ALFRED FLETT LTD

Architectural & Surveying Services

# Home Report

**Hillfield**
**Burray**
**Orkney**
**KW17 2SU**

**Tel: 01856 781209**
**e-mail: enquiries@alfredflett.co.uk**
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elmhurst energy APPROVED ENERGY ASSESSOR

RICS Regulated by RICS

# ALFRED FLETT LTD

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# Home Report



**Property address:** Hillfield
Burray
Orkney
KW17 2SU

**Customer:**

**Address:** Hillfield
Burray
Orkney
KW17 2SU

**Date of inspection:** 7th October 2026

ALFRED FLETT LTD
Architectural & Surveying Services

## 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** | Hillfield comprises a detached house with extensive outbuildings, all set within a large site. |
| **Accommodation** | Ground Floor: Two (2nr) Sitting Rooms, Dining Room, Kitchen, Two (2nr) Bedrooms, Kitchenette, Bathroom, Shower Room, Front and Rear Vestibules, Conservatory, Hall.<br><br>First Floor (Room in Roof): Three (3) Bedrooms, WC, Landing. |
| **Gross internal floor area ($m^2$)** | The gross internal floor area of the property is approximately 178m2.<br>In addition, the front vestibule is approximately 3m2 and the conservatory is 10m2. |
| **Neighbourhood and location** | The property is situated in a rural location in Burray, which is one of Orkney's linked south isles. A range of basic services are available in Burray, including shops, a hotel and a primary school. The usual full range of amenities are available in Kirkwall, which is around 12 miles from the property. |
| **Age** | It is thought that the property dates from around 1800. |

| | |
|---|---|
| **Weather** | Dry & bright, following a period of changeable weather. |
| **Chimney stacks** | There are two stone built chimney stacks, each with clay chimney pots and sandstone copes.<br><br>*Visually inspected with the use of binoculars where appropriate.* |
| **Roofing including roof space** | Pitched timber framed roof structure, clad with a mixture of fibre-cement, and natural slate. There was only limited access available to inspect the roof space. Fibreglass insulation to sections of the roof space. There is a large dormer window to both sides of the main roof, with a flat fibre-glassed roof and vertical walls clad with timber boarding.<br><br>*Sloping roofs were visually inspected with the aid of binoculars where appropriate.*<br>*Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.*<br>*Head & shoulders inspection of the roof space.* |
| **Rainwater fittings** | Circular profile uPVC gutters and down pipes.<br><br>*Visually inspected with the aid of binoculars where appropriate.* |
| **Main walls** | External walls are built of faced stonework.<br><br>*Visually inspected with the aid of binoculars where appropriate.*<br>*Foundations and concealed parts were not exposed or inspected.* |
| **Windows, external doors and joinery** | Windows are a combination of timber single glazed, uPVC double glazing, and triple glazing.<br><br>*Internal and external doors were opened and closed where keys were available.*<br>*Random windows were opened and closed where possible.*<br>*Doors and windows were not forced open.* |
| **External decorations** | The timber boarding to the dormer windows is painted. Timber windows and doors are also painted.<br>*Visually inspected.* |

| | |
|---|---|
| **Conservatories / porches** | There is a white uPVC framed double glazed Conservatory to the south elevation, with a polycarbonate roof. Visually inspected.<br>Porch to the front door.<br><br>*Visually inspected.* |
| **Communal areas** | There are no communal areas.<br><br>*Circulation areas visually inspected.* |
| **Garages and permanent outbuildings** | There are extensive outbuildings to the rear of the house, comprising:<br>1 Large greenhouse/storage building to the rear of the house; concrete floors, block-work walls, mixture of timber and uPVC windows and doors; total internal floor area approximately 125m2.<br>2 Group of stone outbuildings to the front of the house: stone walls, flagstone or asbestos sheet roofs, timber doors and windows; internal floor area approximately 35m2.<br>3 Garage attached to the rear elevation of the house: concrete floor, painted single leaf block walls, timber windows and doors, flat roof clad with OSB and metal roof sheets; internal floor area 23m2.<br><br>*Visually inspected.* |
| **Outside areas and boundaries** | The property sites within a site which is understood to extend to approximately 2.4 acres. Gravel driveway to the side and rear of the house; areas of grass and mature bushes surrounding the house. Boundaries are marked with post and wire fences.<br><br>*Visually inspected.* |
| **Ceilings** | The ceilings are lined with lath & plaster, plasterboard or timber lining boards. Exposed ceiling joists to the Sitting Room and Dining Room. Artex type textured plaster to ceilings to some of the rooms.<br>Note: the textured plaster may contain asbestos, depending on its age.<br><br>*Visually inspected from floor level.* |

