JOHN S STOCKAN, BSc FRICS
Chartered Surveyor

Property address:	Craiglands Birsay Orkney KW17 2ND
Customer:	Roger William Philby
Customer address:	Craiglands Birsay Orkney KW17 2ND
Date of inspection:	06 March 2017

Home Report

Prepared by: John S Stockan Chartered Surveyor, Holland House, Harray, Orkney, KW17 2LQ

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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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

Description	A detached single storey dwelling house, numerous outbuildings and approximately 2.5 acres of ground.
Accommodation	Ground Floor: Front Entrance Hall and Passage, Sitting Room, Kitchen, (4) Bedrooms, Bathroom, En-Suite Shower Room, Rear Entrance Hall.
Gross internal floor area (m^2)	The gross internal floor area of the property is approximately 116m^2.
Neighbourhood and location	The property is situated on the Skidge Road in Birsay in the north west of Mainland Orkney. The property is in a rural location with good views down to the Brough of Birsay. Local amenities including a primary school, shops and doctor are available in Dounby. Most other facilities can be obtained in Kirkwall or Stromness. Neighbouring properties are mainly scattered farms.

Age	The original stone property is likely to be in excess of 100 years old but was renovated and extended about 35 years ago.
Weather	The weather was dry and bright. The report should be read in context of these weather conditions.
Chimney stacks	There are three stone built chimney stacks each with a harled finish, concrete cope and lead flashings around. Only one of the chimneys is currently in use. Of the two unused ones only one has been fitted with a ventilated capping. Metal flue pipe through the ridge of the pitched roof which serves the stove in the sitting room. Metal flue pipe from the kitchen range with an "H" shaped cowl on top. *Visually inspected with the aid of binoculars where appropriate.*
Roofing including roof space	Pitched timber framed roof structure comprising timber rafters (some with strengthening pieces fitted to the side), board sarking, felt and asbestos cement slates. Ridge tiles bedded in mortar. The roof space was noted to be insulated to a depth of approximately 150mm. The kitchen extension has a flat timber deck roof waterproofed with built-up felt coverings having a mineral surfaced top layer. Lead cover flashing at the abutment with the gable wall of the house. *Sloping roofs were visually inspected with the aid of binoculars where appropriate.* *Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.* *Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.*

Rainwater fittings	Rainwater fittings are grey uPVC gutters and tubular downpipes. *Visually inspected with the aid of binoculars where appropriate.*
Main walls	The mains walls of the original building are stone built with a harled finish. Harling repairs on the gable walls where the roof skews were removed. The extension is thought to have cavity blockwork walls (but this cannot be confirmed) with a roughcast finish. *Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.*
Windows, external doors and joinery	Windows are double glazed uPVC casements (some carry a date stamp on the glass of 1999). External doors are double glazed uPVC units. Plastic fascia boards have been fitted around the flat roof. *Internal and external doors were opened and closed where keys were available.* *Random windows were opened and closed where possible.* *Doors and windows were not forced open.*
External decorations	There are no externally decorated areas to the house. *Visually inspected.*
Conservatories / porches	There are no conservatories or porches. *Visually inspected.*
Communal areas	There are no communal areas. *Circulation areas visually inspected.*

Garages and permanent outbuildings	There are extensive outbuildings comprising the following (all areas given below are gross internal floor areas) 1 Showroom and Craft Workshop extending to 33m^2. Block walls, pitched corrugated asbestos roof and plasterboard lined internally. Suspended timber and concrete floors. 2 Garage, Workshop & Fuel Store extending to 54m^2. Block walls, shallow monopitched roof clad with corrugated metal sheeting, concrete and flagstone floor. Toilet in the corner. 3 Store/Smoke House extending to 18m^2. Of similar construction to 2 above. 4 Former Byre (currently used to house poultry) extending to 34m^2. Block walls, pitched corrugated asbestos roof and concrete floor. 5 Shed/Former Byre extending to 51m^2. Stone walls, pitched corrugated asbestos roof and concrete and flagstone floor. 6 Garage/Implement Shed extending to 56m^2. Block walls, pitched corrugated asbestos roof and concrete floor. 7 Former Byre/ Loose Court extending to 94m^2. Block walls, pitched corrugated asbestos roof and concrete floor. 8 Wood Shed extending 22m^2. Stone walls, pitched corrugated asbestos roof and flagstone floor. Floored loft space. 9 Detached Poultry Shed extending to 8m^2. Stone walls and pitched corrugated asbestos roof. 10 Detached Implement Shed extending to 67m^2. This building is in very dilapidated condition with large areas of roof sheeting having blown off. *Visually inspected.*

