steading together with an assortment of garden outbuildings.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? ☒ Yes ☐ No

If Yes, is this recent or progressive? ☐ Yes ☒ No

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

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

Service Connections

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

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

Brief description of Central Heating and any non mains services:

The property has the use of an electric heating system which appears to have been upgraded in recent years.

Site

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

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

Location

☒ Residential suburb ☐ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☐ Other (specify in General Remarks)

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

A single storey, semi-detached cottage with projections, conservatory, separate porch, outbuildings and extensive garden grounds.

The subjects occupy a semi-rural location close to the western outskirts of the coastal town of Burntisland which benefits from railway services. The subjects directly overlook the A921 road between Burntisland and Aberdour. Nearby residential properties are of mixed age and type. A special education school is also situated nearby. Some local amenities are available in the general area, although a greater range are available in Dunfermline and Kirkcaldy which are within reasonable travelling distance of the subjects.

The subjects were vacant at the time of our inspection but access was still restricted to the exposed and accessible fabric. The full extent of defects will not become apparent until full access can be obtained. We have not carried out an asbestos survey. The services and double glazing were not tested, although upgrading works are required. The valuation reflects the subjects require a programme of ongoing repair, maintenance and upgrading works.

It is apparent that various alterations and extension works have been carried out to the subjects over the years in order to form the current room layout. The subjects may have also previously comprised two separate cottages. There are two separate sets of patio doors provided in the lounge and conservatory off. There is no physical evidence to suggest that any major structural alterations have been carried out to the subjects in recent years and including the conservatory, entrance porch projection and patio doors. As such, these alterations should now be deemed as historic.

The subjects are accessed from the A921 main road over a driveway which appears to be in shared ownership with neighbouring properties. It is assumed that the subjects benefit from all necessary, legal rights of access and this should be confirmed with reference to the Title Deeds. As a precaution, the full extent of boundaries/ownership, all rights of way and mutual maintenance liability for the subjects in general should be confirmed, including the extensive garden grounds provided with the subjects.

Timber boundary/garden fencing to the south of the main cottage has been replaced and it would advisable to ensure that these boundaries are in their correct position as per the Title Deeds.

The property's extensive garden grounds also incorporate partially shared boundaries with some backing onto adjoining fields. It is assumed that there are no onerous public rights of way over the subjects and if necessary this should be confirmed with reference to the Title Deeds.

The garden grounds to the south of the main cottage also contain a working well which the vendors have confirmed has not been used for a number of years. At the time of our inspection, there was no visual evidence of any drainage or structural issues associated with the well and underground channels. However if you require any further comments in this regard and particularly if you are considering the possible upgrading and extension of the subjects, then the well and underground channels should be inspected by a suitably qualified engineer and who should then report thereon.

The subjects are designated as being located in an area at risk of flooding and are categorised as medium risk of surface water flooding within the SEPA system. We have assumed that there are no issues in this regard, that the property has never suffered from flooding and that insurance can be obtained on normal terms. Should any of these assumptions prove to be incorrect it could impact on the value report herein and we would recommend that further checks are made prior to purchase in this regard.

Paperwork was produced during the inspection which confirms that planning permission was obtained on 23 October 2024 for the construction of a nearby "agricultural slurry lagoon and associated works" on existing farmland. No further information has been provided.

The vendors have indicated that drainage is connected to a private and underground septic tank shared with the neighbouring properties, although the exact location of the septic tank could not be confirmed at the time of our inspection and further investigations in this regard should be carried out, including confirmation of the maintenance liability and rights of access for the drainage system. It is assumed that the private drainage system is registered with the Scottish Environment Protection Agency which is now a legal requirement in Scotland and this should also be confirmed. Any available maintenance and service records for the drainage system should be transferred.

It is assumed that the subjects are directly connected to the mains electricity supply and our inspection noted that there is an electricity sub-station situated adjacent to the shared driveway. It would, however, still be advisable to confirm that the subjects are indeed connected to the mains electricity supply. Any available, valid Test Certificates for the electrical installations should be checked and transferred.

It is assumed that the subjects are also connected to the mains water supply and this should also be confirmed if required.

Any available warranties and test certification for the property's upgraded heating and hot water systems should be checked and transferred.

The property is fitted with photovoltaic panels supplying electricity back to the National Grid. All documentation relating to the system should be obtained in order the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.

