

ALFRED FLETT LTD

Architectural & Surveying Services



Home Report

**Headgoe
Shapinsay
Orkney
KW17 2EB**

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Home Report



Property address: Headgoe
Shapinsay
Orkney
KW17 2EB

Customer: Dr Helen Keauffling

Address: Headgoe
Shapinsay
Orkney
KW17 2EB

Date of inspection: 3rd April 2026

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	Headgoe comprises a detached house with extensive outbuildings and garden ground.
Accommodation	Ground Floor: Sitting Room, Studio, Two (2nr) Bedrooms, Bathroom, Hall, front and rear Entrance Vestibules, Kitchen/Dining Room, Utility. First Floor: Bedroom, Landing.
Gross internal floor area (m²)	The gross internal floor area of the property (not including the front and rear Vestibules, or the Utility) is approximately 143m ² .
Neighbourhood and location	The property is situated in a rural location in Shapinsay, close to the shore. Shapinsay is one of Orkney's inner north isles, with a regular ro-ro ferry link to Kirkwall.
Age	The original property is thought to date from the 1800's or earlier; the extensions are understood to have been added in 1946. Roof rooms were insulated and lined in the early 2000's. The original part of the property has recently been renovated to form a Kitchen/Dining Room.

Weather

The weather was cool and bright with regular heavy showers, following a period of changeable weather.

Chimney stacks

There are chimney stacks to both gable walls of the extension, both of which are assumed to be block-built and are dry-dashed, with concrete copes and double clay chimney cans.

There is also a flue extending up through the roof of the Utility from the oil boiler.

Visually inspected with the use of binoculars where appropriate.

Roofing including roof space

Pitched timber framed roof structures to the original cottage and the extension.

To the original property, the roof is clad with pointed Caithness slate on tiling battens, with polyurethane and fibreglass insulation to the roof space; concrete skews to the gable.

The roof of the extension is clad with fibre-cement slates (note that these may contain asbestos, depending on their age), with concrete skews to the gables; rooms formed within the roof space, with no access to inspect the roof structure or condition.

It is understood that the roof rooms were refurbished in 2004, with insulation installed.

Sloping roofs were visually inspected with the aid of binoculars where appropriate.

Head & shoulders inspection of the roof space.

Rainwater fittings

uPVC and cast iron gutters and down pipes; metal rise & fall brackets to the original property, plastic brackets to the extension.

Visually inspected with the aid of binoculars where appropriate.

Main walls

The external walls of the original property are stone-built, and are pointed externally; flagstone cills.

Cavity block walls to the extension, dry-dashed externally. Drill marks suggest that cavity wall insulation has been installed; painted concrete window cills

Visually inspected with the aid of binoculars where appropriate.

Foundations and concealed parts were not exposed or inspected.

Windows, external doors and joinery

Single glazed timber framed windows remain to the ground floor gable window, and also to the two windows to either side of the entrance door between the front porch and front vestibule.

Elsewhere, replacement uPVC double glazed windows of various ages have been installed.

Timber framed double glazed Velux rooflights to the first floor rooms.

2nr sun pipes have been installed to the Kitchen/Dining Room.

Timber front door between the Front Porch and Front Vestibule; uPVC door between the Rear Vestibule and Kitchen/Dining Room.

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 timber door and windows are painted; concrete window cills to the extension are painted.

The cast iron downpipes are painted.

Visually inspected.

Conservatories / porches

Front Porch:

Concrete floor, block walls, flat roof clad with felt, timber windows and external door.

Internal dimensions: 2.4m x 2.1m.

Rear Vestibule:

Vinyl on solid floor, wall cladding on blockwork walls, lean-to roof clad with fibre-cement sheets, timber door.

Internal dimensions: 2.7m x 1.4m.

Utility:

Flagstone floor, painted hardwall plaster on stone walls, painted hardboard ceiling with lean-to fibre-cement sheeted roof.

Internal dimensions: 3.3m x 2.4m.