Outside areas and boundaries	The site is defined mainly by stone dykes and is understood to extend to about 2.5 acres. Hardcore drive and parking area to the rear of the house. Stone walled front garden with grassed and gravel covered areas. Various borders and raised bed. The remainder of the ground is covered in rough grass. *Visually inspected.*
Ceilings	Several timber lined ceilings in the original house with the remainder being mainly plasterboard. Mock beams to the ceiling in Bedroom 4. *Visually inspected from floor level.*
Internal walls	The inside faces of the external walls are either finished with lath and plaster or strapped and lined with plasterboard. Internal partitions are of timber stud construction and finished with plasterboard, timber linings or lath and plaster. *Visually inspected from floor level.* *Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*
Floors including sub floors	The three bedrooms in the original house all have suspended timber floors. No access was obtained under these floors but there are a few underfloor vents in the external walls. The remainder of the floors are of solid construction. The floors in the extension are likely to be of concrete construction but unable to confirm the type of solid floors in the original building. *Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.* *Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.* *Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.*

Internal joinery and kitchen fittings	The internal joinery consists of panelled, flush or glazed timber doors and moulded timber facings and skirtings. The kitchen joinery consists of fitted units with recently fitted, purpose made doors (on existing carcassing) and laminate worktops. Fitted wardrobes in two bedrooms and various hall cupboards. Retractable loft ladder. *Built-in cupboards were looked into but no stored items were moved.* *Kitchen units were visually inspected excluding appliances.*
Chimney breasts and fireplaces	There are no open fireplaces as the original ones have been removed and the openings built up. There is an enclosed multi-fuel stove in the sitting room set in a former stone fireplace opening. The original flue has been sealed but a metal flue pipe serves the stove. It is exposed and runs up the front of the chimney breast. *Visually inspected. No testing of the flues or fittings was carried out.*
Internal decorations	Decorated areas include emulsioned, painted or papered walls and ceilings and mainly painted joinery items. Bedroom 4 has an artex finish to the walls. *Visually inspected.*
Cellars	There are no cellars. *Visually inspected where there was safe and purpose-built access.*
Electricity	The property is served by a mains electricity supply to a fuse board and meter in the entrance hall. PVC sheathed cables to power and lighting circuits.

	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.
Gas	There is no mains gas in Orkney. Bottle gas for cooking. *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.*
Water, plumbing and bathroom fittings	There is a mains water supply to the property. The pipework, where visible, is of copper and uPVC construction. Sanitary ware to the bathroom includes a WC, wash-hand basin and bath with a mixer shower over. The en-suite shower room has a WC, wash hand basin and wet room type shower (mixer). The kitchen has a plastic covered insert sink. *Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.*
Heating and hot water	The property is heated by a Trianco oil fired boiler (in the kitchen) which heats radiators throughout the house. Micro-bore piping has been used to feed the radiators. Oil fired Rayburn range in the kitchen for cooking. Enclosed multi-fuel stove in the sitting room. Domestic hot water is provided from an unvented, indirect, insulated cylinder in the loft which is heated from the oil boiler or by an immersion. The cylinder carries an installation date of 02/03/2011.

