

# Home Report

Hill View  
Ballintuim PH10 7NJ

Date of Valuation: 01/08/2024

**UK Chartered Surveyors  
and Property Consultants**

[g-s.co.uk](http://g-s.co.uk)

# single survey

survey report on:

|                  |                                     |
|------------------|-------------------------------------|
| Property address | Hill View<br>Ballintuim<br>PH10 7NJ |
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|          |                |
|----------|----------------|
| Customer | Ruth Wilkinson |
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| Prepared by | Graham + Sibbald LLP |
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# 1. Information and scope of inspection

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

All references to visual inspection refer to an inspection from within the property with no obstructions and externally from ground level within the site and adjoining public areas. Views to the left or right in a description of the exterior of the property refer to the view of someone standing on that part of the property from the outside.

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

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

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| Description | The subjects comprise a detached, three storey house with side and rear extensions. |
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| Accommodation | <p>Ground Floor Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms, Bathroom.</p> <p>First Floor Sitting Room, Study, Bedroom and Bathroom.</p> <p>Attic Floor 2 Bedrooms (one with adjoining Nursery/Dressing Room).</p> |
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| Gross internal floor area (m <sup>2</sup> ) | 214 |
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| Neighbourhood and location | The subjects are situated in the hamlet of Ballintuim, an established residential area comprising properties of various character. Everyday amenities are available from Kirkmichael, 1 mile to the north with a wider range of facilities provided at Blarney, 1.5 miles to the south. |
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| Age (year built) | circa 1870. |
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| Weather | It was dry at the time of our inspection. |
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| Chimney stacks | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There are multiple brick chimney stacks with mortar flashing beneath.</p> |
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| Roofing including roof space | <p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3rd floor externally.</p> <p>Roof spaces were visually inspected and were entered where it was safe and reasonable access, normally defined as being able to reach the roof by ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the inspector deems it safe and reasonable to do so.</p> <p>The roof is pitched, overlaid with slate and finished with metal ridging. There are slate covered dormer windows, either side of a slate clad box dormer. The flat roof over the box dormer could not be inspected in detail from ground level, and is presumed to comprise of a single ply rubber based material.</p> <p>There is no access available to the roof void or eaves areas.</p> |
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| Rainwater fittings | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater system comprises of both cast iron and PVC installations.</p> |
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| Main walls | <p>Visually inspected with the aid of binoculars where applicable. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are stone built, externally rendered, with the front and side extensions consistent with rendered brick incorporating decorative stone effect wall blocks.</p> |
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| Windows, external doors and joinery | <p>Internal and external doors were opened and closed where available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not found to be in need of repair.</p> <p>The windows are of timber and uPVC frame double glazed installations. There are part glazed uPVC external doors.</p> |
