Home Report

Property address: Cedar Cottage
Finstown
Orkney
KW17 2EG

Customer: Ruby Harvey

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Finstown
Orkney
KW17 2EG

Date of inspection: 19th March 2018

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	The property comprises a detached 2-bedroomed cottage, with separate greenhouse, workshop, garage, and garden ground. The property is used for entirely residential purposes. The front of the property faces south-west.
Accommodation	Sitting Room, Kitchen/Dining Room, Two (2) Bedrooms, Bathroom, Entrance Vestibule, Hall, Conservatory. Note the rear extension is at a lower level than the original house.
Gross internal floor area (m^2)	The gross internal floor area of the house approximately 76m2. The area of the Conservatory is approximately 4m2.
Neighbourhood and location	The property is situated alongside the public road in Finstown, in Orkney's West Mainland. Local services, including shops and a Primary School, can be found in Finstown. The usual full range of amenities can be found in Kirkwall, which is approximately 7 miles from the house.
Age	The original house is understood to be approximately 150 years old; the rear extension is thought to be around 30 years old.

SINGLE SURVEY

Weather	The weather was bright and cold, following a period of changeable weather. The report should be read in context of these weather conditions.
Chimney stacks	There are two chimney stacks, one to each gable of the original house. Both are fitted with a single chimney can. Chimney stacks are harled externally with cast concrete copes. *Visually inspected with the . of binoculars where appropriate.*
Roofing including roof space	Pitched timber roof structure to the original cottage, comprising timber trusses, timber sarking boards and Welsh slates. Clay ridge tiles, including two vented ridge pieces. Concrete skews to the verges Access to the roof space is available through an attic hatch in the Hall. Fibreglass insulation has been fitted to the ceiling joists, to a depth of 250mm. Flat roof to the rear extension, clad with mineralised roofing felt. Polycarbonate roof to the conservatory. *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.* *Head and shoulders inspection of the roof space only.*
Rainwater fittings	uPVC gutters and down pipes. *Visually inspected with the aid of binoculars where appropriate.*
Main walls	The main walls to the original cottage are of stonework construction. Cavity block walls to the rear extension. Front elevation has been pointed; all other elevations have been wet harled. All walls are strapped and lined internally. *Visually inspected with the aid of binoculars where appropriate.* *Foundations and concealed parts were not exposed or inspected.*

Windows, external doors and joinery	All windows are uPVC double glazed. Mahogany finish to original cottage; white to rear extension and conservatory. uPVC double glazed front door with a narrow glazed side panel. Door to conservatory is double glazed uPVC in white. White uPVC fascia boards to rear extension. *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	The harled external walls, concrete skews, and window surrounds to the front elevation, have all been painted with masonry paint. *Visually inspected.*
Conservatories / porches	There is a conservatory to the rear of the property, consisting of block-work dwarf walls, uPVC double glazed windows and entrance door, and polycarbonate roof. *Visually inspected.*
Communal areas	The driveway leading to the car parking space at the bottom of the garden is shared with the neighbouring property. *Circulation areas visually inspected.*
Garages and permanent outbuildings	There is a block built shed, timber framed garage and lean-to greenhouse at the bottom of the garden. *Visually inspected.*
Outside areas and boundaries	Small gravelled area to the front of the property, between the original cottage and the main road; stone walls to the boundaries. The garden area to the rear of the property extends down to the shed and greenhouse and is laid to grass with mature trees and shrubs; timber fencing to the boundaries of the rear garden. *Visually inspected.*