| | |
|---|---|
| **Internal walls** | Internal walls are lined with lath & plaster, plasterboard or timber lining boards.<br><br>*Visually inspected from floor level.*<br>*Using a moisture meter, walls were randomly tested for dampness where considered appropriate.* |
| **Floors including sub floors** | Ground floors are a mixture of suspended timber and concrete. Suspended timber first floors.<br><br>*Surfaces of exposed floors were visually inspected.*<br>*No carpets or floor coverings were lifted.*<br>*No access to inspect the sub-floor areas of the timber ground floor.* |
| **Internal joinery and kitchen fittings** | Basic units to the Kitchen and Kitchenette.<br>Flush plywood and panelled internal doors.<br>Plywood cills and ingoes.<br>Softwood skirtings and facings.<br><br>*Built-in cupboards were looked into but no stored items were moved.*<br>*Kitchen units were visually inspected excluding appliances.* |
| **Chimney breasts and fireplaces** | Fireplaces to the Sitting Room and Dining Room, consisting of flagstone hearths, stone fireplaces and solid fuel stoves.<br><br>*Visually inspected. No testing of the flues or fittings was carried out.* |
| **Internal decorations** | Internal walls and ceilings are painted or wallpapered. The ceiling to the Kitchenette is lined with polystyrene tiles. Woodwork is painted or varnished. Wall tiles to the Kitchen and Bathroom; shower panels to the Shower Room.<br><br>*Visually inspected.* |
| **Cellars** | There are no cellars.<br><br>*Visually inspected where there was safe and purpose-built access.* |

**Electricity**

The property is served by separate single phase mains electricity supply to distribution boards and single tariff meters to the two ends of the house. PVC sheathed cables to power and lighting circuits. Smoke detectors are fitted to the ceilings of the Hall and first floor Landing.

*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 understood to be a mains water supply to the property. The pipework, where visible, is of copper, plastic Hep2O and uPVC construction.
Sanitary ware includes:
Kitchen: Single bowl stainless steel sink and drainer.
Kitchenette: Single bowl stainless steel sink and drainer.
Shower Room 1: Electric shower with tray and curtain, wash-hand basin, WC.
Shower Room: Electric shower over dished section of floor, wash-hand basin in vanity unit, WC.
WC: Wash-hand basin, WC with saniflow unit (currently disconnected).

*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 an external oil boiler to the rear elevation, heating radiators throughout the house. It is understood that the boiler was replaced in 2014. The heating is controlled by a programmer, wall thermostat and TRV's to the radiators.<br>There is an insulated hot water cylinder in a cupboard in the Shower Room.<br>Plastic oil tank to the rear of the house.<br><br>*Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.*<br>*No tests whatsoever were carried out to the system or appliances.* |
| **Drainage** | Drainage is understood to connect to a septic tank on site. The underground services were not inspected.<br><br>*Drainage covers etc were not lifted.*<br>*Neither drains nor drainage systems were tested.* |
| **Fire, smoke and burglar alarms** | Smoke detectors fitted to the ceilings of the Sitting Room, one Bedroom, Entrance Hall and the first floor Landing.<br>High heat alarm to the Kitchen.<br>CO Monitor to one Sitting Room.<br><br>*Visually inspected.*<br>*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



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

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

## 2. CONDITION

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

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



**Structural movement**

| | |
|---|---|
| Repair category | 1 |
| Notes: | No significant defects noted. |