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| External decorations | Visually inspected. |
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| Conservatories / porches | There are no structures of this type pertaining to the subject property. |
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| Communal areas | There are no communal areas. |
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| Garages and permanent outbuildings | <p>Visually inspected.</p> <p>There is an open fronted shed comprising a structural timber frame with metal lined walls and roof over. In addition there is a large garage/workshop comprising concrete blockwork lower walls and metal clad upper walls and roof structure. Attached to the rear elevation of the main house, there is a storage shed with concrete blockwork walls, beneath a shallow pitched roof formed with cement asbestos roofing sheets.</p> |
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| Outside areas and boundaries | <p>Visually inspected.</p> <p>There is a generous private garden, with boundaries of stone/blockwork walls and timber fences. The site is moderately sloping in nature, and there is a substantial retaining wall to the rear comprising a mixture of stone and concrete block construction.</p> |
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| Ceilings | <p>Visually inspected from floor level.</p> <p>The ceilings are plastered and decorated.</p> |
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| Internal walls | <p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The internal walls are plastered and decorated.</p> |
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| Floors including sub floors | <p>Surfaces of exposed floors were visually inspected. No carpet coverings were lifted.</p> <p>Subfloor areas were inspected only to the extent visible from a readily accessible unobstructed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the sub floor, as determined from the access hatch.</p> <p>The floors comprise a mixture of solid and suspended timber construction.</p> <p>Fitted floor coverings restricted our assessment and no hatches were located which allowed for access to sub floors.</p> |
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| Internal joinery and kitchen fittings | <p>Built-in cupboards were looked into but no stored items were noted.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The internal doors are of timber and part glazed with aluminium, and there are painted timber skirting boards and door frames.</p> <p>There is a fitted kitchen with a gas range cooker and both base and wall cabinets.</p> <p>The first and second floor accommodation is accessed via a timber staircase.</p> |
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| Chimney breasts and fireplaces | <p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>A wood burning stove/appliance was noted to each of the reception rooms.</p> |
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| Internal decorations | Visually inspected. |
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| Cellars | There are no cellars. |
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| Electricity | <p>Accessible parts of the wiring were visually inspected removing fittings. No tests whatsoever were carried out to check or appliances. Visual inspection does not assess any service to ensure they work properly and efficiently and does not test to BS7671 standard.</p> <p>If any services are turned off, the surveyor will state that they are off and will not turn them on.</p> <p>Mains connection.</p> |
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| Gas | <p>Accessible parts of the system were visually inspected removing fittings. No tests whatsoever were carried out to or appliances. Visual inspection does not assess any service to ensure they work properly and efficiently and does not meet the standard. If any services are turned off, the surveyor will state that they are off and will not turn them on.</p> <p>There is a private domestic propane gas supply via a holding tank within the grounds.</p> |