Ceilings	Timber boards to the ceilings of the Sitting Room and Bedroom in the original cottage. Lowered false ceiling to the Entrance Vestibule and rear Hall. Plasterboard ceilings to the rear extension. *Visually inspected from floor level.*
Internal walls	Internal walls are lined with plasterboard. *Visually inspected from floor level.* *Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*
Floors including sub floors	Solid concrete ground floor to the original house; suspended timber ground floor to the rear extension. No access to the sub-floor was possible. Fitted floor coverings throughout. *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 softwood door frames, skirtings & facings. Oak finishes to the Kitchen/Dining Room. Plywood window cills and ingoes. Flush plywood internal doors, with oak doors to the kitchen and to the wardrobe in the bedroom in the extension. There are a range of modern floor and wall units to the kitchen. *Built-in cupboards were looked into but no stored items were moved.* *Kitchen units were visually inspected excluding appliances.*
Chimney breasts and fireplaces	There is a chimney breast and fireplace in the sitting room. At the time of inspection, an electric fire was fitted within the fireplace opening. The fireplace in the bedroom has been sealed. *Visually inspected. No testing of the flues or fittings was carried out.*

Internal decorations	All internal plasterboard walls and ceilings have been painted or wallpapered. Timber finishes and timber ceiling linings have been varnished or painted. Tiled splash-backs have been fitted in the kitchen and behind the wash-hand basin in the bathroom. Vinyl wall finishes to the bath/shower. Floor coverings consist of carpet and vinyl. *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 distribution board and dual tariff meter in a cupboard in the Rear Hall. PVC sheathed cables to power and lighting circuits. Fitted electric hob & oven. *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. *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 includes: Kitchen: Single bowl stainless steel sink and drainer. Bathroom: Bath with mixer shower above, wash-hand basin in Vanity Unit, WC. *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 electric storage heaters to most rooms. Electric panel heater to the rear Bedroom. There is an electric focal point fire fitted to the fireplace in the Sitting Room. Hot water is provided by the electric immersion in the hot water cylinder. *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	Drainage is understood to connect to the public sewer. *Drainage covers etc were not lifted.* *Neither drains nor drainage systems were tested.*
Fire, smoke and burglar alarms	There is a smoke detector fitted to the Hall ceiling. *Drainage covers etc were not lifted.* *Neither drains nor drainage systems were tested.*

Any additional limits to inspection:

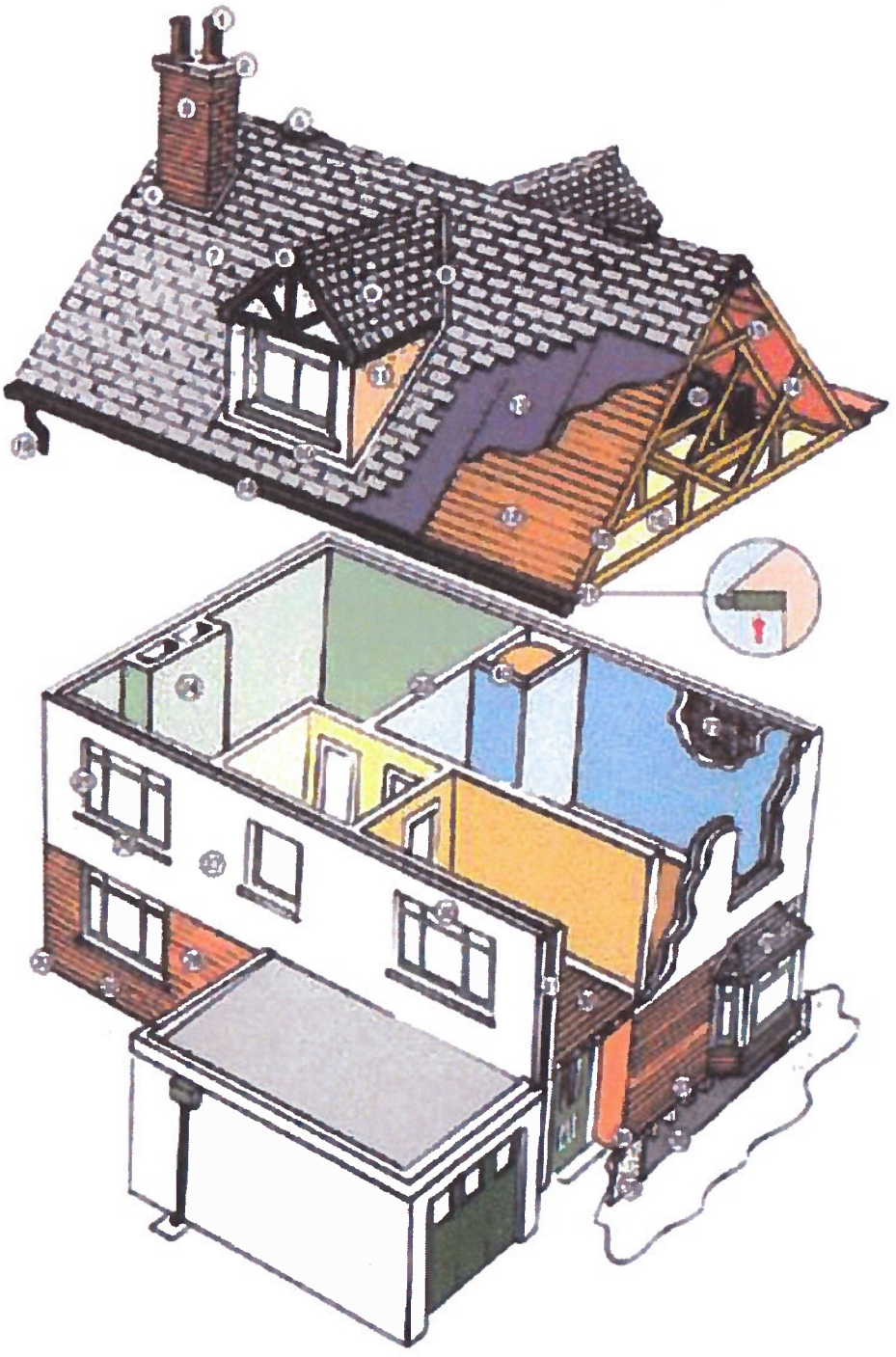
At the time of our inspection the property was occupied and fully furnished with floors fully covered throughout.

No access was available behind wall linings, to the solum, or to the structure of the flat roof.

No inspections were carried out for Japanese Knotweed or for radon levels.

The effectiveness of the drainage system was not tested.

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 loft
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards / skews
21. Soffit boards
22. Partition 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

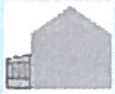
Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these terms.

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:	Cracks in the harling were noted to the junctions between the original cottage and the rear extension. However, a structural survey carried out in October 2012 indicated that the structural integrity of the walls has not been compromised.
Dampness, rot and infestation	
Repair category	2
Notes:	Sarking and structural roof timbers were noted to be damp. Two vents have been fitted to the ridge, which should be reducing the moisture level. This should be monitored and additional ventilation installed if required.
Chimney stacks	
Repair category:	2
Notes:	Harling to the chimney stacks is cracked in places.
Roofing including roof space	
Repair category:	1
Notes:	No significant defects noted. A few missing slates noted.
Rainwater fittings	
Repair category:	1
Notes:	No significant defects noted.
Main walls	
Repair category:	2
Notes:	Cracks between original house and rear extension – see note above. Minor cracks noted to ingoes and cills to front elevation.