**Dampness, rot and infestation**

| | |
|---|---|
| Repair category | 2 |
| Notes: | Signs of woodworm activity noted to roof timbers.<br>Signs of dampness noted to laminate flooring and to ceiling and wall linings. |



**Chimney stacks**

| | |
|---|---|
| Repair category: | 1 |
| Notes: | No significant defects noted. |



**Roofing including roof space**

| | |
|---|---|
| Repair category: | 2 |
| Notes: | A few cracked/missing slates noted, with signs of previous repairs.<br>Fibre cement slates appear weathered. |



**Rainwater fittings**

| | |
|---|---|
| Repair category: | 2 |
| Notes: | The rainwater goods appear weathered in places. |



**Main walls**

| | |
|---|---|
| Repair category: | 1 |
| Notes: | Loose pointing noted to joints in stonework in places. |



**Windows, external doors and joinery**

| | |
|---|---|
| Repair category: | 2 |
| Notes: | The remaining timber windows are worn. Rot noted to frames of external doors and timber windows; door handles loose to the external doors.<br>A number of triple and double glazed panes have failed. |

| | |
|---|---|
|  **External decorations** | |
| Repair category: | 2 |
| Notes: | Weathered paintwork to timber weatherboarding, windows and doors. |
|  **Conservatories / porches** | |
| Repair category: | 1 |
| Notes: | No significant defects noted. |
|  **Communal areas** | |
| Repair category: | N/A |
| Notes: | There are no communal areas. |
|  **Garages and permanent outbuildings** | |
| Repair category: | 3 |
| Notes: | The outbuildings are generally in poor condition, with weathered and rotten windows and doors, incomplete roofing and wall finishes. The fibre cement roof coverings are likely to contain asbestos. |
|  **Outside areas and boundaries** | |
| Repair category: | 2 |
| Notes: | Garden areas are overgrown. |
|  **Ceilings** | |
| Repair category: | 2 |
| Notes: | Polystyrene tiles missing from the ceiling to the Kitchenette, with adjacent loose sections of plasterboard.<br>Splits noted to ceilings in places. |
|  **Internal walls** | |
| Repair category: | 2 |
| Notes: | Crack noted to internal stone wall with signs of partial repair. |
|  **Floors including sub-floors** | |
| Repair category: | 1 |
| Notes: | No significant defects noted. |

| | |
|---|---|
|  **Internal joinery and kitchen fittings** | |
| Repair category: | 2 |
| Notes: | Kitchen fittings are basic and dated, but serviceable.<br>Scratch marks noted to the internal door from the front Vestibule.<br>Door handles are loose in places.<br>Staircases are narrow and steep. |
|  **Chimney breasts and fireplaces** | |
| Repair category: | 1 |
| Notes: | No significant defects noted. |
|  **Internal decorations** | |
| Repair category: | 2 |
| Notes: | Internal decoration is generally tired, with sections of loose wallpaper and worn paintwork noted. Unfinished decoration to localised areas. Textured plaster to ceilings may contain asbestos; cracks to the ceiling finishes in places.<br>Floor coverings are worn and untidy in places.<br>Wall tiles in one Shower Room do not extend all the way into the room corner. |
|  **Cellars** | |
| Repair category: | N/A |
| Notes: | There are no cellars. |
|  **Electricity** | |
| Repair category: | 2 |
| Notes: | The electrical installation was not tested.<br>There is no evidence of recent testing and failure to service and test increases safety risks.<br>Light switches and sockets appear dated.<br>Exposed and bare wiring to lighting in the Dining Room. |
|  **Gas** | |
| Repair category: | N/A |
| Notes: | There is no gas installation at the property. |
|  **Water, plumbing and bathroom fittings** | |
| Repair category: | 1 |
| Notes: | The plumbing installation was not tested.<br>Bathroom and WC fittings are dated but serviceable. |

| | |
|---|---|
| **Heating and hot water** | |
| Repair category: | 2 |
| Notes: | Hep2O plastic pipework to the radiators is loose and sagging in places.<br>Glass missing from the stove in the Sitting Room.; stove does not sit straight in the fireplace. |
| **Drainage** | |
| Repair category: | 1 |
| Notes: | No access to inspect the underground drainage network. |