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| Water, plumbing, bathroom fittings | <p>Accessible parts of the system were visually inspected removing fittings. No tests whatsoever were carried out to or appliances. Visual inspection does not assess any service to ensure they work properly and efficiently and does not meet the standard. If any services are turned off, the surveyor will state that they are off and will not turn them on.</p> <p>It should be appreciated that concealed areas beneath and behind baths and shower trays could not be inspected. Water spillage in these areas can result in dampness/decay and no comment is made on inaccessible areas. Waterproof seals in sanitary appliances should be checked and maintained on a regular basis.</p> <p>It is understood that there is a communal (hillside) private water supply this serves the subject and a number of neighbours. Further enquiries as to the nature of this arrangement should be made.</p> <p>The visible plumbing was of copper and PVC.</p> <p>There are a mixture of white and coloured fitted sanitary goods.</p> |
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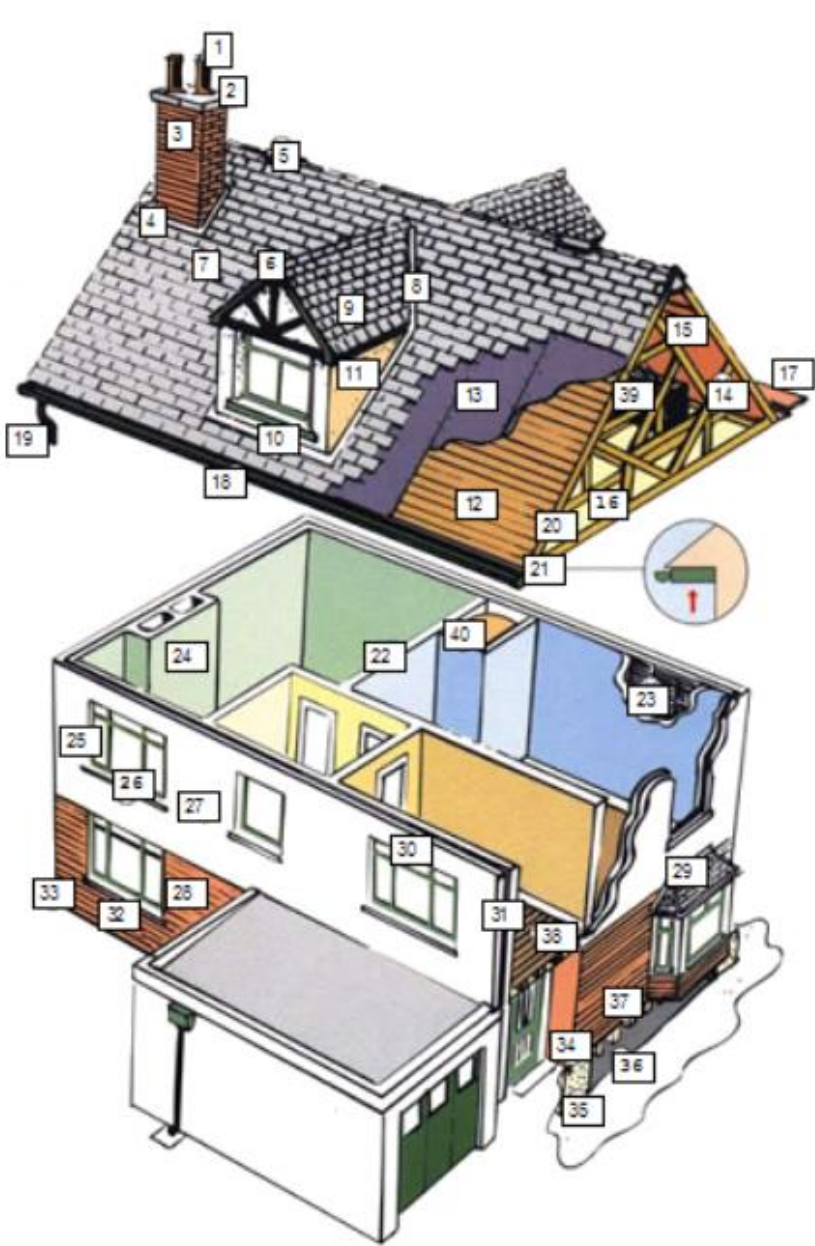
|                       |  |
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| Heating and hot water | <p>Accessible parts of the system were visually inspected communal systems, which were not inspected. No tests were carried out to the system or appliances.</p> <p>There is a gas (LPG) central heating system comprising a mounted boiler and water filled radiators. The main heating does not extend to the attic floor bedrooms, where heat is via electric storage radiators.</p> <p>Domestic hot water is supplied via the main heating system in conjunction with an electric immersion heater and foam insulation cylinder.</p> |
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| Drainage | <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>There is a communal private sewage treatment system (Kla) which is understood to serve the subjects and a number of neighbours. The drainage system was not tested. No further details are known in respect of this system and additional enquiries should be made.</p> |
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| Fire, smoke and burglar alarm | <p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>New smoke alarm standards were introduced in Scotland in 2022. In instances where alarms are in place, no tests have been carried out and we cannot confirm if the system complies with the most recent regulations. Any potential purchasers should satisfy themselves as to whether the current system meets the regulations or otherwise.</p> |
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| <p>Additional limits to inspection</p> | <p>The property was occupied, furnished and floor coverings lifted.</p> <p>There was no available access to the roof void or eaves and meaningful inspection possible of the roof timbers.</p> <p>The services were not tested.</p> <p>Our inspection within the outbuildings was restricted in the presence of stored contents.</p> <p>Our external inspection was carried out from ground level, with limited sight lines available to the chimneys, roof and high rainwater goods.</p> <p>It is not within the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1980 when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.</p> <p>No inspection for Japanese Knotweed was carried out and otherwise stated for the purpose of this report, it is assumed there is no Japanese Knotweed within the boundaries of the property or neighbouring properties.</p> <p>It should be appreciated that the Home Report inspection is a non-intrusive visual inspection of the property as at the date of inspection and that we are unable to inspect parts of the property which are concealed or covered by floor coverings or in contact with the ground at that time. Once vacant, defects may be apparent which were not detected during our survey. Changing weather conditions can also affect aspects of the property which would not be apparent at the time of inspection.</p> |
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# Sectional Diagram showing elements of a typical house