Windows, external doors and joinery	
Repair category:	1
	No significant defects noted.
External decorations	
Repair category:	1
Notes:	The masonry paint has flaked off in localised areas, and is patchy.
 **Conservatories / porches**	
Repair category:	1
Notes:	No significant defects noted.
Communal areas	
Repair category:	1
Notes:	No significant defects noted.
Garages and permanent outbuildings	
Repair category:	1
	No significant defects noted.
Outside areas and boundaries	
Repair category:	1
Notes:	No significant defects noted. Note: the external ground levels are higher than floor levels to the western elevation of the house.
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.
Chimney breasts and fireplaces	
Repair category:	1
Notes:	No significant defects noted.
Internal decorations	
Repair category:	2
Notes:	Cracks noted to wallpapered ceiling in front Vestibule and Hall. Patchy ceiling to the Kitchen/Dining Room.
Cellars	
Repair category:	N/A
Notes:	There are no cellars.
Electricity	
Repair category:	1
Notes:	The electrical installation appears dated. There is no evidence of recent testing and failure to service and test increases safety risks.
Gas	
Repair category:	N/A
Notes:	There is no gas installation.
Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No significant defects noted.
Heating and hot water	
Repair category:	1
Notes:	No significant defects noted.
Drainage	
Repair category:	1
Notes:	No significant defects noted.

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	1
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	1
Communal areas	1
Garages and permanent outbuildings	1
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	2
Cellars	N/A
Electricity	1
Gas	N/A
Water, plumbing and bathroom fittings	1
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 & Lower 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?	No
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?	No
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

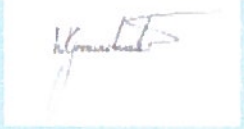
- Ownership and responsibilities for the boundary treatments.
- Rights and responsibilities for mutual parts, shared fences etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.
- Rights and responsibilities for the shared access track.

Estimated re-instatement cost for insurance purposes

£200,000 (Two Hundred Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £125,000 (One 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	Billy Groundwater, AssocRICS
Company Name	Orkney Surveying Services
Address:	Castlehowe, Sower Road, Orphir, Orkney, KW17 2RE
Date of report:	20th March 2018

Energy Performance Certificate (EPC)

Dwellings

Scotland

CEDAR COTTAGE, FINSTOWN, ORKNEY, KW17 2EG

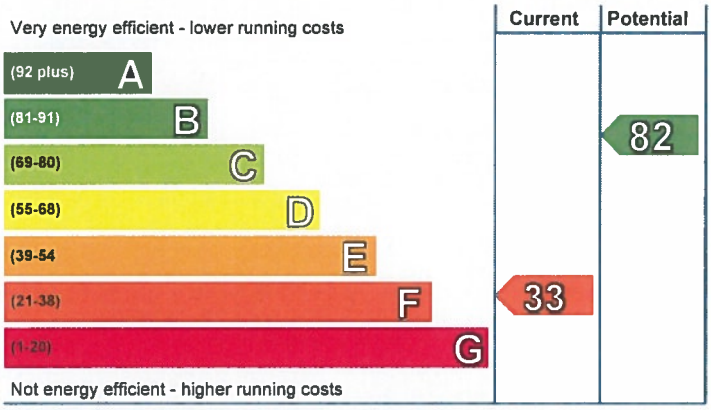
Dwelling type:	Detached bungalow	**Reference number:**	0140-2551-2070-9098-4225
Date of assessment:	19 March 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	20 March 2018	**Approved Organisation:**	Elmhurst
Total floor area:	76 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	896 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*	**£6,408**	See your recommendations report for more information
Over 3 years you could save*	**£3,471**	

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

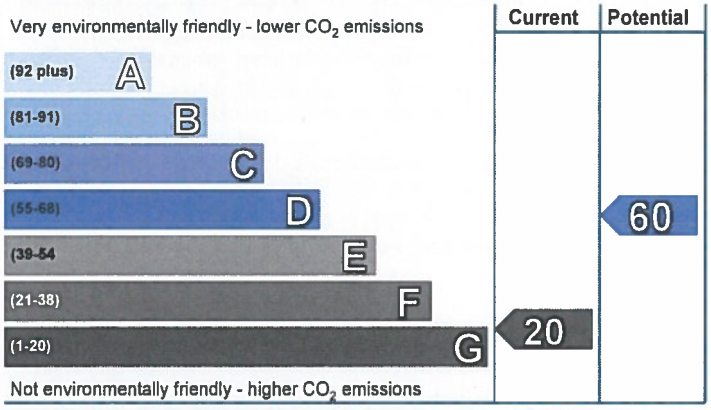


Energy Efficiency Rating

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 (33)**. 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 G (20)**. 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 Flat roof or sloping ceiling insulation	£850 - £1,500	£297.00	
2 Cavity wall insulation	£500 - £1,500	£351.00	
3 Internal or external wall insulation	£4,000 - £14,000	£714.00	

