



## HOME REPORT

61 Dalrymple Terrace  
DUNDEE  
DD2 2EH  
07/12/2018

# Home Report Index

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# Single Survey

survey report on:

|                           |   |
|---------------------------|---|
| <b>Property address</b>   | 61 Dalrymple Terrace<br>Dundee<br>DD2 2EH                 |
| <b>Customer</b>           | Executors of the late Jessie Rogers                       |
| <b>Customer address</b>   | Miller Hendry<br>90 George Street<br>Edinburgh<br>EH2 3DF |
| <b>Prepared by</b>        | J & E Shepherd  |
| <b>Date of inspection</b> | 7th December 2018   |



Tel: 0845 263 7995

[www.shepherd.co.uk](http://www.shepherd.co.uk)

## PART 1 - GENERAL

### 1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific 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 Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the 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 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 and generic Mortgage Valuation 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 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, value and report upon Residential Property<sup>1</sup>.

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.

To date, 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 the 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.

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

# Terms and Conditions

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 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every 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 or Lender, 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 Report<sup>2</sup> will be from information contained in the Report and the generic Mortgage Valuation Report.

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

## 1.6 INTELLECTUAL PROPERTY

All 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.

## 1.7 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.

## 1.8 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.

## 1.9 PRECEDENCE

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

## 1.10 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 "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript 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 who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- 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 or 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.

## 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. 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: 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 Surveyor's 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.

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

## 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 moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing 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 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. will not be inspected or reported on.

|  |  |
|--|--|
| <b>Description</b>                               | The property comprises a semi detached two storey villa.   |
| <b>Accommodation</b>                             | Ground Floor : Entrance Hall, Open Plan Living Room/Dining Area, Kitchen, Rear Sunporch/Sunroom and Shower Room with WC.<br>First Floor : Three Bedrooms.  |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | 84 m <sup>2</sup> or thereby (excluding rear sunporch).  |
| <b>Neighbourhood and location</b>                | The subjects are situated within an established residential locality lying approximately 2.5 miles northwest of Dundee city centre. Surrounding properties are similar in character and design and the subjects are convenient to most local amenities.  |
| <b>Age</b>                                       | 1950 approximately.  |
| <b>Weather</b>                                   | Dry and overcast.  |
| <b>Chimney stacks</b>                            | <b>Visually inspected with the aid of binoculars where appropriate.</b><br>The chimney is of brick construction roughcast externally and with lead flashing adjacent.  |
| <b>Roofing including roof space</b>              | <b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b><br><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b><br><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b> |

# Single Survey

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|  | <p>The roof over is pitched and clad in concrete tiles with the ridge also being tiled.</p> <p>There is a flat zinc clad roof over the small front bay projection.</p> <p>There is a single storey rear projection which has a mono pitched roof over and again clad in tiles.</p> <p>A ceiling hatch in the upper hallway gives access to the roof void area and the roof over is a traditional timber framed pitched roof with the roof void area having insulation laid over the joists. Physical access was not possible into the roof void area due to Health and Safety issues.</p> |
| <b>Rainwater fittings</b>                  | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Cast iron gutters and downpipes.</p>  |
| <b>Main walls</b>                          | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls appear to be of traditional cavity brick construction roughcast externally and appear to have the benefit of cavity wall insulation.</p>  |
| <b>Windows, external doors and joinery</b> | <p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Windows within the property are of the aluminium/PVC style which are double glazed and the front entrance door is PVC with the rear door to the sun lounge being timber panelled.</p> <p>Eaves/soffit boarding is of timber.</p>   |
| <b>External decorations</b>                | <p><b>Visually inspected.</b></p> <p>Aluminium finish to windows and main entrance door with painted/wood stained external joinery timbers.</p>   |
| <b>Conservatories / porches</b>            | <p><b>Visually inspected.</b></p> <p>There is a rear sunroom/sunporch pertaining to the property which appears to be of timber weatherboard construction and windows are of the timber casement style which are single glazed. Flooring appears to be of timber decking laid over concrete. The roof over the rear porch is a flat roof clad in felt sheeting or similar.</p>   |