Visually inspected.

Communal areas

Ownership and access details for the access track should be confirmed.

Circulation areas visually inspected.

Garages and permanent outbuildings

Extensive outbuildings to the rear and side of the house, with a variety of construction styles.

Main outbuildings

Flagstone or concrete floors, stone or block walls, pitched roofs clad with Caithness slate or fibre cement sheets, timber doors:

Byre 1: 16.5m x 8.7m

Byre 2: 11.3m x 7.0m

Double height shed: 7.0m x 6.9m

Neep Shed: 7.0m x 3.9m

Tractor Shed: 6.8m x 3.6m

Store: 5.6m x 3.5m

Metal clad wooden framed Shed

Timber floor, walls and roof structure, clad with metal profiled sheeting: 8.8m x 5.0m.

Small shed

Block walls, fibre cement sheeted roof: 2m x 2m.

External former WC

Block walls, fibre cement sheeted roof: 1m x 1m.

Visually inspected.

Outside areas and boundaries

Garden areas surrounding the house, which are mostly laid to rough grass.

Post and wire fencing to the boundaries.

Flagstone and concrete paths around the house.

Hard-cored access track in to the property from the public road; the track is understood to be jointly owned with the neighbouring landowner.

There is understood to be a clause in the title deeds to confirm pedestrian access from the property to the shore.

Visually inspected.

Ceilings

The ceilings are lined with plasterboard.

Visually inspected from floor level.

Internal walls

Interior surfaces of the external walls are finished with a mixture of smooth cement render directly on the masonry walls, or have been strapped and lined with plasterboard. Internal partitions are block built, with smooth cement plaster, to the ground floor; timber framed partitions clad with plasterboard to the first floor.

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 property. It is understood that this floor was replaced during the recent renovation works.

Suspended timber floor with floorboards to most of the extension; solid concrete floors to the Bathroom and Entrance Vestibule.

Suspended timber first floor with chipboard flooring.

Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.

No access to inspect the sub-floor areas.

Internal joinery and kitchen fittings

Fitted floor and wall units to the Studio and to the Kitchen/Dining Room. The units to the Kitchen/Dining Room have all been replaced during the recent renovation works. Installed appliances to the Kitchen/Dining Room include an electric hob and oven, and a fridge freezer.

Timber effect panelling to some of the ground floor internal walls.

Panelled, boarded and glazed interior doors.

Built-in cupboards and wardrobes.

Softwood skirtings and facings.

Timber staircase and handrails.

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 in the Sitting Room, with a solid fuel stove; flagstone hearth, timber surround.

There is also an open fire in one of the ground floor Bedrooms, with a tiled hearth and surround.

Visually inspected. No testing of the flues or fittings was carried out.

Internal decorations

Internal walls and ceilings are wallpapered or painted; interior woodwork is stained or painted.
Wall tiles to the Bathroom.
Floor finishes include varnished/stained timber floorboards, carpet, floor tiles 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 meters in one of the outbuildings.

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.
No Calor Gas installation at the property.

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/Dining Room: ceramic sink and drainer.

Studio: single bowl stainless steel sink and drainer.

Bathroom: cast iron bath with electric shower above and glass screen, wash-hand basin with vanity unit, WC.

Cold water header tank to the roof space.

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 house is heated by an oil boiler in the Utility, heating radiators throughout the house; the heating system is controlled by a programmer, with TRV's fitted to the radiators.

Hot water is also produced by the boiler, with an insulated hot water cylinder.

Plastic oil tank to the rear of the house.

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 a septic tank on site.

Drainage covers etc were not lifted.

Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms

Smoke detectors fitted to the ceilings of the Sitting Room, Studio, ground floor Hall, Utility and first floor Landing; high heat alarm to the Kitchen/Dining Room; CO alarms to the Sitting Room and one of the ground floor Bedrooms.

Visually inspected.

No tests whatsoever were carried out to the system or appliances.