**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** | **1** |
| **Windows, external doors and joinery** | **2** |
| **External decorations** | **2** |
| **Conservatories / porches** | **1** |
| **Communal areas** | **N/A** |
| **Garages and permanent outbuildings** | **3** |
| **Outside areas and boundaries** | **2** |
| **Ceilings** | **2** |
| **Internal walls** | **2** |
| **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** | **1** |
| **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.

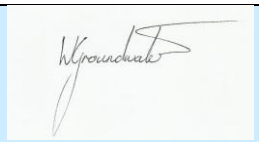
**Estimated re-instatement cost for insurance purposes**

£500,000 (Five Hundred Thousand Pounds).

**Valuation and market comments**

The market value of the property as described in this report is £225,000 (Two Hundred and Twenty-Five Thousand Pounds).

This figure assumes vacant possession and that the property is unaffected by adverse planning proposals, onerous burdens, title restrictions and servitude rights.

| | |
|---|---|
| **Signed** |  |
| **Surveyors Name** | Billy Groundwater, AssocRICS |
| **Company Name** | Alfred Flett Ltd |
| **Address:** | St.Mary's, Holm, Orkney, KW17 2RU |
| **Date of report:** | 19th October 2026 |

# Energy Performance Certificate (EPC)

Dwellings

# Scotland

**HILLFIELD, HILLFIELD ROAD, BURRAY, ORKNEY, KW17 2SU**

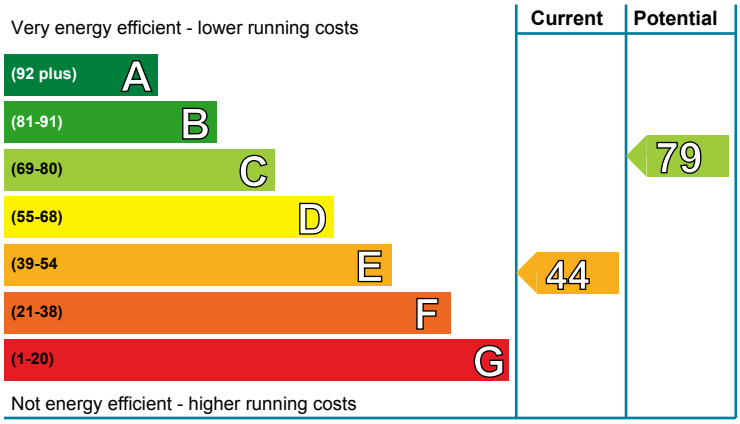
| | | | |
|---|---|---|---|
| **Dwelling type:** | Detached house | **Reference number:** | 0637-1913-9200-7086-6200 |
| **Date of assessment:** | 07 October 2026 | **Type of assessment:** | RdSAP, existing dwelling |
| **Date of certificate:** | 15 October 2026 | **Approved Organisation:** | Elmhurst |
| **Total floor area:** | 178 m² | **Main heating and fuel:** | Boiler and radiators, oil |
| **Primary Energy Indicator:** | 296 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*** | **£10,698** | See your recommendations report for more information |
| **Over 3 years you could save*** | **£4,017** | |

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

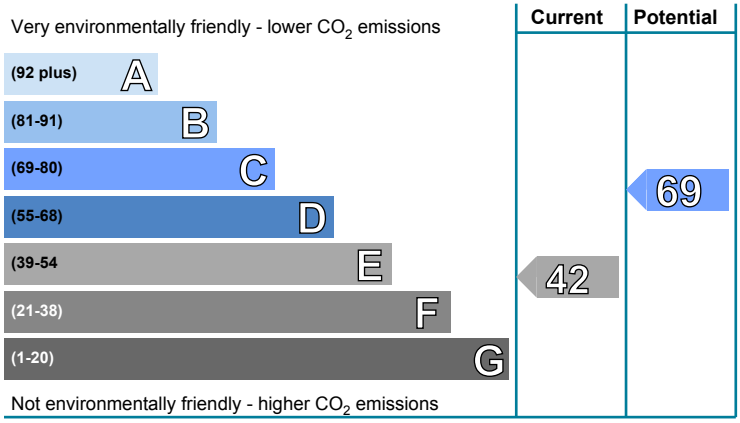



## Energy Efficiency Rating

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 (44)**. 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 E (42)**