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

Mortgage Valuation Report

Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Comment on Mortgageability

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

Valuation

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £

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

Is a reinspection necessary? ☐ Yes ☒ No

Declaration

Signed	<i>Paul Duncan</i> Electronically signed :- 20/11/2024 10:40
Surveyor's name	Paul Duncan
Professional qualifications	BSc (Hons), MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	11 Wemyssfield, Kirkcaldy, KY1 1XN
Telephone	01592 205442
Email Address	kirkcaldy@shepherd.co.uk
Date of Inspection	18/11/2024



Energy Performance Certificate



Energy Performance Certificate (EPC)

Scotland

Dwellings

2 NINE LUMS, STARLEYBURN, NEWBIGGING, BURNTISLAND, KY3 0AG

Dwelling type:	Semi-detached bungalow	Reference number:	9170-2948-2290-2494-2401
Date of assessment:	18 November 2024	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	19 November 2024	Approved Organisation:	Elmhurst
Total floor area:	87 m ²	Main heating and fuel:	Electric storage heaters
Primary Energy Indicator:	605 kWh/m ² /year		

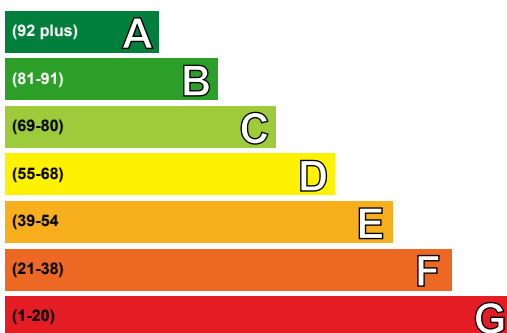
You can use this document to:

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

Estimated energy costs for your home for 3 years*	£8,187	See your recommendations report for more information
Over 3 years you could save*	£3,354	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
58	101

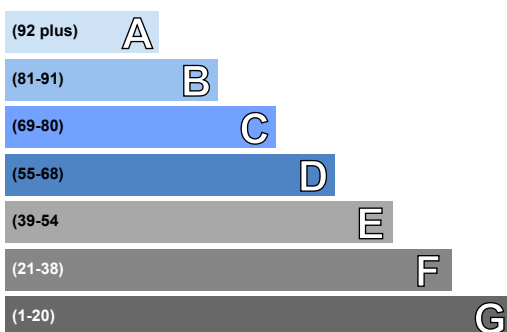
Energy Efficiency Rating

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

Your current rating is **band D (58)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
30	75

Environmental Impact (CO₂) Rating

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

Your current rating is **band F (30)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£225.00
2 Internal or external wall insulation	£4,000 - £14,000	£1326.00
3 Floor insulation (suspended floor)	£800 - £1,200	£741.00

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](https://www.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)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Electric storage heaters	★★★★☆	★★☆☆☆
Main heating controls	Controls for high heat retention storage heaters	★★★★☆	★★★★☆
Secondary heating	Room heaters, coal	—	—
Hot water	Electric immersion, off-peak	★☆☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 25% of fixed outlets	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

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


The impact of your home on the environment

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

The calculated emissions for your home are 109 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 9.5 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 5.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


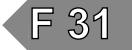

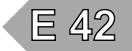












Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£6,111 over 3 years	£3,717 over 3 years	
Hot water	£1,518 over 3 years	£798 over 3 years	
Lighting	£558 over 3 years	£318 over 3 years	
Totals	£8,187	£4,833	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£75		
2 Internal or external wall insulation	£4,000 - £14,000	£442		
3 Floor insulation (suspended floor)	£800 - £1,200	£247		
4 Floor insulation (solid floor)	£4,000 - £6,000	£62		
5 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£41		
6 Low energy lighting for all fixed outlets	£60	£64		
7 Solar water heating	£4,000 - £6,000	£188		
8 Wind turbine	£15,000 - £25,000	£1025		

Choosing the right improvement package

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

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

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

1 Flat roof or sloping ceiling insulation

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

2 Internal or external wall insulation

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

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. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

4 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work and may also require a building warrant so it is best to check with your local authority building standards department.

5 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

6 Low energy lighting

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

7 Solar water heating

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

8 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

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

LZC energy sources present:

- Solar photovoltaics

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)	16,408	(316)	(235)	(3,557)
Water heating (kWh per year)	2,179			

Addendum

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

About this document

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

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

Assessor's name:	Mr. Paul Duncan
Assessor membership number:	EES/019937
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	dundee@shepherd.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





Property Questionnaire



property questionnaire

Property address	2 Ninelums Burntisland KY3 0AG
Seller(s)	Tracy Mckendrick & Dawn Ness
Completion date of property questionnaire	20/11/2024