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|----|--------------------------|
| 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 / skeys     |
| 21 | Soffit boards            |
| 22 | Partition wall           |
| 23 | Lath / plaster           |
| 24 | Chimney breast           |
| 25 | Window pointing          |
| 26 | Window sills             |
| 27 | Rendering                |
| 28 | Brickwork / pointing     |
| 29 | Bay window projection    |
| 30 | Lintels                  |
| 31 | Cavity walls / wall ties |
| 32 | Subfloor ventilator      |
| 33 | Damp proof course        |
| 34 | Base course              |
| 35 | Foundations              |
| 36 | Solum                    |
| 37 | Floor joists             |
| 38 | Floorboards              |
| 39 | Water tank               |
| 40 | Hot water tank           |




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

## 2. Condition





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




| Category 3   | Category 2   | Category 1                               |
|--|--|--|
| Urgent repairs or replacement are needed now. Failure 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 advised. | No immediate action or repair is needed. |

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|    | Structural movement  |  |
| Repair  | 1  |  |
| Notes   | There is evidence of movement having affected the building, noted the internal and external fabric. This is however not inconsistent property of this age and location, and based on a single inspection considered to be historic and <del>and</del> in nature.   |  |
|  | Dampness, rot and infestation  |  |
| Repair category   | 2  |  |
| Notes   | There are sections of high ground level. Elevated moisture readings recorded to lower internal walls and timber skirting boards. In light findings, and in view of the age of the property, it is recommended subjects are inspected <del>with</del> by a reputable timber and damp specialist contractor. |  |





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|---|--|--|
|    | Chimney stacks   |  |
| Repair category   | 2  |  |
| Notes   | The chimneys are weathered, and there is blackened (soot stained) the middle stack and flashing beneath. All flue linings should be repaired if required and swept prior to use.   |  |
|    | Roofing including roof space   |  |
| Repair category   | 2  |  |
| Notes   | A number of chipped, raised and displaced slates were noted, with wear and tear to other components. The roof is now of an age ongoing and regular maintenance will be required and it would be prudent to seek further advice from a reputable contractor, with comment to be made as to current condition, requirement for repair and expected lifespan. |  |
|  | Rainwater fittings   |  |
| Repair category   | 2  |  |
| Notes   | <p>There are sections of corrosion, with stained areas noted around the fittings indicative of prior or intermittent leakage. Attention to the installation and maintenance be required where deterioration has occurred.</p> <p>The prevailing weather conditions at the time of our inspection should be noted.</p>                                      |  |

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|    | Main walls  |  |
| Repair category   | 2   |  |
| Notes   | Cracked, bossed and stained sections of render noted. Attention will be required as part of a normal programme of routine maintenance.                                      |  |
|    | Windows, external doors and joinery   |  |
| Repair category   | 1   |  |
| Notes   | The windows are of an age and type where periodic attention to the units, hinges and mechanisms should be allowed for as part of a programme of normal routine maintenance. |  |
|  | External decorations  |  |
| Repair category   | 1   |  |
| Notes   | Decoration to the external timbers will require attention as part of a programme of routine maintenance.  |  |
|  | Conservatories / porches  |  |
| Repair category   | -   |  |
| Notes   | Not applicable.   |  |
|  | Communal areas  |  |
| Repair category   | -   |  |
| Notes   | Not applicable.   |  |

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|---|---|--|
|    | Garages and permanent outbuildings  |  |
| Repair category   | 2   |  |
| Notes   | The outbuildings although fit for purpose are in need of a programme of repair and refurbishment, with particular attention required to the materials. The vehicular garage door appeared to have come free from its runner, however, we understand <del>this</del> this has since been repaired. Purchaser to confirm. |  |
|    | Outside areas and boundaries  |  |
| Repair category   | 1   |  |
| Notes   | Attention will be required to the boundary and retaining walls as part of a programme of normal routine maintenance. There are sections of cracked/bossed render and previous patch repairs, and further repairs of this nature will be required.   |  |
|  | Ceilings  |  |
| Repair category   | 1   |  |
| Notes   | Typical plaster blemishes noted and normal decorative maintenance required.   |  |
|  | Internal walls  |  |
| Repair category   | 1   |  |
| Notes   | Typical plaster blemishes noted and normal decorative maintenance required.   |  |

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|    | <h2 style="margin: 0;">Floors including sub-floors</h2>   |  |
| Repair category   | 1   |  |
| Notes   | <p>There is a run to sections of the floors consistent with historical longstanding movement.</p> <p>Fitted floor coverings restricted our assessment and no access was available to inspect the sub-floor areas. Within the limitations of our inspection there was no evidence noted of significant defect.</p>   |  |
|    | <h2 style="margin: 0;">Internal joinery and kitchen fittings</h2>   |  |
| Repair category   | 1   |  |
| Notes   | <p>The internal joinery appeared in a condition consistent with age and is now requiring of a programme of normal routine maintenance.</p>  |  |
|  | <h2 style="margin: 0;">Chimney breasts and fireplaces</h2>  |  |
| Repair category   | 1   |  |
| Notes   | <p>It is presumed that the stoves have been installed in accordance with the manufacturer's guidelines. The appliances have not been tested, but are presumed to be in full and safe working order. We are informed that the chimneys/flues have been lined however we are advised to have a professional check the flue linings checked, repaired if necessary and swept prior to the appliances being reused.</p> |  |