	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. *No tests whatsoever were carried out to the system or appliances.*
Drainage	The property connects to a private drainage system incorporating a septic tank. *Drainage covers etc were not lifted.* *Neither drains nor drainage systems were tested.*
Fire, smoke and burglar alarms	There is a smoke detector in the hall. *Visually inspected.* *No tests whatsoever were carried out to the system or appliances.*

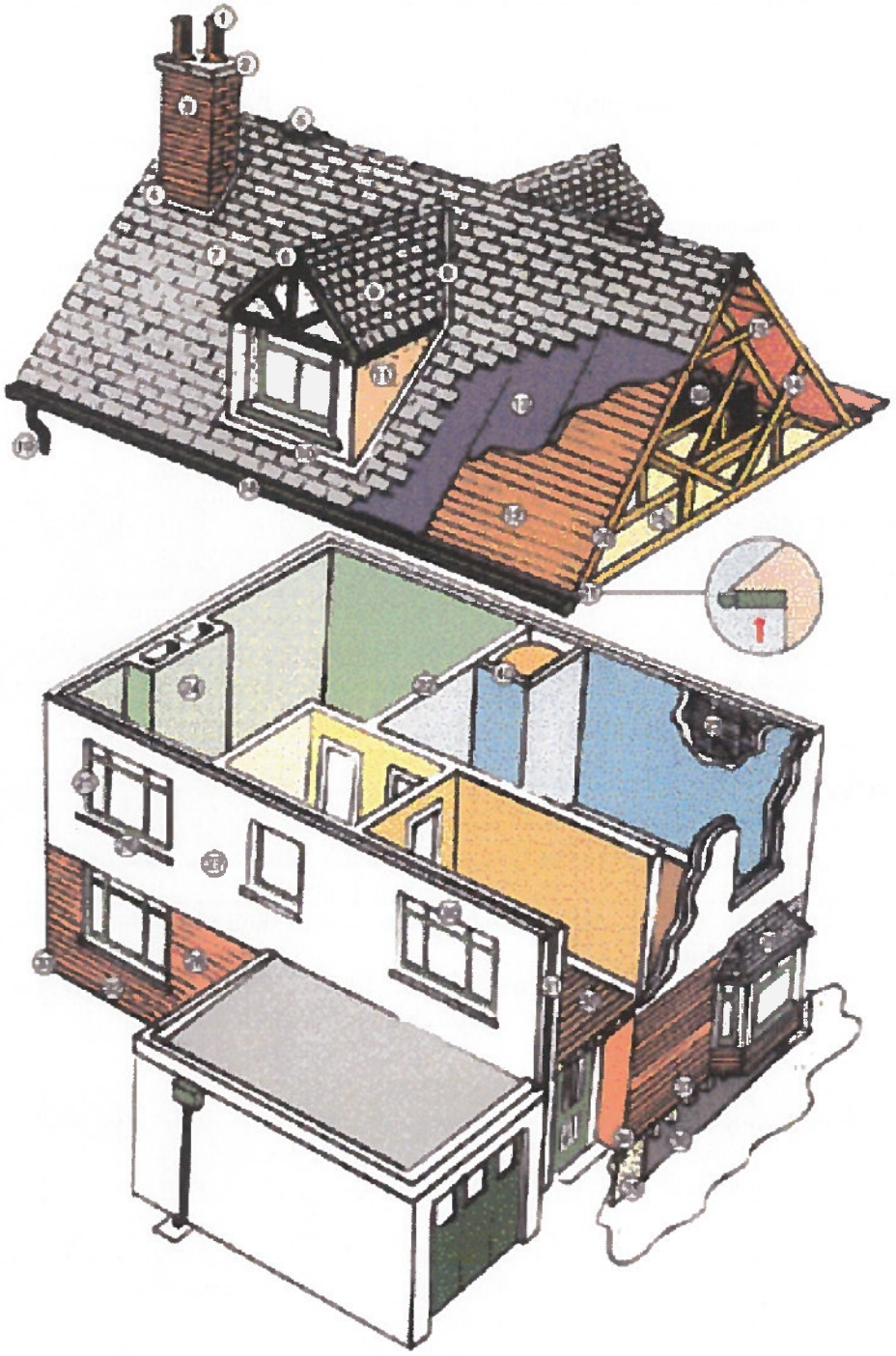
Any additional limits to inspection:

At the time of my inspection the property was occupied and fully furnished with floors fully covered throughout.

I have not carried out an inspection for Japanese Knotweed and for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of this property or within neighbouring properties. Japanese Knotweed can be very difficult and expensive to eradicate.