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 Room-in-roof insulation | £900 - £1,200 | £1926.00 |
| 2 Internal wall insulation | £7,500 - £11,000 | £1437.00 |
| 3 Floor insulation (solid floor) | £5,000 - £10,000 | £453.00 |

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, as built, no insulation (assumed) | ★★☆☆☆ | ★★☆☆☆ |
| Roof | Pitched, 150 mm loft insulation<br>Roof room(s), no insulation (assumed) | ★★★★☆<br>★☆☆☆☆ | ★★★★☆<br>★☆☆☆☆ |
| Floor | Solid, no insulation (assumed) | — | — |
| Windows | Partial multiple glazing | ★★☆☆☆ | ★★☆☆☆ |
| Main heating | Boiler and radiators, oil | ★★★☆☆ | ★★★☆☆ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ | ★★★★☆ |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | — | — |
| Hot water | From main system | ★★★☆☆ | ★★★☆☆ |
| 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, $CO_2$ 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 67 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 5.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

| | Current energy costs | Potential energy costs | Potential future savings |
|---|---|---|---|
| **Heating** | £9,132 over 3 years | £5,115 over 3 years | You could save £4,017 over 3 years |
| **Hot water** | £1,281 over 3 years | £1,281 over 3 years | |
| **Lighting** | £285 over 3 years | £285 over 3 years | |
| **Totals** | **£10,698** | **£6,681** | |

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 | Room-in-roof insulation | £900 - £1,200 | £642 | D 56 | E 53 |
| 2 | Internal wall insulation | £7,500 - £11,000 | £479 | D 64 | D 62 |
| 3 | Floor insulation (solid floor) | £5,000 - £10,000 | £151 | D 67 | D 66 |
| 4 | Draughtproofing | £150 - £250 | £65 | D 68 | D 66 |
| 5 | Solar photovoltaic panels, 2.5 kWp | £8,000 - £10,000 | £225 | C 71 | D 67 |
| 6 | Wind turbine | £5,000 - £20,000 | £651 | C 79 | C 69 |

## 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 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

### 2 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside 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. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

### 3 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.

### 4 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

### 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) | 34,173.42 | N/A | N/A | N/A |
| Water heating (kWh per year) | 3,251.42 | | | |

## Addendum

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

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/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 greenerscotland.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

Greener Scotland
Scottish Government

# property questionnaire

| | |
|---|---|
| **Hillfield<br>Burray<br>KW172SUProperty Address** | Hillfield<br>Burray<br>Orkney<br>KW172SU |

| | |
|---|---|
| **Ian and Christine McFedriesSeller(s)** | |

| | |
|---|---|
| **Completion date of Property Questionnaire** | 12/10/2026 |

## 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?<br>6 years |
| **2.** | **Council Tax** |
| | Which Council Tax band is your property in?<br>☐ A ☐ B ☐ C x ☐ E ☐ F ☐ G ☐ H |
| **3.** | **Parking** |
| | What are the arrangements for parking at your property?<br>(Please tick all that apply)<br>Garage x☐<br>Allocated parking space ☐<br>Driveway x<br>On street ☐<br>Resident Permit ☐<br>Metered parking ☐<br>Shared parking ☐<br>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)? | 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.** | **(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)?<br>If you have answered yes, please describe below the changes which you have made:<br><br>**(ii)** Did you obtain planning permission, building warrant, completion certificate and other consents for this work?<br><br>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. | No |
| **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:<br><br>**(i)** Were the replacements the same shape and type as the ones you replaced?<br><br>**(ii)** Did this work involve any changes to the window or door openings?<br><br>**(iii)** Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): | No |