Any additional limits to inspection:

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

Pitched roof coverings were inspected from ground level; a detailed inspection of condition was not undertaken.

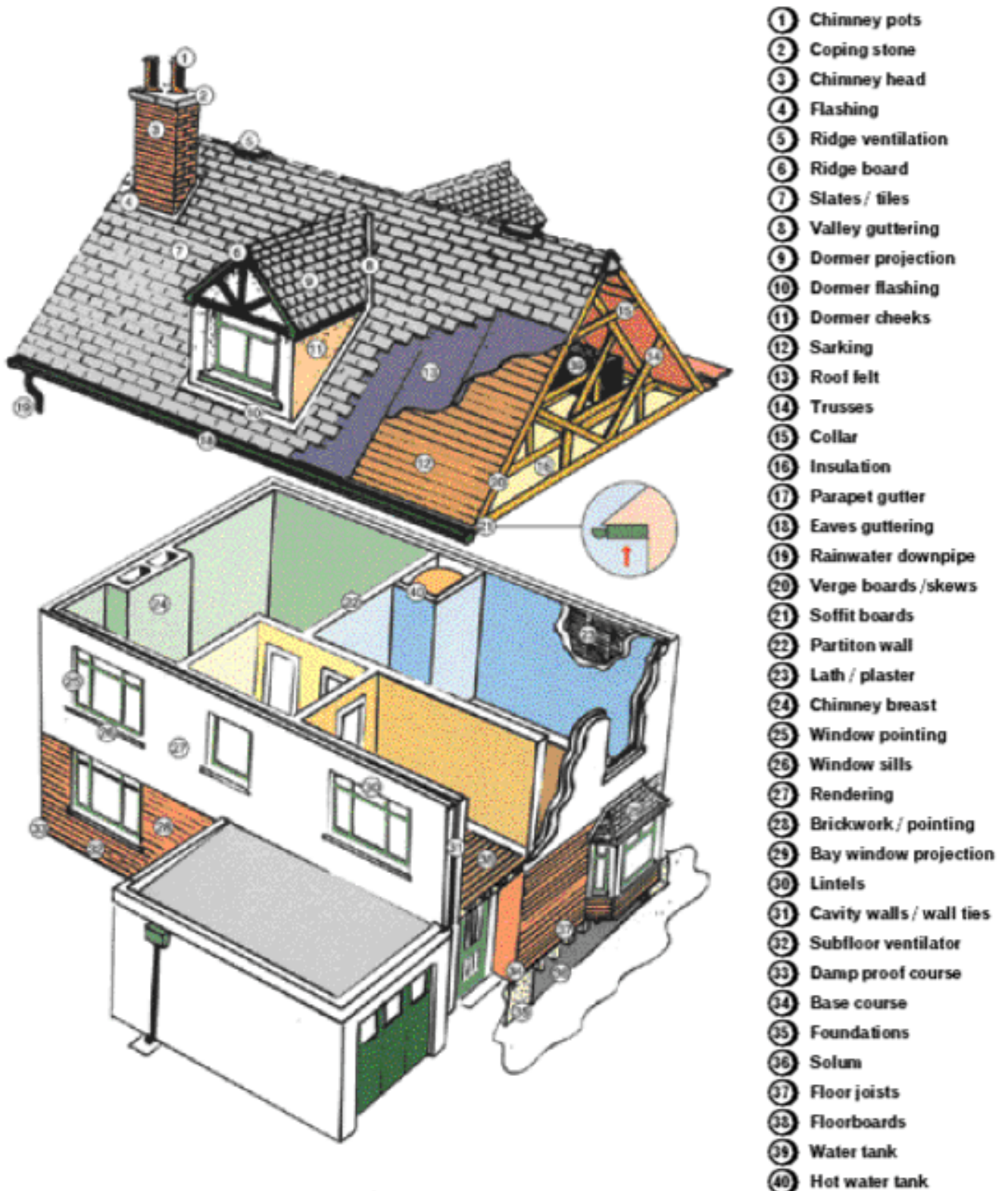
An inspection for Japanese Knotweed or other invasive plant species was not carried out.