# Single Survey

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| <b>Communal areas</b>                        | None.  |
| <b>Garages and permanent outbuildings</b>    | <b>Visually inspected.</b><br>Situated within the garden area is a single car timber garage with pitched and felt clad roof over.  |
| <b>Outside areas and boundaries</b>          | <b>Visually inspected.</b><br>The front garden area has been laid to grass with a concrete block garden retaining wall and a tarmac access driveway with boundaries being of concrete block walling.<br>The rear garden area has been partly paved with an area laid to shrubs and with mature trees present. Boundaries are generally of post and wire fencing. |
| <b>Ceilings</b>                              | <b>Visually inspected from floor level.</b><br>Strapped and lined in plasterboard.   |
| <b>Internal walls</b>                        | <b>Visually inspected from floor level.</b><br><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b><br>Plastered on the hard internally.   |
| <b>Floors including sub floors</b>           | <b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b><br>Flooring throughout is of suspended timber and the property was fully floor covered at the time of inspection with no access being obtained to any sub floor area.  |
| <b>Internal joinery and kitchen fittings</b> | <b>Built-in cupboards were looked into but no stored items were moved.</b><br><b>Kitchen units were visually inspected excluding appliances.</b><br>Timber panelled internal doors with timber facings and skirtings and the internal stair is of timber.<br>The kitchen is provided with high and low level units.  |
| <b>Chimney breasts and fireplaces</b>        | <b>Visually inspected.</b><br><b>No testing of the flues or fittings was carried out.</b><br>There is a tiled fireplace within the living room.  |

# Single Survey

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|---|---|
| <b>Internal decorations</b>               | <b>Visually inspected.</b><br><br>Wallpaper/emulsion finish to walls and ceilings.  |
| <b>Cellars</b>                            | None.   |
| <b>Electricity</b>                        | <b>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.</b><br><br>Mains supply of electricity serving a 13 amp ring main with the electrics situated within the under stair cupboard. |
| <b>Gas</b>                                | There is no gas connected to the property.  |
| <b>Water, plumbing, bathroom fittings</b> | <b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b><br><br><b>No tests whatsoever were carried out to the system or appliances.</b><br><br>Mains supply of water with internal plumber work where seen being of copper and PVC. There is a three piece suite situated within the shower room and the property benefits from an external water tap.  |
| <b>Heating and hot water</b>              | <b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b><br><br><b>No tests whatsoever were carried out to the system or appliances.</b><br><br>The property has the benefit of a partial off-peak slimline storage heating and it is understood that hot water is provided by means of an electrical immersion contained within the foam lagged hot water cylinder. The heating units were not in operation during the course of inspection.             |
| <b>Drainage</b>                           | <b>Drainage covers etc. were not lifted.</b><br><br><b>Neither drains nor drainage systems were tested.</b><br><br>Drainage is presumed to be connected to the main public sewer.   |
| <b>Fire, smoke and burglar alarms</b>     | <b>Visually inspected.</b><br><br><b>No tests whatsoever were carried out to the system or appliances.</b><br><br>There is a smoke detector fitted.   |

|  |   |
|--|---|
| <b>Any additional limits to inspection</b> | <p>Physical access to the roof void area was not possible due to Health and Safety issues and inspection was restricted due to insulation materials lying over joists.</p> <p>Windows were opened on a random basis only.</p> <p>The property was fully floor covered and furnished at the time of inspection with cupboards full of possessions and no access was afforded to any sub floor area.</p> <p>No access was afforded behind/under sanitary fittings and the central heating system was not in operation during the course of inspection.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p> |
|--|---|

## Sectional Diagram showing elements of a typical house




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


# Single Survey


## 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 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   | There was no evidence of significant structural movement within the limitations of our inspection. |

|  Dampness, rot and infestation |  |
|--|--|
| Repair category  | 1  |
| Notes  | Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range. |

|  Chimney stacks |  |
|--|--|
| Repair category  | 1  |
| Notes  | Chimney stacks appear to be in a fair state of repair within the limitations of our inspection but can be vulnerable to defect and should be regularly maintained. There is a small section of missing render. |

|  Roofing including roof space |   |
|--|---|
| Repair category  | 2   |
| Notes  | <p>Mossing was evident to the roofing tiles and there are areas of weathered cement work pertaining to the ridge tiles.</p> <p>There is a flat zinc clad roof over the small bay projection and this type of roof cladding does have a limited life. Ongoing maintenance and repair should be anticipated to the roof and roof pertinence in accordance with good maintenance practice.</p> <p>There is a split purlin within the roof void area.</p> |