| | | |
|---|---|---|
| **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).<br><br>If you have answered yes or partial – what kind of central heating is there?<br><br>oil combi boiler<br><br>(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).<br><br>If you have answered yes, please answer the three questions below: | Yes |
| | **(i)** When was your central heating system or partial central heating system installed?<br><br>2014<br><br>**(ii)** Do you have a maintenance contract for the central heating system?<br><br>If you have answered yes, please give details of the company with which you have a maintenance contract:<br><br>No Request maintenance check on a casual basis<br><br>**(iii)** When was your maintenance agreement last renewed?<br>(Please provide the month and year). | No<br><br>N/A |
| **8.** | **Energy Performance Certificate** | |
| | Does your property have an Energy Performance Certificate, which is less than 10 years old? | Yes |
| **9.** | **Issues that may have affected your property** | |
| **a.** | Has there been any storm, flood, fire or other structural damage to your property while you have owned it?<br><br>If you have answered yes, is the damage the subject of any outstanding insurance claim? | No |

| | | |
|---|---|---|
| **b.** | Are you aware of the existence of asbestos in your property?<br><br>If you have answered yes, please give details:<br><br>Yes On pig house roof | Yes |
| **10.** | **Services** | |
| **a.** | Please tick which services are connected to your property and give details of the supplier:<br><br>**Services** **Connected** **Supplier**<br><br>Gas or liquid petroleum gas ☐<br><br>Water mains or private water supply **x**☐<br><br>Electricity ☐**x**<br><br>Mains drainage ☐<br><br>Telephone ☐**x**<br><br>Cable TV or satellite ☐<br><br>Broadband ☐**x** | |

| | | |
|---|---|---|
| **b.** | **Is there a septic tank system at your property**?<br><br>If you have answered yes, please answer the two questions below:<br><br>**(i)** Do you have appropriate consents for the discharge from your septic tank?<br><br>**(ii)** Do you have a maintenance contract for your septic tank?<br><br>If you have answered yes, please give details of the company with which you have a maintenance contract:<br><br>Yes No contract Has worked without problems. We put biological stimulator down on a regular basis | Yes<br><br><br>Yes<br><br>No |

| 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?<br><br>If you have answered yes, please give details: | No |
| **b.** | Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?<br><br>If you have answered yes, please give details: | No |
| **c.** | Has there been any major repair or replacement of any part of the roof during the time you have owned the property? | No |
| **d.** | Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?<br><br>If you have answered yes, please give details: | 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?<br><br>If you have answered yes, please give details: | 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)?<br><br>If you have answered yes, please give details: | No |
| **12.** | **Charges associated with your property** | |
| **a.** | Is there a factor or property manager for your property?<br><br>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges: | No |
| **b.** | Is there a common buildings insurance policy?<br><br>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges? | No |
| **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. | None |

| 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?<br>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: | Don't know |
| **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?<br><br>If you have answered yes, please give details: | No |
| **c.** | If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?<br><br>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: | |

| | | |
|---|---|---|
| **14.** | **Guarantees** | |
| **a.** | Are there any guarantees or warranties for any of the following:<br><br>**(i)** Electrical work<br><br>**(ii)** Roofing<br><br>**(iii)** Central heating<br><br>**(iv)** National House Building Council (NHBC)<br><br>**(v)** Damp course<br><br>**(vi)** Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy) | <br><br>No<br><br>No<br><br>No<br><br>No<br><br>No<br><br>No |
| **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): | N/A |
| **c.** | Are there any outstanding claims under any of the guarantees listed above?<br><br>If you have answered yes, please give details: | N/A |
| **15.** | **Boundaries** | |
| | So far as you are aware, has any boundary of your property been moved in the last 10 years?<br><br>If you have answered yes, please give details: | No |

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

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

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

Signature(s): Ian McFedries

Date: 12/10/26

All sheds are in a dilapidated condition mainly roofs.

# TERMS AND CONDITIONS

## 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. /-

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" /-

"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.