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, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, partial insulation (assumed)	★★★☆☆	★★★☆☆
Roof	Pitched, 250 mm loft insulation	★★★★☆	★★★★☆
	Flat, limited insulation (assumed)	★★☆☆☆	★★☆☆☆
Floor	Solid, no insulation (assumed)	—	—
	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★★☆☆	★☆☆☆☆
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★☆☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 27% 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 152 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 12 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 7.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£5,211 over 3 years	£2,466 over 3 years	You could save £3,471 over 3 years
Hot water	£891 over 3 years	£294 over 3 years	
Lighting	£306 over 3 years	£177 over 3 years	
Totals	**£6,408**	**£2,937**	

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	Flat roof or sloping ceiling insulation	£850 - £1,500	£99	F 36	F 23	✓
2	Cavity wall insulation	£500 - £1,500	£117	E 39	F 26	✓
3	Internal or external wall insulation	£4,000 - £14,000	£238	E 47	F 32	✓
4	Floor insulation (suspended floor)	£800 - £1,200	£111	E 51	F 36	✓
5	Floor insulation (solid floor)	£4,000 - £6,000	£85	E 54	E 39	✓
6	Add additional 80 mm jacket to hot water cylinder	£15 - £30	£22	D 55	E 40	✓
7	Low energy lighting for all fixed outlets	£40	£31	D 56	E 40	
8	High heat retention storage heaters and dual immersion cylinder	£1,600 - £2,400	£401	D 68	E 47	✓
9	Solar water heating	£4,000 - £6,000	£52	C 70	E 51	✓
10	Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£276	B 82	D 60	✓

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)
- Air or ground source heat pump

Choosing the right improvement package

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

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 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 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 National Insulation Association (www.nationalinsulationassociation.org.uk).

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

4 Floor insulation (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.

5 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.

6 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.

7 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).

8 High heat retention storage heaters
Modern storage heaters have better insulation and are easier to control than the older type in this property. Ask for a quotation for new, high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

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 with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.
LZC energy sources present: There are none provided for this home

Your home's heat demand

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)	19,544	N/A	(1,317)	(2,685)
Water heating (kWh per year)	2,099			

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. William Groundwater
Assessor membership number:	EES/018633
Company name/trading name:	William Groundwater
Address:	Castlehowe Sower Road Orkney Orphir KW17 2RE
Phone number:	01856 811765
Email address:	billy@orkneysurveying.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.

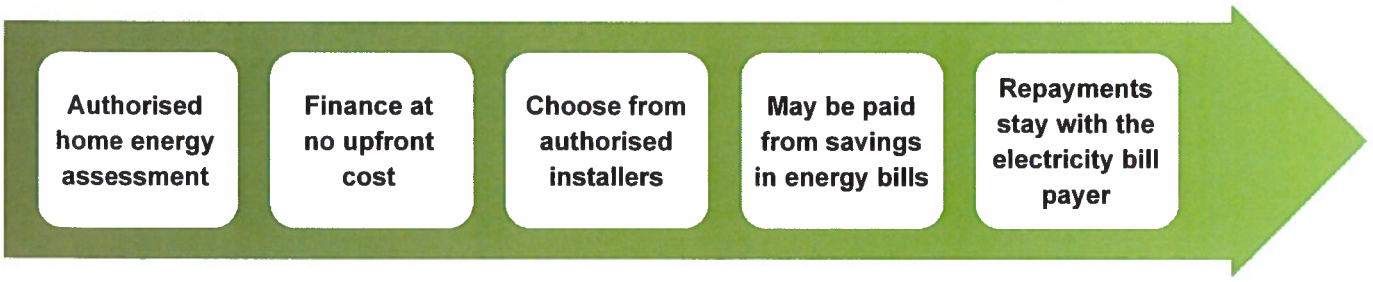
Opportunity to benefit from a Green Deal on this property