I have not carried out any tests nor done any investigations in regard to the levels of radon gas in the property. Some properties in Orkney have high levels of radon gas which may be injurious to health.

Sectional diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partiton wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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 terms.

2. CONDITION

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

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

Structural movement

Repair category	1
Notes:	No matters noted requiring comment.

Dampness, rot and infestation

Repair category	2
Notes:	Some dampness was recorded on the wall under the window in Bedroom 3. Informed that the woodworm in the roof timbers was treated some time ago – possibly at the time of the renovations.

Chimney stacks

Repair category:	2
Notes:	Cracking noted to the harling and copes. Unused flues should have ventilated cappings fitted. There is some old water streaking down the metal flue pipe from the stove in the sitting room. Informed that this has now been resolved.

Roofing including roof space

Repair category:	2
Notes:	Some spalling to the slates on the rear roof slope over Bedrooms 2 & 3. Quite a bit of lichen growth on sections of the slating. Missing pointing to the ridge tiles. This type of slate does have a finite life-span. Perished felt covering the skew at the intersection with the outbuilding.

Rainwater fittings

Repair category:	1
Notes:	No significant defects noted.

Main walls	
Repair category:	2
Notes:	The stone footings to sections of the stone walls are exposed. Care should be taken to ensure that they do not become under-mined. Various cracks noted in the harling. Loose roughcast over the gable kitchen window and burst render to the soffit of the rear hall window. Some moss growth at the base of the walls.
Windows, external doors and joinery	
Repair category:	1
Notes:	No significant defects noted.
External decorations	
Repair category:	N/A
Notes:	There are no externally decorated areas.
Conservatories / porches	
Repair category:	N/A
Notes:	There are no conservatories/porches.
Communal areas	
Repair category:	N/A
Notes:	There are no communal areas.
Garages and permanent outbuildings	
Repair category:	2
Notes:	The outbuildings are likely to require ongoing maintenance to the roof sheeting (rusted and cracked in places), guttering and external joinery items in particular.
Outside areas and boundaries	
Repair category:	1
Notes:	There is scope for further development of the ground out-with the garden area.

Ceilings	
Repair category:	1
Notes:	No significant defects noted.
Internal walls	
Repair category:	1
Notes:	No significant defects noted.
Floors including sub-floors	
Repair category:	1
Notes:	No significant defects noted.
Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No significant defects noted. Bedroom 3 door handle requires adjustment.
Chimney breasts and fireplaces	
Repair category:	1
Notes:	No significant defects noted but vents should be fitted into the built-up openings.
Internal decorations	
Repair category:	1
Notes:	No significant defects noted. It should be noted that some earlier forms of Artex contained asbestos and the recommended precautions should be taken if it was to be removed, cut or drilled.
Cellars	
Repair category:	N/A
Notes:	There are no cellars.

Electricity	
Repair category:	2
Notes:	Older type fuse box still in use. Some untidy cabling in the loft. Advise that the installation be tested by a qualified electrician. There is no evidence of recent testing and failure to service and test increases safety risks.
Gas	
Repair category:	1
Notes:	No significant defects noted. There is no evidence of recent testing. Failure to service and test can increase safety risks. Pipework and appliances should be maintained on an annual basis by a Gas Safe registered consultant.
Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	Evidence of vermin chewing the pipe insulation in the loft. The plastic water tank in the loft is not insulated. Also some uninsulated pipework in the loft. External soil vent pipe does not extend up past the eaves.
Heating and hot water	
Repair category:	1
Notes:	Older type oil boiler still in use and there are more efficient ones now available.
Drainage	
Repair category:	1
Notes:	No significant defects noted but no detailed inspection was made.

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 comments above for detailed information.

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

Repair Categories

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
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	Yes
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

Check

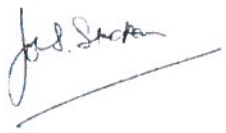
- Ownership and responsibilities for the boundary treatments and access road/track.
- That all necessary Local Authority approvals were obtained for the renovation work and extension and that completion certificates were issued.
- That the Title is clean and Heritable with no onerous burdens or conditions.
- That the septic tank conforms to SEPA regulations.