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|    | Internal decorations   |  |
| Repair category   | 1  |  |
| Notes   | The property is in reasonable decorative order.  |  |
|    | Cellars  |  |
| Repair category   | -  |  |
| Notes   | Not applicable.  |  |
|    | Electricity  |  |
| Repair category   | 2  |  |
| Notes   | <p>The electrical system is of mixed appearance, with evidence of both upgrading and older components noted. It will be necessary to have the installation checked by a reputable electrical contractor and upgrading required.</p> <p>The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten years and on a change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have installations which fully comply with IET regulations.</p> |  |
|  | Gas  |  |
| Repair category   | 1  |  |
| Notes   | In the interest of safety all gas appliances should be checked by a Registered Engineer.   |  |



## Water, plumbing and bathroom fittings

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| Repair category | 1  |
| Notes           | <p>It should be appreciated that concealed areas beneath and around and shower trays could not be inspected. Water spillage in these areas could result in dampness/decay and no comment can be made on inaccessible areas. Waterproof seals in sanitary ware require continued and careful attention as part of a programme of normal routine maintenance.</p> <p>There is a constant drip to the cold water tank, the ballcock may need to be adjusted.</p> <p>The coloured sanitary goods are of a type and age where replacement should be considered.</p> <p>There is a private water supply serving the property. It is assumed that the flow has been continuous for at least 10 years and the water is fit for consumption. It would be prudent to carry out checks.</p> |



## Heating and hot water

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| Repair category | 1   |
| Notes           | <p>It is presumed that the central heating system has been annually serviced and that recent records are held. Where no such documentation is exhibited, it is recommended that the system is checked and serviced immediately upon taking ownership.</p> <p>The electric storage heaters were not tested and no comment is made on their condition. It is presumed that they have been maintained in a satisfactory manner and that recent records are held.</p> |



## Drainage

|                 |   |
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| Repair category | 1   |
| Notes           | Drainage is understood to connect to a communal private s treatment system. For the avoidance of doubt this was not che tested. It should be ensured that all appropriate regist documentation is held. |

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

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

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| <b>Category 3</b>  |
| Urgent repairs or replacement are needed now. Failure to deal with them may cause problems with other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now. |
| <b>Category 2</b>  |
| Repairs or replacement requiring future attention, but estimates are still advised.  |
| <b>Category 1</b>  |
| 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 Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on market value and the sale price actually 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

are counted from external ground level on the number of steps climbed when using the lift.

means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, indicated by the presence of ~~sub~~yellow or white lines at the edge of the road or by a parking control sign, parking meters or other ~~oper~~operated machines.

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

#### 4. Valuation and conveyance issues

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

##### Matters for a solicitor or licensed conveyancer

We are unaware of any adverse planning proposals affecting the subjects although this has been confirmed by obtaining a Property Enquiry Certificate.

Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way that may adversely affect the property. This point should be confirmed by reference to the title deeds.

The valuation is made on the assumption that any alterations that may have been carried out on the property satisfy all relevant legislation and have full certification where appropriate.

There is a private water supply serving the property. It is assumed that the flow has been in use for at least 10 years and the water is fit for human consumption. It would be prudent to check the water supply with the local authority.

Drainage is understood to connect to a communal private sewage treatment system. For the purposes of this report, of doubt this was not checked or tested. It should be ensured that all appropriate registration and documentation is held.

It is recommended that where repairs, defects or maintenance items have been identified, they be categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves as to potential costs and the extent of the work required prior to submitting a legal offer to purchase.

##### Estimated reinstatement cost for insurance purposes

£850,000

It is assumed that insurance cover is obtainable on normal terms. The guidance figure is based on the Building Cost Information Service (BCIS) data. It is recommended that this figure is kept under regular review to ensure that you have adequate insurance cover. We are of the opinion that buildings should be insured for reinstatement purposes for a sum of not less than £850,000 (Eight Hundred and Fifty Thousand Pounds Sterling).