There was no access for inspection to the foundations or behind wall linings.

The drainage system was not open to inspection.

High levels of Radon gas have been recorded in areas of Orkney. No tests were carried out to detect the levels of gas in the property.







Sectional diagram showing elements of a typical house








Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these 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 significant defects noted.	
 Dampness, rot and infestation		
Repair category	2	
Notes:	Dampness noted to walls and ceilings, particularly to the gable of the front ground floor Bedroom. Signs of woodworm activity noted around the hatch to the flat ceiling above the first floor Bedroom. It is understood that woodworm treatment was carried out in the early 2000's. High moisture levels noted to all external walls, where plaster has been applied directly on to masonry walls.	
 Chimney stacks		
Repair category:	1	
Notes:	Chimney cans to disused chimneys should be fitted with ventilated caps.	
 Roofing including roof space		
Repair category:	2	
Notes:	The fibre-cement slates to the extension are weathered.	
 Rainwater fittings		
Repair category:	2	
Notes:	Corroded rise & fall brackets to the gutters to the original building. Plastic downpipe brackets are broken or missing. The cast iron downpipes are corroded.	
 Main walls		
Repair category:	2	
Notes:	Cracks noted to external wall dry-dash render. Pointing is loose to the stone walls in places.	






SINGLE SURVEY

 Windows, external doors and joinery	
Repair category:	3
Notes:	The timber window to the gable wall is in very poor condition, with extensive rot noted to the frame. A number of the double glazing panes have failed.
 External decorations	
Repair category:	2
Notes:	Decoration to the timber external doors and windows is very weathered.
 Conservatories / porches	
Repair category:	3
Notes:	The front Porch is in very poor condition; the windows are rotten with panes missing and the roof coverings are very weathered; signs of historic woodworm activity noted to the roof timbers and external door. The roof coverings to the Utility and rear Vestibule appear weathered; interior decoration is worn; timber door is weathered' interior fixtures and fittings are worn and dated.
 Communal areas	
Repair category:	1
Notes:	No significant defects noted.
 Garages and permanent outbuildings	
Repair category:	3
Notes:	The outbuildings are generally weathered and in need of maintenance, but appear to be serviceable. Signs of woodworm activity noted to the roof timbers and doors. External timber doors and windows are extensively weathered, with widespread rot noted and missing panes; decoration is worn. Gutters and downpipes are either missing or corroded. Roof coverings are weathered. Pointing is missing or loose to external stone walls. The metal clad shed is in poor condition, with woodworm and rot noted to the timber frame, extensively corroded roof and wall sheets, missing doors and windows. The small store building and disused WC are both in poor condition; significant cracks noted to the walls of the WC.

SINGLE SURVEY

 Outside areas and boundaries	
Repair category:	2
Notes:	Cracks noted to concrete paths.
 Ceilings	
Repair category:	2
Notes:	Splits to ceiling linings in places. The ceiling to the first floor Bedroom is unfinished; it is understood that holes were formed for pipework for a proposed en-suite shower room.
 Internal walls	
Repair category:	1
Notes:	Splits to wall linings in places.
 Floors including sub-floors	
Repair category:	1
Notes:	No significant defects noted.
 Internal joinery and kitchen fittings	
Repair category:	2
Notes:	Door knobs are loose and worn in places. Interior doors and joinery is worn in places. The floor units in the Studio appear tired.
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	No significant defects noted.
 Internal decorations	
Repair category:	2
Notes:	Internal decorations are tired and worn in places. Decoration to the timber floorboards is worn; floor coverings are worn. Paintwork from walls and ceilings is peeling in places; wallpaper is loose. Areas of ceiling and walls in the Studio are undecorated.
 Cellars	
Repair category:	N/A
Notes:	There are no cellars.