Estimated re-instatement cost for insurance purposes

£ 650,000 (Six Hundred and Fifty Thousand Pounds)

Valuation and market comments

The market value of the property as described in this report is £ 225,000 (Two Hundred and Twenty Five Thousand Pounds)
This figure assumes vacant possession and that the property is unaffected by adverse planning proposals, onerous burdens, title restrictions and servitude rights.

Signed	
Surveyors Name	John S Stockan, FRICS
Company Name	John S Stockan Chartered Surveyor
Address:	Holland House, Harray, Orkney, KW17 2LQ
Date of report:	13 March 2017

Energy Performance Certificate (EPC)

Dwellings

Scotland

CRAIGLANDS, SKIDGE ROAD, BIRSAY, ORKNEY, KW17 2ND

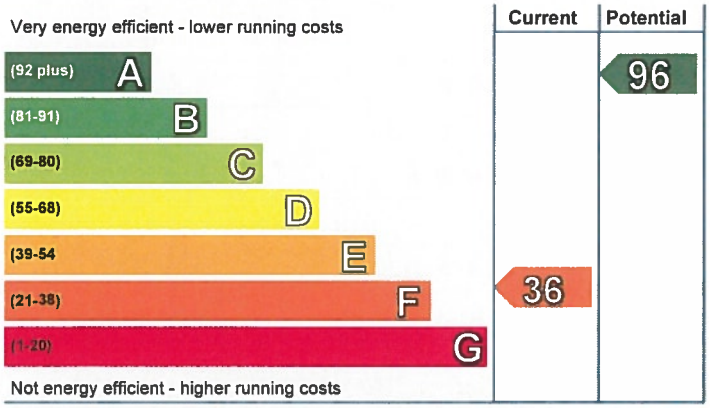
Dwelling type:	Detached bungalow	**Reference number:**	0700-0260-0829-6100-1733
Date of assessment:	06 March 2017	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	13 March 2017	**Approved Organisation:**	Elmhurst
Total floor area:	116 m²	**Main heating and fuel:**	Boiler and radiators, oil
Primary Energy Indicator:	375 kWh/m²/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 CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£5,073**	See your recommendations report for more information
Over 3 years you could save*	**£2,589**	

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

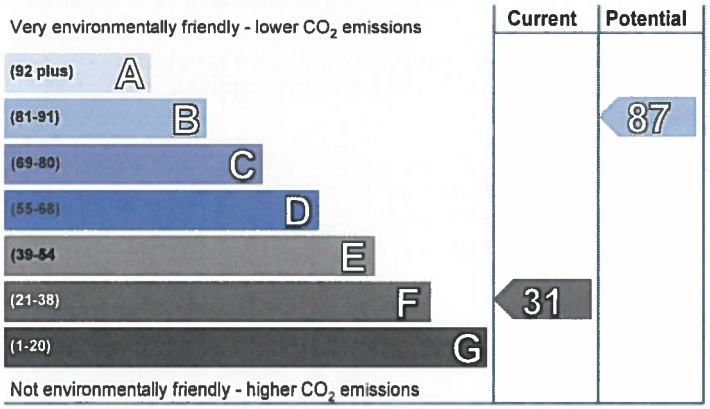


Energy Efficiency Rating

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

Your current rating is **band F (36)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (31)**. 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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£87.00	✓
2 Flat roof insulation	£850 - £1,500	£165.00	✓
3 Cavity wall insulation	£500 - £1,500	£180.00	✓

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.

GREEN DEAL APPROVED

The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

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, partial insulation (assumed)	★★★☆☆	★★★☆☆
	Cavity wall, as built, partial insulation (assumed)	★★★☆☆	★★★☆☆
Roof	Pitched, 150 mm loft insulation	★★★★☆	★★★★☆
	Flat, limited insulation (assumed)	★★☆☆☆	★★☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, oil	★★☆☆☆	★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 87% of fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 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 98 kg $CO_2/m^2/yr$.