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| Valuation and market comments |  |
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| £475,000 |  |
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| We are of the opinion that the market value of the subjects all as previously described on a possession basis would be fairly stated in the region of £475,000 (Four Hundred and Fifty Thousand Pounds Sterling). |  |
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|---------------|----------------------|
| Report author | Andrew Hitchen MRICS |
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|         |                                     |
|---------|-------------------------------------|
| Address | 3 Charlotte Street, Perth. PH1 5LW. |
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|--------|--|
| Signed | <br>Andrew Hitchen, BSc MRICS<br>For and on behalf of Graham + Sibbald LLP |
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| Date of report | 6/8/2024 |
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# TERMS AND CONDITIONS OF SINGLE SURVEY

## GENERAL

### 1.1 The Surveyors

The Seller has engaged the Surveyors to provide the Report and a Generic Mortgage Valuation Report for Lending. Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited energy assessor.

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey and report upon residential property. \*

When completing the Energy Report, the Surveyor will be obliged to indicate this in the adjacent box.

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

\* Which shall be in accordance with the current RICS Appraisal and Valuation Standards (The Red Book) and RICS Professional Conduct.

### 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 conditions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to the 1st of December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. If a Report 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 Report may give rise to a conflict of interest if it is of concern to any party they are advised to seek their own independent advice.



The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any 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 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

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party the Seller, prospective Purchasers and the Purchaser and their respective professional advisors without the prior 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 of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and is prepared in the expectation that it (or a complete copy) along with the Conditions (or a complete copy) would be (or, as the case might be, would have been) 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 by the Seller accept the Purchaser; and
- the professional advisors 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 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 Lender who relies upon the Report entirely at their own risk.

Graham + Sibbald's total liability to the Client (and any third party relying upon this report) under this Agreement shall be limited to the lower of the following : a) 25% of the valuation or b) £250,000.

### 1.4 Generic Mortgage Valuation Report

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

### 1.5 Transcript Mortgage Valuation for Lending Purposes

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

\*\* Which shall be in accordance with the current RICS Appraisal and Valuation Standards (The Red Book) and RICS Conduct.

### 1.6 Intellectual Property

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and running titles, shall be the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other person in writing.

#### 1.7 Payment

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

#### 1.8 Cancellation

pection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after inspecting 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 and the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety by the inspection, the Surveyor will be entitled to refuse to proceed with the inspection.

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 following paragraph and section.

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

If our account details change, we will notify these to you by letter or face to face and never by email.

#### 1.9 Precedence

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

#### 1.10 Definitions

standard security will be granted over the Property;

e purchase of the Property and in whose favour a

Mortgage Valuation Report, but in a style and format required by the Lender. The Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a Surveyor who is a member of the Royal Institution of Chartered Surveyors and will be based on a site visit and report on the Property;

rom information in the Report and the generic

urveyors and surveyors and report on the

transaction after proper marketing where the parties had each acted knowingly and without compulsion;

f Schedule 1 of the Housing (Scotland) Act 2006

(Prescribed Documents) Regulations 2008;

Seabraes House, 18 Greenmarket, Dundee, DD1 4QB, of which the Surveyors are not an employee, director or member of the company (unless the Surveyor is not an employee, director or member of the company) and having its registered office address at

ng the Inspection, and also includes an Energy

Performance Certificate, in a Government approved format.

"Data Protection Legislation" means the UK Data Protection Legislation and any other European Union legislative data and all other legislation and regulatory requirements in force from time to time which apply to a party relating personal data (including, without limitation, the privacy of electronic communications)

"UK Data Protection Legislation" means all applicable data protection and privacy legislation in force from the UK including the UK GDPR; the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as amended) 2009/136/EC) and the Privacy and Electronic Communications Regulations (SI 2003/2426) as amended.

"UK GDPR" has the meaning given to it in section 3(10) (as supplemented by section 205(4)) of the Data Protection Act 2018.

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 condition of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes a Energy Report as required by statute and this is in the format of the accredited energy company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 The Inspection

The inspection is a general surface examination of those parts of the Property which are accessible and which are not 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 the ground level at the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken from the front of the Property.