SINGLE SURVEY

 Electricity	
Repair category:	2
Notes:	The electrical installation was not tested. The electric meter and switchgear appear dated.
 Gas	
Repair category:	N/A
Notes:	There is no gas installation.
 Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	The plumbing installation was not tested. The cold water header tank in the roof space was not insulated.
 Heating and hot water	
Repair category:	2
Notes:	The heating installation was not tested. The oil boiler appears dated but serviceable. The plastic oil tank was not secured. The operation of the solid fuel stove and open fire were not tested.
 Drainage	
Repair category:	1
Notes:	No access to inspect the underground drainage network.

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	1
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	3
External decorations	2
Conservatories / porches	3
Communal areas	1
Garages and permanent outbuildings	3
Outside areas and boundaries	2
Ceilings	2
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	N/A
Electricity	2
Gas	N/A
Water, plumbing and bathroom fittings	2
Heating and hot water	2
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 & First
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?	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

- Rights and responsibilities for mutual parts, boundaries etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

Estimated re-instatement cost for insurance purposes

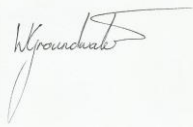
£750,000 (Seven Hundred and Fifty Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £265,000 (Two Hundred and Sixty-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

Alfred Flett Ltd

Address:

St.Mary's, Holm, Orkney, KW17 2RU

Date of report:

28th April 2026

Energy Performance Certificate (EPC)

Scotland

Dwellings

HEADGOE, BROCH ROAD, SHAPINSAY, ORKNEY, KW17 2EB

Dwelling type: Detached house
Date of assessment: 03 April 2026
Date of certificate: 28 April 2026
Total floor area: 143 m²
Primary Energy Indicator: 272 kWh/m²/year

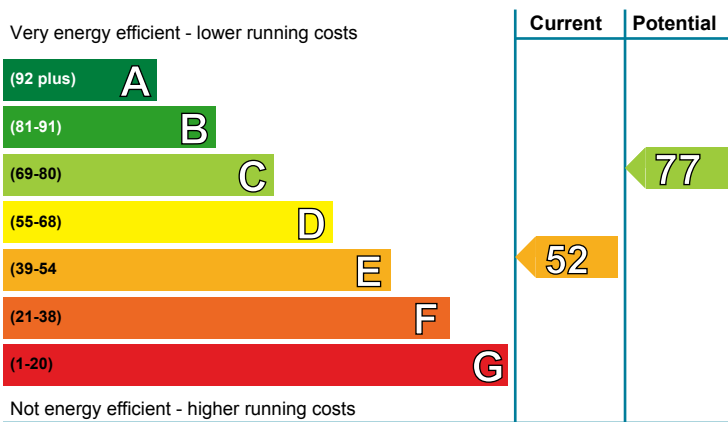
Reference number: 0172-1008-1204-4756-3204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£7,668	See your recommendations report for more information
Over 3 years you could save*	£1,536	