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	42 years
2.	Council tax	
	Which Council Tax band is your property in?	
3.	Parking	
	<p>What are the arrangements for parking at your property? (Please tick all that apply)</p> <ul style="list-style-type: none">• Garage <input type="text" value="Yes"/>• Allocated parking space <input type="text" value="Yes"/>• Driveway <input type="text" value="Yes"/>• Shared parking <input type="text" value="No"/>• On street <input type="text" value="No"/>• Resident permit <input type="text" value="No"/>• Metered Parking <input type="text" value="No"/>• Other (please specify): <input type="text"/>	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Don't know

property questionnaire

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

property questionnaire

	Electric	
	<u>If you have answered yes, please answer the three questions below:</u>	
	i) When was your central heating system or partial central heating system installed? 2 years ago	
	(ii) Do you have a maintenance contract for the central heating system? <u>If you have answered yes, please give details of the company with which you have a maintenance contract:</u>	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it? <u>If you have answered yes, is the damage the subject of any outstanding insurance claim?</u>	Yes No
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes, please give details:</u>	No
10.	Services	
a.	Please tick which services are connected to your property and give details of the supplier:	
	Services	Connected
	Gas or liquid petroleum gas	No
	Water mains or private water supply	Yes
	Electricity	Yes
	Mains drainage	Yes
		Supplier
		Scottish Water
		Local Authority

property questionnaire

	Telephone	Yes	
	Cable TV or satellite	Yes	
	Broadband	Yes	
b.	Is there a septic tank system at your property?		Yes
	<u>If you have answered yes</u> , please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?		Don't know
	(ii) Do you have a maintenance contract for your septic tank?		No
	<u>If have answered yes</u> , details of the company with which you have a maintenance contract:		
11.	Responsibilities for shared or common areas		
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?		
	<u>If you have answered yes</u> , please give details:		
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?		No
	<u>If you have answered yes</u> , please give details:		
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		No
d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?		No
	<u>If you have answered yes</u> , please give details:		
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?		No
	<u>If you have answered yes</u> , please give details:		
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)		No
	<u>If you have answered yes</u> , please give details:		

property questionnaire

12.	Charges associated with the property	
a.	Is there a factor or property manager for your property? <u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:	No
b.	Is there a common buildings insurance policy? <u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?	Yes Don't know
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.	
13.	Specialist work	
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? <u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property. Damp course	Yes
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? <u>If you have answered yes</u>, please give details: Damp course	Yes
c.	<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	No
14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following?	

property questionnaire

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

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

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

Name(s): Tracy Mckendrick

Date: 20/11/2024



Home Report
Valuation Report
Executory Valuation
Tax Valuations
Separation Valuation
Private Sale Valuation
New Build & Plot Valuation
Insurance Reinstatement Valuation
Portfolio Valuation
Rental Valuation
Drive By & Desktop Valuation
Energy Performance Certificate (EPC)
Level Two Survey & Valuation Report
Level Two Condition Report
Expert Witness Report



Commercial Valuation
Commercial Agency
Acquisitions Consultancy
Commercial Lease Advisory
Rent Reviews
Asset Management
Development Appraisals & Consultancy
Auctions
Property Management
Professional Services
Licensed Trade & Leisure
Expert Witness Report
Rating
Property Investment
Public Sector



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

Aberdeen

△△△ 01224 202800

Ayr

△△ 01292 267987

Bearsden

△△ 0141 611 1500

Belfast

△ 02890 912975

Birmingham

△ 0121 270 2266

Coatbridge

△△ 01236 436561

Cumbernauld

△△ 01236 780000

Dalkeith

△△ 0131 663 2780

Dumbarton

△△ 01389 731682

Dumfries

△△△ 01387 264333

Dundee

△△ 01382 200454
△ 01382 220699

Dunfermline

△△ 01383 722337
△ 01383 731841

East Kilbride

△△ 01355 248535

Edinburgh

△△ 0131 2251234
△ 0131 557 9300

Elgin

△△ 01343 553939

Falkirk

△△ 01324 635 999

Fraserburgh

△△ 01346 517456

Galashiels

△△ 01896 750150

Glasgow

△△△ 0141 331 2807

Glasgow South

△△ 0141 649 8020

Glasgow West End

△△ 0141 353 2080

Greenock

△△ 01475 730717

Hamilton

△△ 01698 897548

Inverness

△△△ 01463 712239

Kilmarnock

△△ 01563 520318

Kirkcaldy

△△ 01592 205442

Leeds

△ 0113 322 5069

Livingston

△△ 01506 416777

London

△△ 02033 761 236

Montrose

△△ 01674 676768

Motherwell

△△ 01698 252229

Musselburgh

△△ 0131 653 3456

Oban

△△ 01631 707 800

Paisley

△△ 0141 889 8334

Perth

△△ 01738 638188
△ 01738 631631

Peterhead

△△ 01779 470766

St Andrews

△△ 01334 477773
△ 01334 476469

Saltcoats

△△ 01294 464228

Stirling

△△ 01786 450438
△ 01786 474476