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 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 a completed Property 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 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 location, style and condition of the Property will be concise and will be restricted to matters that could have a material effect on the value of the Property, or which may be considered to be a defect.

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 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:

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 ultimately achieved for the Property. This is particularly true during slow market conditions when the effect can be magnified. 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, we 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 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 purchase the Property.

### 2.6 Energy Report

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

### 2.7 Valuation & 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 the replacement cost, as defined below.

Market Value is the estimated amount for which a property should exchange on the date of valuation within a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties have 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 uninspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. 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 and 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 building repairs shared among the proprietors on an equitable basis.

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

unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to inspect 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

It is assumed that any relevant Local Authority consents, warrants and completion certificates have been obtained construction or alteration works have been undertaken.

This agreement and any dispute or claim arising out of or in connection with its subject matter shall be governed construed in accordance with the laws of Scotland, and the Scottish Courts will have exclusive jurisdiction to hear

DATA PROTECTION

Graham + Sibbald and the Client each undertake that:

- (a) they shall comply with all applicable requirements of the Data Protection Legislation, including without limitation to the rights of a data subject and the reporting of personal data breaches (all as defined in the UK GDPR); and
- (b) not do or omit to do anything which puts any other party to the Agreement in breach of the Data Protection Legislation.

Without prejudice to the generality of this clause, you shall ensure that you have all necessary appropriate consents in place to enable lawful transfer of the personal data to Graham + Sibbald for the duration and purposes of this Agreement. You shall have liability for and shall indemnify Graham + Sibbald for any loss, liability, costs (including legal costs), damages and expenses resulting from any breach by you of the Data Protection Legislation. For further information regarding how Graham + Sibbald processes personal data in relation to this Agreement, please see Graham + Sibbald's privacy policy.





A. Hitchen .





# Energy Performance Certificate (EPC)

# Scotland

Dwellings

HILL VIEW, BALLINTUIM, BLAIRGOWRIE, PH10 7NJ

**Dwelling type:** Detached house  
**Date of assessment:** 01 August 2024  
**Date of certificate:** 29 August 2024  
**Total floor area:** 214 m<sup>2</sup>  
**Primary Energy Indicator:** 301 kWh/m<sup>2</sup>/year

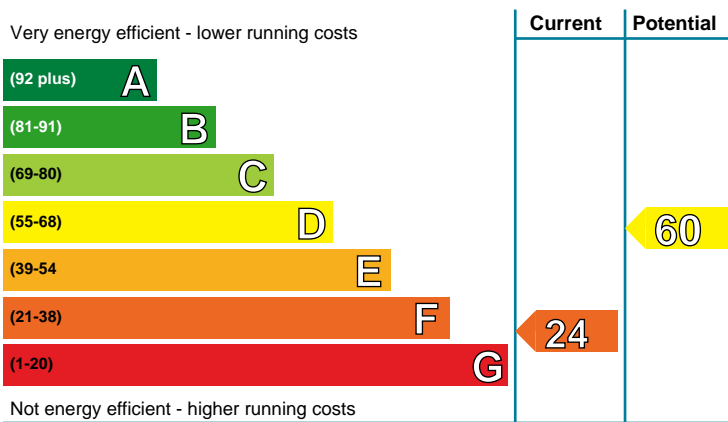
**Reference number:** 0798-1046-2238-6294-6224  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, LPG

## 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<sub>2</sub> emissions by improving your home

|  |                |  |
|--|----------------|--|
| <b>Estimated energy costs for your home for 3 years*</b> | <b>£17,283</b> | See your recommendations report for more information |
| <b>Over 3 years you could save*</b>                      | <b>£7,485</b>  |  |