## Rainwater fittings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | Vegetation to gutter sections which will require to be cleaned out. The rainwater goods should be tested under a prolonged heavy downpour and any necessary remedial works implemented thereafter. |



## Main walls

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | Areas of the sub floor ventilation is low in relation to the external ground level and there are areas of cracked and balding roughcast. |



## Windows, external doors and joinery

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | Not all windows comply with current regulations as regards safe external cleaning. Windows were opened on a random basis only and a precautionary check of all doors and windows is advised prior to purchase. |



## External decorations

|                        |                                       |
|------------------------|---------------------------------------|
| <b>Repair category</b> | 1                                     |
| <b>Notes</b>           | No immediate action or repair needed. |



## Conservatories/porches

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | <p>There are polystyrene ceiling tiles within the rear sunroom/sunporch and condensation and weathering evident to some of the internal timbers. Condensation markings were also evident to areas of lower wall surfaces. The roof over is a flat roof overlaid in felt. Flat roof coverings do have a limited life and ongoing maintenance and repair should be anticipated and budgeted for.</p> <p>There are also areas of cracked and hollow roughcast to the brick base course.</p> |



## Communal areas

|                        |                 |
|------------------------|-----------------|
| <b>Repair category</b> | -               |
| <b>Notes</b>           | Not applicable. |



## Garages and permanent outbuildings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | The garage is fairly narrow and was in generally poor condition. |



## Outside areas and boundaries

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Ongoing maintenance and repair should be anticipated to the boundaries pertaining to the property and the mature trees will require to be lopped on a regular basis. |



## Ceilings

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | There are areas of ceiling plaster cracking and there is an old stain to one of the bedroom ceilings which appears historic in nature although should be monitored over a period of time. |



## Internal walls

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | Condensation markings evident to the larder cupboard off the kitchen and slight condensation markings evident within the shower room. There are areas of internal plaster cracking. |



## Floors including sub-floors

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. |









## Internal joinery and kitchen fittings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Normal wear and tear was evident to the kitchen units. |



## Chimney breasts and fireplaces

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | It is understood that the fireplace is presently unutilised. All flue linings should be checked, repaired if necessary and swept prior to any fire being reused. |

|  |   |
|--|---|
|  <b>Internal decorations</b>                    |   |
| <b>Repair category</b>   | 1   |
| <b>Notes</b>   | Require freshening throughout.  |
|  <b>Cellars</b>                                 |   |
| <b>Repair category</b>   | 1   |
| <b>Notes</b>   | None.   |
|  <b>Electricity</b>                             |   |
| <b>Repair category</b>   | 2   |
| <b>Notes</b>   | <p>There are some sockets affixed to skirtings and there is mixed wiring at the meter box along with some cord pendants to the lighting circuit. The system should be checked as a precaution by a registered electrician and upgraded if necessary.</p> <p>The Institute of Engineering and Technology recommends that inspections and testings are undertaken at least every ten years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with present IET regulations.</p> |
|  <b>Gas</b>                                   |   |
| <b>Repair category</b>   | -   |
| <b>Notes</b>   | Not applicable.   |
|  <b>Water, plumbing and bathroom fittings</b> |   |
| <b>Repair category</b>   | 1   |
| <b>Notes</b>   | It has been presumed sealants around the sanitary fittings are fully functional with no defects to the adjacent areas. A precautionary check is always advised below/under sanitary fittings as sealants are prone to leakage.  |
|  <b>Heating and hot water</b>                 |   |
| <b>Repair category</b>   | 2   |
| <b>Notes</b>   | The heating system was not in operation during the course of inspection and it has been presumed that the heating units have been checked/tested on a regular basis by the appropriate tradesmen. The heating units can be inefficient by today's standards.  |

# Single Survey



## Drainage

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | All foul and surface water drainage is presumed to be connected to the main public sewer. The system was not tested. |