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

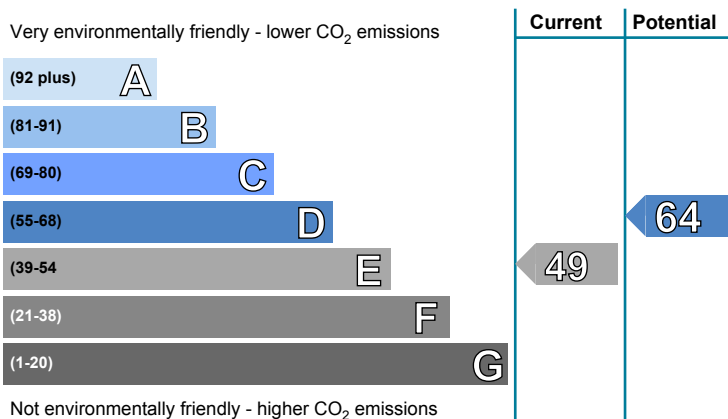


Energy Efficiency Rating

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

Your current rating is **band E (52)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band E (49)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£5,000 - £10,000	£342.00
2 Hot water cylinder thermostat	£130 - £180	£153.00
3 Heating controls (room thermostat)	£220 - £250	£366.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, with internal insulation Cavity wall, filled cavity	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Roof	Pitched, 200 mm loft insulation Roof room(s), ceiling insulated	★★★★☆ ★★☆☆☆	★★★★☆ ★★☆☆☆
Floor	Solid, no insulation (assumed) Suspended, no insulation (assumed)	— —	— —
Windows	Mostly double glazing	★★★☆☆	★★★☆☆
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, no cylinder thermostat	★★☆☆☆	★★☆☆☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

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


The impact of your home on the environment

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

The calculated emissions for your home are 62 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 8.9 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 2.6 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.




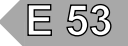



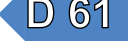

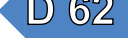


Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£5,937 over 3 years	£4,785 over 3 years	
Hot water	£1,446 over 3 years	£1,062 over 3 years	
Lighting	£285 over 3 years	£285 over 3 years	
Totals	£7,668	£6,132	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Floor insulation (suspended floor)	£5,000 - £10,000	£114		
2 Hot water cylinder thermostat	£130 - £180	£51		
3 Upgrade heating controls	£220 - £250	£122		
4 Replace boiler with new condensing boiler	£2,200 - £3,500	£225		
5 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£230		
6 Wind turbine	£5,000 - £20,000	£693		

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.

- 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.

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 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.

2 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. Building regulations apply to this work, so it is best to check with your local authority building standards department whether a building warrant will be required.

3 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 check with your local authority building standards department and seek advice from a qualified heating engineer.

4 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 check with your local authority building standards department and seek advice from a qualified heating engineer.

5 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.

6 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

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	20,006.58	N/A	N/A	N/A
Water heating (kWh per year)	3,738.27			

Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

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/019552
Company name/trading name:	Alfred Flett Ltd
Address:	St. Mary's Holm Orkney KW17 2RU
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.

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



property questionnaire

Property Address	Headgoe Balfour Island of Shapinsay Orkney KW17 2EB
Seller(s)	Dr Helen Keauffling (nee Davis)
Completion date of Property Questionnaire	10/04/26

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
	<p>How long have you owned the property? <input style="width: 300px; height: 20px;" type="text" value="22 years"/></p>
2.	Council Tax
	<p>Which Council Tax band is your property in?</p> <p> <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H </p>
3.	Parking
	<p>What are the arrangements for parking at your property?</p> <p>(Please tick all that apply)</p> <p>Garage <input type="checkbox"/></p> <p>Allocated parking space <input type="checkbox"/></p> <p>Driveway <input type="checkbox"/></p> <p>On street <input type="checkbox"/></p> <p>Resident Permit <input type="checkbox"/></p> <p>Metered parking <input type="checkbox"/></p> <p>Shared parking <input type="checkbox"/></p> <p>Other (please specify) <input style="width: 300px; height: 20px;" type="text" value="Farmyard area in front of house and to the rear on an area of hard standing"/></p>

property questionnaire

4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	Alterations/Additions/Extensions	
a.	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example provision of an extra bath/shower room, toilet or bedroom)? <u>If you have answered yes</u>, please describe below the changes which you have made:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Oil-fired central heating system installed to replace electric storage heaters 2004-5</p> <p>Attic conversion in 2004-5: Ceiling raised by 18". New cold water tank. Fully insulated with Kingspan. Velux windows installed plus roof insulation. Whole attic treated for prevention of woodworm. Central heating radiators installed. TV & telephone sockets added. New fuse box. House electrics rewired.</p> <p>Extra cabling installed in attic for electric shower 2004-5 (shower room not completed)</p> <p>Cold water tank replaced 2016</p> <p>Kitchen remodelled 2025: Flag floor replaced with insulation/concrete and new laminated wood effect flooring. Existing sash and single pane windows replaced with double glazing. Kitchen units with built in appliances. Sink moved to face garden. New radiators installed. New fuse box.</p> <p>New smoke detectors fitted throughout the house 2025</p> <p>Cast iron stove fitted in the Sitting Room in 2004.</p> <p>Byre roofs were repointed in 2025.</p> </div>	Yes