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

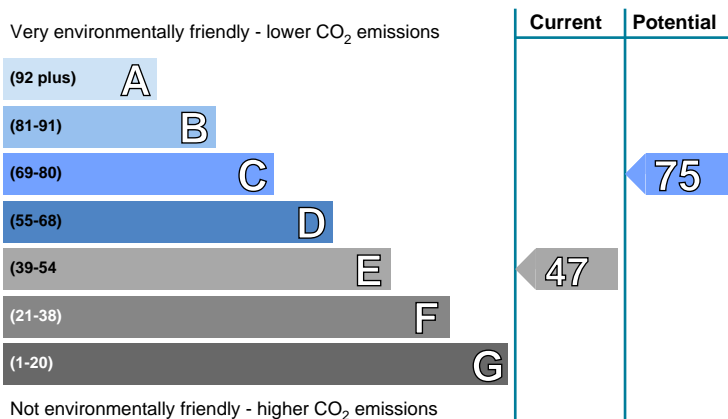


## Energy Efficiency Rating

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

Your current rating is **band F (24)**. 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<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (47)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

| Recommended measures                   | Indicative cost  | Typical savings over 3 years |
|--|------------------|------------------------------|
| 1 Room-in-roof insulation              | £1,500 - £2,700  | £3621.00                     |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £2334.00                     |
| 3 Floor insulation (suspended floor)   | £800 - £1,200    | £747.00                      |

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](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

## Summary of the energy performance related features of this home

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

| Element               | Description   | Energy Efficiency | Environmental |
|-----------------------|---|-------------------|---------------|
| Walls                 | Sandstone or limestone, as built, no insulation (assumed) | ★★☆☆☆             | ★★☆☆☆         |
|                       | Cavity wall, as built, insulated (assumed)                | ★★★★☆             | ★★★★☆         |
|                       | Timber frame, as built, insulated (assumed)               | ★★★★☆             | ★★★★☆         |
| Roof                  | Pitched, 270 mm loft insulation                           | ★★★★☆             | ★★★★☆         |
|                       | Roof room(s), no insulation (assumed)                     | ★☆☆☆☆             | ★☆☆☆☆         |
| Floor                 | Suspended, no insulation (assumed)                        | —                 | —             |
|                       | Solid, insulated (assumed)                                | —                 | —             |
| Windows               | Fully double glazed                                       | ★★★★☆☆            | ★★★★☆☆        |
| Main heating          | Boiler and radiators, LPG                                 | ★★☆☆☆☆            | ★★★★☆☆        |
| Main heating controls | Programmer, TRVs and bypass                               | ★★★★☆☆            | ★★★★☆☆        |
| Secondary heating     | Room heaters, wood logs                                   | —                 | —             |
| Hot water             | From main system  | ★★☆☆☆☆            | ★★★★☆☆        |
| Lighting              | Low energy lighting in 79% of fixed outlets               | ★★★★★★            | ★★★★★★        |

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> 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 59 kg CO<sub>2</sub>/m<sup>2</sup>/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 13 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 6.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


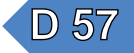










### Estimated energy costs for this home

|               | Current energy costs | Potential energy costs | Potential future savings  |
|---------------|----------------------|------------------------|---|
| Heating       | £15,657 over 3 years | £8,535 over 3 years    |  |
| Hot water     | £963 over 3 years    | £600 over 3 years      |   |
| Lighting      | £663 over 3 years    | £663 over 3 years      |   |
| <b>Totals</b> | <b>£17,283</b>       | <b>£9,798</b>          |   |

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              | £1,500 - £2,700  | £1207                   |  |  |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £778                    |  |  |
| 3 Floor insulation (suspended floor)   | £800 - £1,200    | £249                    |  |  |
| 4 Upgrade heating controls             | £350 - £450      | £162                    |  |  |
| 5 Solar water heating                  | £4,000 - £6,000  | £98                     |  |  |
| 6 Solar photovoltaic panels, 2.5 kWp   | £3,500 - £5,500  | £450                    |  |  |

### 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](http://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 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](http://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 or external wall insulation

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

### 3 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

### 4 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.

### 5 Solar water heating

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

### 6 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](http://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:

- Biomass secondary heating

## 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) | 43,776            | (1,118)                   | N/A                              | (6,043)                         |
| Water heating (kWh per year) | 2,807             |                           |                                  |                                 |

## Addendum

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

## About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name: Mr. Andrew Hitchen  
Assessor membership number: EES/012860  
Company name/trading name: Graham & Sibbald  
Address: 3 Charlotte Street  
Perth  
PH1 5LW  
Phone number: 01738 445733  
Email address: perth@g-s.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](http://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](http://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.



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