# Single Survey

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

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

## 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.

# Single Survey

## 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 Floor and First Floor  |
| 2. Are there three steps or fewer to a main entrance door of the property?             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 3. Is there a lift to the main entrance door of the property?                          | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 4. Are all door openings greater than 750mm?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 5. Is there a toilet on the same level as the living room and kitchen?                 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 6. Is there a toilet on the same level as a bedroom?                                   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 7. Are all rooms on the same level with no internal steps or stairs?                   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 8. Is there unrestricted parking within 25 metres of an entrance door to the building? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

## 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 reinstatement cost for insurance purposes.

### Matters for a solicitor or licensed conveyancer

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

There has been a sunroom/sunporch constructed to the rear. This may have been carried out under permitted development although this has not been confirmed. These works are not recent.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £175,000 (ONE HUNDRED AND SEVENTY FIVE THOUSAND POUNDS STERLING). This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £160,000 (ONE HUNDRED AND SIXTY THOUSAND POUNDS STERLING).

|                       |   |
|-----------------------|---|
| <b>Signed</b>         | Security Print Code [543620 = 7539 ]<br>Electronically signed |
| <b>Report author</b>  | George B Robb   |
| <b>Company name</b>   | J & E Shepherd  |
| <b>Address</b>        | 13 Albert Square, Dundee, DD1 1XA                             |
| <b>Date of report</b> | 7th December 2018   |

# Mortgage Valuation Report



Tel: 0845 263 7995

www.shepherd.co.uk

## Property Address

Address 61 Dalrymple Terrace, Dundee, DD2 2EH  
Seller's Name Executors of the late Jessie Rogers  
Date of Inspection 7th December 2018

## Property Details

Property Type  House  Bungalow  Purpose built maisonette  Converted maisonette  
 Purpose built flat  Converted flat  Tenement flat  Flat over non-residential use  
 Other (specify in General Remarks)

Property Style  Detached  Semi detached  Mid terrace  End terrace  
 Back to back  High rise block  Low rise block  Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?  Yes  No

Flats/Maisonettes only Floor(s) on which located  No. of floors in block  Lift provided?  Yes  No  
No. of units in block

Approximate Year of Construction

## Tenure

Absolute Ownership  Leasehold Ground rent £  Unexpired years

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

Residential Element (greater than 40%)  Yes  No

## Garage / Parking / Outbuildings

Single garage  Double garage  Parking space  No garage / garage space / parking space  
Available on site?  Yes  No

Permanent outbuildings:

None.



# Mortgage Valuation Report

## Construction

Walls  Brick  Stone  Concrete  Timber frame  Other (specify in General Remarks)  
Roof  Tile  Slate  Asphalt  Felt  Other (specify in General Remarks)

## Special Risks

Has the property suffered structural movement?  Yes  No

If Yes, is this recent or progressive?  Yes  No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?  Yes  No

If Yes to any of the above, provide details in General Remarks.

## Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage  Mains  Private  None Water  Mains  Private  None  
Electricity  Mains  Private  None Gas  Mains  Private  None  
Central Heating  Yes  Partial  None

Brief description of Central Heating:

Partial off-peak slimline storage heating.

## Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way  Shared drives / access  Garage or other amenities on separate site  Shared service connections  
 Ill-defined boundaries  Agricultural land included with property  Other (specify in General Remarks)

## Location

Residential suburb  Residential within town / city  Mixed residential / commercial  Mainly commercial  
 Commuter village  Remote village  Isolated rural property  Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered?  Yes  No

If Yes provide details in General Remarks.

## Roads

Made up road  Unmade road  Partly completed new road  Pedestrian access only  Adopted  Unadopted

# Mortgage Valuation Report

## General Remarks

The property comprises a semi detached two storey villa situated within an established residential locality lying approximately 2.5 miles northwest of Dundee city centre. Surrounding properties are similar in character and design and the subjects are convenient to most local amenities.

The property does require a programme of general modernisation and upgrading although the subjects appeared consistent with age and type of construction. Ongoing maintenance and repair should be anticipated to the external fabric of the building in accordance with good maintenance practice.

Mossing was evident to the roofing tiles and there are areas of weathered cement work to the ridge tiles and there is a flat zinc clad roof over the bay projection which does have a limited life and ongoing maintenance and repairs should be anticipated.

Not all windows comply with current regulations as regards to safe external cleaning.