property questionnaire

	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them.</p>	<p>N/A</p>
<p>b.</p>	<p>Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered yes, please answer the three questions below:</p> <p>(i) Were the replacements the same shape and type as the ones you replaced?</p> <p>(ii) Did this work involve any changes to the window or door openings?</p> <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Velux windows replaced roof lights 2004. Double glazed windows fitted in sitting room & downstairs bedroom (seaward facing) to replace wooden sash windows 2009. Double glazed windows fitted in downstairs studio & bathroom (yard facing) to replace wooden sash windows 2023. Double glazed windows fitted in utility room to replace wooden sash windows 2025. UPVC half-glazed door replaced wooden door into kitchen 2025. Glazed UPVC door replaced wooden sash window allowing kitchen access to garden 2025.</p> </div>	<p>Yes</p> <p>No</p> <p>Yes</p>
<p>7.</p>	<p>Central heating</p>	
	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there?</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Oil-fired central heating system. Firebird boiler & hot water tank</p> </div> <p><small>(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).</small></p> <p>If you have answered yes, please answer the three questions below:</p>	<p>Yes</p>
	<p>(i) When was your central heating system or partial central heating system installed?</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>2004-5</p> </div>	

property questionnaire

	<p>(ii) Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> <div data-bbox="172 365 1163 434" style="border: 1px solid black; padding: 2px;"> <p>The system has been serviced every year by Orkney Heating Services. It was last serviced in Feb 2026</p> </div> <p>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p> <div data-bbox="172 562 1163 631" style="border: 1px solid black; height: 31px;"></div>	No
8.	Energy Performance Certificate	
	<p>Does your property have an Energy Performance Certificate, which is less than 10 years old?</p>	No
9.	Issues that may have affected your property	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<p>No</p> <p>Please select</p>
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="172 1294 1168 1386" style="border: 1px solid black; height: 41px;"></div>	No
10.	Services	

property questionnaire

<p>a.</p>	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th data-bbox="172 297 293 322">Services</th> <th data-bbox="722 297 874 322">Connected</th> <th data-bbox="911 297 1027 322">Supplier</th> </tr> </thead> <tbody> <tr> <td data-bbox="172 360 533 385">Gas or liquid petroleum gas</td> <td data-bbox="722 360 751 385"><input type="checkbox"/></td> <td data-bbox="911 360 1177 412"></td> </tr> <tr> <td data-bbox="172 456 643 481">Water mains or private water supply</td> <td data-bbox="722 456 751 481"><input checked="" type="checkbox"/></td> <td data-bbox="911 456 1177 508">Scottish Water</td> </tr> <tr> <td data-bbox="172 553 296 577">Electricity</td> <td data-bbox="722 553 751 577"><input checked="" type="checkbox"/></td> <td data-bbox="911 553 1177 604">Eon</td> </tr> <tr> <td data-bbox="172 674 373 698">Mains drainage</td> <td data-bbox="722 674 751 698"><input type="checkbox"/></td> <td data-bbox="911 658 1177 710"></td> </tr> <tr> <td data-bbox="172 770 309 795">Telephone</td> <td data-bbox="722 770 751 795"><input checked="" type="checkbox"/></td> <td data-bbox="911 754 1177 806">BT</td> </tr> <tr> <td data-bbox="172 864 437 889">Cable TV or satellite</td> <td data-bbox="722 864 751 889"><input type="checkbox"/></td> <td data-bbox="911 857 1177 909"></td> </tr> <tr> <td data-bbox="172 958 316 983">Broadband</td> <td data-bbox="722 958 751 983"><input checked="" type="checkbox"/></td> <td data-bbox="911 958 1177 1010">Norsenet</td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	<input type="checkbox"/>		Water mains or private water supply	<input checked="" type="checkbox"/>	Scottish Water	Electricity	<input checked="" type="checkbox"/>	Eon	Mains drainage	<input type="checkbox"/>		Telephone	<input checked="" type="checkbox"/>	BT	Cable TV or satellite	<input type="checkbox"/>		Broadband	<input checked="" type="checkbox"/>	Norsenet	
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Cable TV or satellite	<input type="checkbox"/>																									
Broadband	<input checked="" type="checkbox"/>	Norsenet																								
<p>b.</p>	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p> <p>(i) Do you have appropriate consents for the discharge from your septic tank?</p> <p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> <div data-bbox="172 1487 1169 1570" style="border: 1px solid black; height: 37px; width: 625px;"></div>	<p>Yes</p> <p>Yes</p> <p>N/A</p>																								