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 11 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 8.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,278 over 3 years	£2,013 over 3 years	You could save £2,589 over 3 years
Hot water	£555 over 3 years	£231 over 3 years	
Lighting	£240 over 3 years	£240 over 3 years	
Totals	**£5,073**	**£2,484**	

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		Green Deal
				Energy	Environment	
1	Increase loft insulation to 270 mm	£100 - £350	£29	F 37	F 32	✓
2	Flat roof insulation	£850 - £1,500	£55	E 39	F 33	✓
3	Cavity wall insulation	£500 - £1,500	£60	E 41	F 35	✓
4	Internal or external wall insulation	£4,000 - £14,000	£190	E 49	E 42	✓
5	Floor insulation (suspended floor)	£800 - £1,200	£116	E 54	E 46	✓
6	Floor insulation (solid floor)	£4,000 - £6,000	£57	D 57	E 49	✓
7	Upgrade heating controls	£350 - £450	£79	D 60	E 51	✓
8	Replace boiler with new condensing boiler	£2,200 - £3,000	£235	C 69	D 62	✓
9	Solar water heating	£4,000 - £6,000	£41	C 71	D 65	✓
10	Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£253	C 79	C 72	✓
11	Wind turbine	£15,000 - £25,000	£556	A 96	B 87	✓

Measures which have a green deal tick ✓ are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick ✓ may need additional finance. To find out how you could use Green Deal finance to improve your property, visit www.greenerscotland.org or contact the Home Energy Scotland hotline on 0808 808 2282.

Alternative measures

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

- External insulation with cavity wall insulation
- Biomass boiler (Exempted Appliance if in Smoke Control Area)

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.

energy saving trust

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

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

1 Loft insulation

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

2 Flat roof insulation

Insulating a flat roof 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 this with your local authority building standards department.

3 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the Building Standards Division's section of the Scottish Government website (www.scotland.gov.uk/Topics/Built-Environment/Building/Building-standards/publications/pubguide/cavitywallinsul) or the National Insulation Association (www.nationalinsulationassociation.org.uk).

4 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 planning permission might be required and that building regulations apply to this work so it is best to check with your local authority whether a building warrant or planning permission will be required.

5 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 this with your local authority building standards department.

6 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 this with your local authority building standards department.

7 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations generally apply to this work and a building warrant may be required, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

8 Condensing boiler

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

9 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.

10 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check 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 solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

11 Wind turbine

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

Low and zero carbon energy sources

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

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

Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	21,648	(454)	(934)	(2,941)
Water heating (kWh per year)	2,739			

Addendum

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

About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), 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. John Stockan
Assessor membership number: EES/009260
Company name/trading name: John S Stockan FRICS
Address: Chartered Surveyor Holland House
Harray
Orkney Isles
KW17 2LQ
Phone number: 01856 771400
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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.

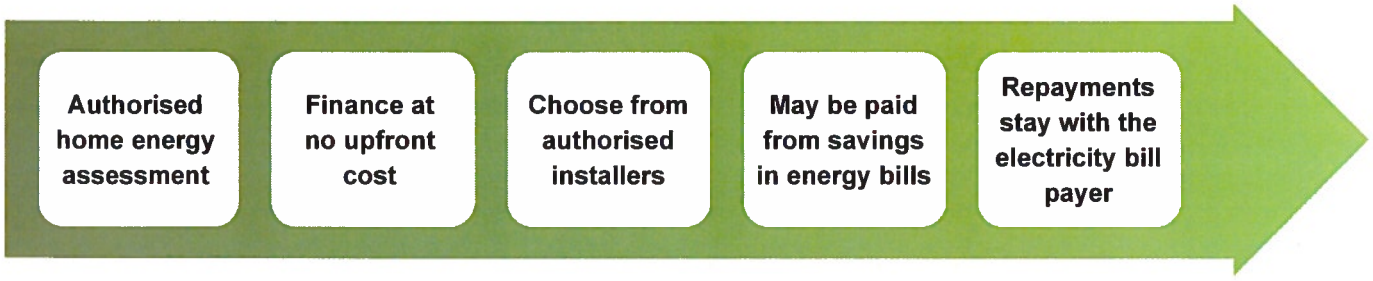
Use of this energy performance information

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.

Opportunity to benefit from a Green Deal on this property

Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit **www.greenerscotland.org or call 0808 808 2282.**