The garage is fairly narrow and was in fairly poor condition and the rear sunporch/sunroom was also in generally poor condition.

Electrics will require to be checked and upgraded where required by a suitably qualified electrician.

During the course of inspection other minor defects were noted which are not uncommon for a property of this type, age and character and which should be capable of remedy by routine maintenance and repair.

## Essential Repairs

None.

Estimated cost of essential repairs £  Retention recommended?  Yes  No Amount £

# Mortgage Valuation Report

## Comment on Mortgageability

The property will provide suitable security for normal mortgage lending purposes subject to the lending criteria of the individual lenders.

## Valuations

Market value in present condition £ 160,000  
Market value on completion of essential repairs £ N/A  
Insurance reinstatement value £ 175,000  
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)  
Is a reinspection necessary?  Yes  No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £   
Is the property in an area where there is a steady demand for rented accommodation of this type?  Yes  No

## Declaration

Signed Security Print Code [543620 = 7539 ]  
Electronically signed by:-  
Surveyor's name George B Robb  
Professional qualifications MRICS  
Company name J & E Shepherd  
Address 13 Albert Square, Dundee, DD1 1XA  
Telephone 01382 200454  
Fax 01382 878008  
Report date 7th December 2018

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

61 DALRYMPLE TERRACE, DUNDEE, DD2 2EH

**Dwelling type:** Semi-detached house  
**Date of assessment:** 13 August 2018  
**Date of certificate:** 13 August 2018  
**Total floor area:** 83 m<sup>2</sup>  
**Primary Energy Indicator:** 646 kWh/m<sup>2</sup>/year

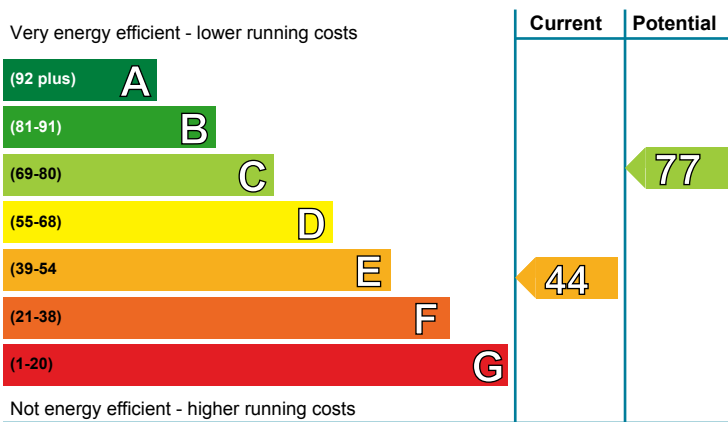
**Reference number:** 9574-1020-9208-7698-2904  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Electric storage heaters

## 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>£5,469</b> | See your recommendations report for more information |
| <b>Over 3 years you could save*</b>                      | <b>£2,160</b> |  |

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

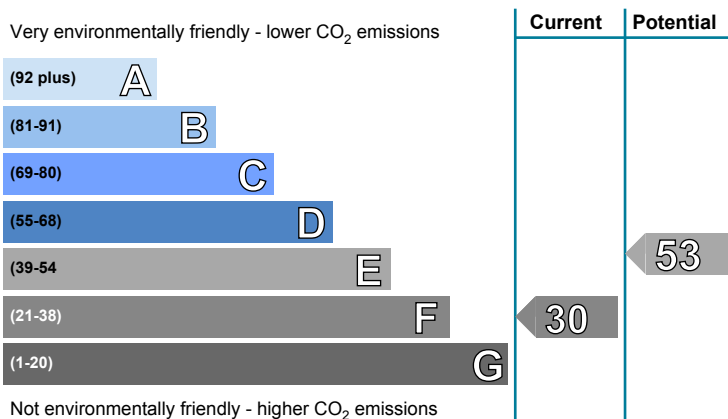


## Energy Efficiency Rating

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 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<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.