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.**



property questionnaire

Property Address	Cedar Cottage Finstown KW17 2EG

Seller(s)	Mrs R Harvey

Completion date of Property Questionnaire	28-2-18

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	**Length of Ownership**
	How long have you owned the property? 5 years
2.	**Council Tax**
	Which Council Tax band is your property in? ☐ A ☒ B ☐ C ☐ D ☐ E ☐ F ☐ G
3.	**Parking**
	What are the arrangements for parking at your property? (Please tick all that apply) Garage ☒ Allocated parking space ☐ Driveway ☐ On street ☐ Resident Permit ☐ Metered parking ☐ Shared parking ☐ Other (please specify)

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)?	**Please select** No
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	**Please select** No.
6.	**Alterations/Additions/Extensions**	
a.	**(i)** During your time in the property, have you carried out any structural alterations, additions or extensions (for example provision of an extra bath/shower room, toilet or bedroom)? If you have answered yes, please describe below the changes which you have made:	**Please select** No.
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them.	**Please select**
b.	Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered yes, please answer the three questions below:	**Please select** No
	(i) Were the replacements the same shape and type as the ones you replaced?	**Please select**
	(ii) Did this work involve any changes to the window or door openings?	**Please select**
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):	

7.	**Central heating**	
	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). If you have answered yes or partial – what kind of central heating is there? electric storage heaters (examples: gas-fired, solid fuel, electric storage heating, gas-warm air). If you have answered yes, please answer the three questions below:	**Please select** partial
	(i) When was your central heating system or partial central heating system installed? don't know **(ii)** Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract: - **(iii)** When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate, which is less than 10 years old?	**Please select** yes
9.	**Issues that may have affected your property**	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it? If you have answered yes, is the damage the subject of any outstanding insurance claim?	**Please select** No **Please select**

b.	Are you aware of the existence of asbestos in your property? If you have answered yes, please give details:	**Please select** No
10.	**Services**	
a.	Please tick which services are connected to your property and give details of the supplier:	

Services	Connected	Supplier
Gas or liquid petroleum gas	☐	
Water mains or private water supply	☒	Scottish Water
Electricity	☒	SSE
Mains drainage	☒	Scottish Water
Telephone	☒	BT
Cable TV or satellite	☐	
Broadband	☐	

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

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? If you have answered yes, please give details:	**Please select** No
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	**Please select** No
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	**Please select** No
d.	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:	**Please select** No
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	**Please select** No

f.	As far as you are aware, is there a public right of way across any part of your property (public right of way is a way over privately-owned)? If you have answered yes, please give details:	**Please select** No
12.	**Charges associated with your property**	
a.	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	**Please select** No.
b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	**Please select** No **Please select**
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 works**	
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? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:	**Please select** No
b.	As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property? If you have answered yes, please give details:	**Please select** No
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? If you have answered yes these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	**Please select**

14.	**Guarantees**	
a.	Are there any guarantees or warranties for any of the following:	No.
	(i) Electrical work	**Please select**
	(ii) Roofing	**Please select**
	(iii) Central heating	**Please select**
	(iv) National House Building Council (NHBC)	**Please select**
	(v) Damp course	**Please select**
	(vi) Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy)	**Please select**
b.	If you have answered yes or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
c.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:	**Please select**
15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? If you have answered yes, please give details:	**Please select** 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?	**Please select** No
b.	that affects your property in some other way?	**Please select** No
c.	that requires you to do any maintenance, repairs or improvements to your property?	**Please select** No
	If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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