property questionnaire

11.	Responsibilities for shared or common areas	
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="172 465 1163 636" style="border: 1px solid black; height: 76px; width: 621px;"></div>	No
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="172 869 1163 1039" style="border: 1px solid black; height: 76px; width: 621px;"></div>	N/A
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	No
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="172 1406 1163 1576" style="border: 1px solid black; padding: 5px;"> <p>I have pedestrian right of access across the field behind the property, through the gates, to the shore. This is in the title deeds.</p> </div>	Yes
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="172 1839 1163 2009" style="border: 1px solid black; padding: 5px;"> <p>N/A</p> </div>	No

property questionnaire

<p>f.</p>	<p>As far as you are aware, is there a public right of way across any part of your property (public right of way is a way over privately-owned)?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>N/A Right to Roam does not extend to land adjacent to dwelling houses, farm buildings etc</p> </div>	<p>No</p>
<p>12. Charges associated with your property</p>		
<p>a.</p>	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p> <div style="border: 1px solid black; height: 60px; margin-top: 10px;"></div>	<p>No</p>
<p>b.</p>	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>No</p> <p>Please select</p>
<p>c.</p>	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>N/A</p> </div>	

property questionnaire

13.	Specialist works	
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:</p> <div data-bbox="172 474 1161 645" style="border: 1px solid black; height: 76px; width: 620px;"></div>	No
b.	<p>As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property? <u>If you have answered yes</u>, please give details:</p> <div data-bbox="172 887 1161 1057" style="border: 1px solid black; height: 76px; width: 620px;"></div>	No
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u> these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:</p> <div data-bbox="172 1460 1161 1559" style="border: 1px solid black; height: 44px; width: 620px;"></div>	N/A

property questionnaire

14.	Guarantees	
a.	<p>Are there any guarantees or warranties for any of the following:</p> <ul style="list-style-type: none"> (i) Electrical work (ii) Roofing (iii) Central heating (iv) National House Building Council (NHBC) (v) Damp course (vi) Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy) 	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>Don't Know</p> <p>Lost</p>
b.	<p>If you have answered yes or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> <div data-bbox="172 920 1163 1093" style="border: 1px solid black; padding: 5px;"> <p>Damp course installed as part of kitchen remodelling 2025 Cavity wall insulation 2007</p> </div>	
c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="172 1344 1163 1516" style="border: 1px solid black; height: 77px;"></div>	No
15.	Boundaries	
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="172 1814 1163 1986" style="border: 1px solid black; height: 77px;"></div>	No

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

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

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

Signature(s): _____

Date: _____

PART 1 – GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.¹

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

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

1.2 THE REPORT

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

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

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

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

The/-

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 INTELLECTUAL PROPERTY

Any intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.5 PAYMENT

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

1.6 CANCELLATION

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

TERMS AND CONDITIONS

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

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

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

1.7 PRECEDENCE

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

1.8 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Market Value" is *The estimated amount for which a Property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member of partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyors opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

WARNING: /-

WARNING: If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable. Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

"Re-instatement cost" /-

TERMS AND CONDITIONS

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

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