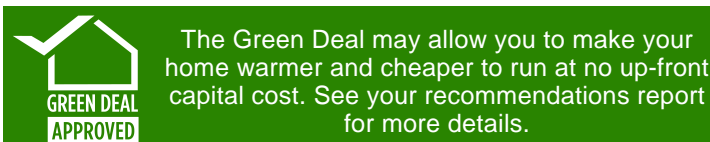
Your current rating is **band F (30)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

| Recommended measures                  | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---------------------------------------|-----------------|------------------------------|---------------------------|
| 1 Floor insulation (suspended floor)  | £800 - £1,200   | £555.00                      | ✓                         |
| 2 Low energy lighting                 | £45             | £141.00                      |                           |
| 3 High heat retention storage heaters | £1,600 - £2,400 | £1287.00                     | ✓                         |

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.



**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                 | Cavity wall, filled cavity          | ★★★☆☆             | ★★★☆☆         |
| Roof                  | Pitched, 200 mm loft insulation     | ★★★★☆             | ★★★★☆         |
|                       | Pitched, no insulation (assumed)    | ★☆☆☆☆             | ★☆☆☆☆         |
| Floor                 | Suspended, no insulation (assumed)  | —                 | —             |
| Windows               | Fully double glazed                 | ★★★☆☆             | ★★★☆☆         |
| Main heating          | Electric storage heaters            | ★★★☆☆             | ★☆☆☆☆         |
| Main heating controls | Manual charge control               | ★★☆☆☆             | ★★☆☆☆         |
| Secondary heating     | Portable electric heaters (assumed) | —                 | —             |
| Hot water             | Electric immersion, off-peak        | ★☆☆☆☆             | ★★☆☆☆         |
| Lighting              | No low energy lighting              | ★☆☆☆☆             | ★☆☆☆☆         |

## 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 109 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 9.1 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 3.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

|               | Current energy costs | Potential energy costs | Potential future savings  |
|---------------|----------------------|------------------------|---|
| Heating       | £4,218 over 3 years  | £2,787 over 3 years    |  |
| Hot water     | £855 over 3 years    | £324 over 3 years      |   |
| Lighting      | £396 over 3 years    | £198 over 3 years      |   |
| <b>Totals</b> | <b>£5,469</b>        | <b>£3,309</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 |             | Green Deal |
|---|-----------------|-------------------------|--------------------------|-------------|------------|
|   |                 |                         | Energy                   | Environment |            |
| 1 Floor insulation (suspended floor)                              | £800 - £1,200   | £185                    | E 49                     | F 34        | ✓          |
| 2 Low energy lighting for all fixed outlets                       | £45             | £47                     | E 51                     | F 35        |            |
| 3 High heat retention storage heaters and dual immersion cylinder | £1,600 - £2,400 | £429                    | D 64                     | E 42        | ✓          |
| 4 Solar water heating   | £4,000 - £6,000 | £58                     | D 66                     | E 45        | ✓          |
| 5 Solar photovoltaic panels, 2.5 kWp                              | £5,000 - £8,000 | £288                    | C 77                     | E 53        | ✓          |

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

### Alternative measures

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

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

## Choosing the right improvement package

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

### 2 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

### 3 High heat retention storage heaters

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

### 4 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).

### 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](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:** There are none provided for this home

## Your home's heat demand

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

| Heat demand                  | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 14,898            | (647)                     | N/A                              | N/A                             |
| Water heating (kWh per year) | 1,936             |                           |                                  |                                 |

## 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. George Robb  
Assessor membership number: EES/016118  
Company name/trading name: J & E Shepherd  
Address: 13 Albert Square  
Dundee  
DD1 1XA  
Phone number: 01382 200454  
Email address: [dundee@shepherd.co.uk](mailto:dundee@shepherd.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).



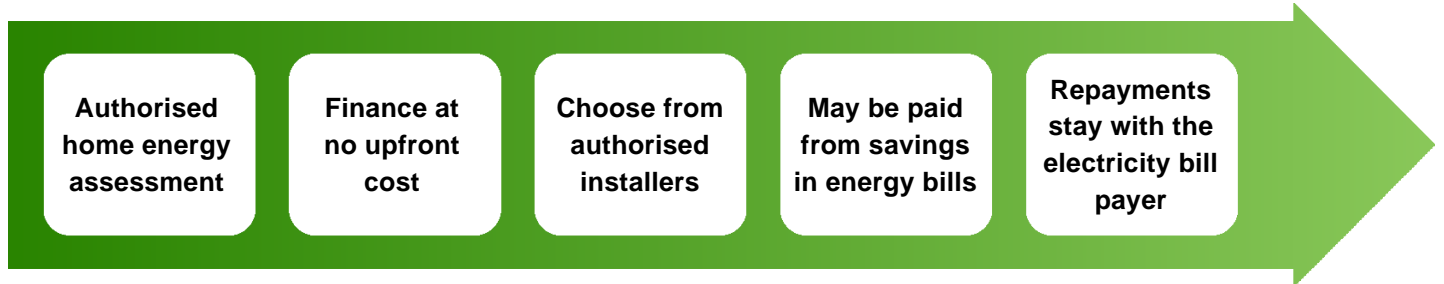
## **Opportunity to benefit from a Green Deal on this property**

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

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

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

To find out more, visit [www.greenerscotland.org](http://www.greenerscotland.org) or call 0808 808 2282.



# property questionnaire

|                         |                               |
|-------------------------|-------------------------------|
| <b>Property address</b> | 61, Dalrymple Terrace, Dundee |
|-------------------------|-------------------------------|

|                  |                                  |
|------------------|----------------------------------|
| <b>Seller(s)</b> | Jessie Rogers (Per Miller Henry) |
|------------------|----------------------------------|

|  |           |
|--|-----------|
| <b>Completion date of property questionnaire</b> | 17/8/2018 |
|--|-----------|

# property questionnaire

## Note for sellers

- Please complete this form carefully. It is important that 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 your solicitor or estate agent immediately.

## Information to be given to prospective buyer(s)

|           |  |
|-----------|--|
| <b>1.</b> | <b>Length of ownership</b>   |
|           | How long have you owned the property?      15th July 1963  |
| <b>2.</b> | <b>Council tax</b>   |
|           | Which Council Tax band is your property in? (Please tick one)<br>A      B      C <u>D</u> E      F      G      H   |
| <b>3.</b> | <b>Parking</b>   |
|           | What are the arrangements for parking at your property?<br>(Please tick all that apply) <ul style="list-style-type: none"><li>• Garage      XXXXXXXX</li><li>• Allocated parking space</li><li>• Driveway      XXXXXXXX</li><li>• Shared parking</li><li>• On street      XXXXXXXX</li><li>• Resident permit</li><li>• Metered parking</li><li>• Other (please specify):</li></ul> |

# property questionnaire

|           |  |    |
|-----------|--|----|
| <b>4.</b> | <b>Conservation area</b>   |    |
|           | 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 |

# property questionnaire

|           |   |                     |
|-----------|---|---------------------|
| <b>5.</b> | <b>Listed buildings</b>   |                     |
|           | 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                  |
| <b>6.</b> | <b>Alterations/additions/extensions</b>   |                     |
| <b>a.</b> | <p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p>   | Yes<br>Conservatory |
|           | <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>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.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</p> | Yes<br>No           |
| <b>b.</b> | <p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>  | Yes                 |
|           | (i) Were the replacements the same shape and type as the ones you replaced?   | No                  |
|           | (ii) Did this work involve any changes to the window or door openings?  | No                  |
|           | <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Replacement front door and double glazing throughout to replace metal framed single glazed. 1970's</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>   |                     |

# property questionnaire

|           |   |  |
|-----------|---|--|
| <b>7.</b> | <b>Central heating</b>  |  |
| <b>a.</b> | <p>Is there a central heating system in your property?<br/>           (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/> <u>If you have answered yes or partial</u> – what kind of central heating is there?<br/>           (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).<br/> <u>If you have answered yes</u>, please answer the three questions below:</p> | <p>Yes<br/>           Electric Storage heating</p> |
|           | (i) When was your central heating system or partial central heating system installed?   |  |
|           | <p>(ii) Do you have a maintenance contract for the central heating system?<br/>           If you have answered yes, please give details of the company with which you have a maintenance contract:</p>  | No   |
|           | (iii) When was your maintenance agreement last renewed? (Please provide the month and year).  |  |
| <b>8.</b> | <b>Energy Performance Certificate</b>   |  |
|           | Does your property have an Energy Performance Certificate which is less than 10 years old?  | No   |
| <b>9.</b> | <b>Issues that may have affected your property</b>  |  |
| <b>a.</b> | <p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?<br/> <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>   | <p>No<br/>           Yes<br/>           No</p>     |

# property questionnaire

|           |  |    |
|-----------|--|----|
| <b>b.</b> | Are you aware of the existence of asbestos in your property?<br><u>If you have answered yes</u> , please give details: | No |
|-----------|--|----|

# property questionnaire

|   |  |                         |
|---|--|-------------------------|
| <b>10.</b>  | <b>Services</b>  |                         |
| <p>a. Please tick which services are connected to your property and give details of the supplier:</p> <p><b>Services      Connected      Supplier</b></p> <p>Water mains or private water supply</p> <p>Electricity      SSEB</p> <p>Mains drainage</p> <p>Telephone      Telecom but disconnected.</p> |  |                         |
| <b>b.</b>   | <p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p>  | No                      |
|   | (iv) Do you have appropriate consents for the discharge from your septic tank?   | Yes<br>No<br>Don't Know |
|   | (v) Do you have a maintenance contract for your septic tank?<br><u>If you have answered yes</u> , please give details of the company with which you have a maintenance contract: | No                      |



# property questionnaire

|            |   |                |
|------------|---|----------------|
| <b>11.</b> | <b>Responsibilities for shared or common areas</b>  |                |
| <b>a.</b>  | <p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes</u>, please give details:</p>   | Don't Know     |
| <b>b.</b>  | <p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>  | Not applicable |
| <b>c.</b>  | <p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>  | No             |
| <b>d.</b>  | <p>Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>   | Yes<br>No      |
| <b>e.</b>  | <p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>   | Yes<br>No      |
| <b>f.</b>  | <p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p> | No             |
| <b>12.</b> | <b>Charges associated with your property</b>  |                |
| <b>a.</b>  | <p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>  | No             |

# property questionnaire

|                                    |  |  |
|------------------------------------|--|--|
| <p><b>b.</b></p>                   | <p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>   | <p>No</p> <p>Yes</p> <p>No</p> <p>Don't Know</p> |
| <p><b>c.</b></p>                   | <p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p>  |  |
| <p><b>13. Specialist works</b></p> |  |  |
| <p><b>a.</b></p>                   | <p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>   | <p>No</p>  |
| <p><b>b.</b></p>                   | <p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>   | <p>No</p>  |
| <p><b>c.</b></p>                   | <p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p> | <p>Yes</p> <p>No</p>                             |

# property questionnaire

| <b>14. Guarantees</b> |  |    |     |            |                      |      |
|-----------------------|--|----|-----|------------|----------------------|------|
| <b>a.</b>             | Are there any guarantees or warranties for any of the following:   |    |     |            |                      |      |
|                       |  | No | Yes | Don't know | With title deeds     | Lost |
| (i)                   | Electrical work  |    |     |            |                      |      |
| (ii)                  | Roofing  |    |     |            |                      |      |
| (iii)                 | Central heating  |    |     |            |                      |      |
| (iv)                  | National House Building Council (NHBC)   |    |     |            |                      |      |
| (v)                   | Damp course  |    |     |            |                      |      |
| (vi)                  | Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)   |    |     |            |                      |      |
| <b>b.</b>             | <p><u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u></p> <p>-</p> |    |     |            |                      |      |
| <b>c.</b>             | <p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes, please give details:</u></p>                 |    |     |            | <p>Yes</p> <p>No</p> |      |
| <b>15. Boundaries</b> |  |    |     |            |                      |      |
|                       | <p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p>If you have answered yes, please give details:</p>       |    |     |            | <p>No</p>            |      |

# property questionnaire

|  |   |    |
|--|---|----|
| <b>16.</b>   | <b>Notices that affect your property</b>  |    |
| In the past three years have you ever received a notice:   |   |    |
| <b>a.</b>  | advising that the owner of a neighbouring property has made a planning application? | No |
| <b>b.</b>  | that affects your property in some other way?                                       | No |
| <b>c.</b>  | that requires you to do any maintenance, repairs or improvements to your property?  | No |
| <u>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.</u> |   |    |

## 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) :**                **Gordon Rogers**            
\_\_\_\_\_

\_\_\_\_\_

**Date:**                      17/8/2018