

Home Report

for domestic properties for sale in Scotland

**7 Queen Street,
Newtown Stewart.**

DG8 6JR

Date of Inspection: 23rd May, 2023

**AHR Crossan and Co.
2 Irving Street,
Dumfries.
DG1 1EL**

t: 01387 264569
e: andrew@ahrcrossan.co.uk



Contents

1. **Survey Terms and Conditions (T's and C's)**
2. **Property Questionnaire (PQ)**
3. **Single Survey and Valuation (SS)**
4. **Energy Performance Report and Certificate (EPC)**

SURVEY TERMS AND CONDITIONS

PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report (SS).
The Seller has also engaged the Surveyors to provide an Energy Report (EPC); and to assist in compiling the Property Questionnaire (PQ).

The Surveyors are authorised to provide a transcript Mortgage Valuation Report on to Lender specific pro-forma *¹. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender, and will contain a concise version of the information contained in the Single Survey.

The Surveyors will decline any transcript request which requires the provision of information additional to the information in the 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, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report is 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. *²

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

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

Compliance with these standards maybe subject to monitoring under RICS conduct and disciplinary regulations.

1 Lenders may operate a limited panel system which may require Purchasers or their agents to obtain a panel Surveyor Mortgage Valuation Report on their own account.

2 Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Codes of 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 retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

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

The 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 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 do not include a generic Mortgage Valuation Report.

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 will be prepared from information contained in the Report. *¹

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

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 this 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, from information in the 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.

a 'Generic Mortgage Valuation Report' means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format - but is not included with this pack.

the 'Market Value' is The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion

the 'Property' is the property which forms the subject of the Report;

the 'Purchaser' is the person (or persons) who enters into a contract to buy the Property from the Seller;

a 'prospective Purchaser' is anyone considering buying the Property.

the 'Report' is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;

the 'Seller' is/are the proprietor(s) of the Property;

the 'Surveyor' is the author of the Report on the Property; and

the 'Surveyors' are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member of partner, when the 'Surveyors' means the Surveyor) whose details are set out at the head of the Report.

the 'Energy Report' is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the 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.

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 price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property which cannot be seen or accessed will not be reported upon, and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

‘Market Value’ The estimated amount for which a property should exchange on the date of valuation 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 fees).

Sellers or prospective Purchasers may consider it prudent to instruct a ‘refresh’ on the Single Survey Report after a period of 12 weeks to reflect changing circumstances in the market and/or in the physical condition of the Property.

2.8 EXCEPTIONS AND EXCLUSIONS

The following Specialisations are outwith the scope of the Home Information Pack (HIP) except where otherwise referred to with advice within the text of the report:

- Structural Engineer Reports where deemed necessary
- Legionella Reports including advice on treatment and control
- Japanese Knotweed or other invasive plant species reports, including control advice.
- Bat and Owl Survey Reports; Natterjack Toad Survey Reports
- Asbestos Survey Reports including Management Plans or advice on removal
- Flood Management Reports

The above are governed by Statutory bodies (e.g. Health and Safety Executive; SEPA; Scottish Natural Heritage; LA Environmental Health, etc) and rely on Specialists with specific qualifications. These are outwith our remit.

The Vendor and prospective purchasers should instruct any of the required Consultants to meet with any specific needs.

The individual Surveyor acts on behalf of the firm of A.H.R. Crossan and Co. and bears no individual liability in carrying out surveys and reporting same.

Property Questionnaire

A H R Crossan & Co

PROPERTY ADDRESS:	7 Queen Street, Newton Stewart. DG8 6JR
-------------------	---

SELLER(S):	Richard Dobson
------------	----------------

COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	23rd May, 2023
---	----------------



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.

PROPERTY QUESTIONNAIRE
Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property?

Since August 2006

Council Tax

Which Council Tax band is your property in?

B

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- Garage
- Allocated parking space
- Driveway
- Shared parking
- On street
- Resident permit
- Metered parking
- Other (please specify):

4. Conservation Area

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?

No

5. Listed Buildings

Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?

No

6. Alterations / additions / extensions

- a. (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?

Yes

If you have answered yes, please describe the changes which you have made:

New concrete lintels installed; New timber floor installed; New stud partitions constructed; New dormer windows formed; New upstairs Bathroom installed

- (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

Yes

If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.

b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>If you have answered yes, please answer the three questions below:</p>	Yes
(i)	<p>Were the replacements the same shape and type as the ones you replaced?</p>	No
(ii)	<p>Did this work involve any changes to the window or door openings?</p>	No
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed)</p> <p>All replaced in 2008</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p> <p>Warranty expired after 10 years</p>	N/a

7. Central heating

<p>a. Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes/partial – what kind of central heating is there?</u></p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p>	<p>Yes</p> <p>Electric storage/ panel heaters</p>
<p>b. When was your central heating system or partial central heating system installed?</p>	<p>New 2008</p>
<p>c. Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes, please give details of the company with which you have a maintenance agreement:</u></p>	<p>N/a</p>
<p>d. When was your maintenance agreement last renewed? (Please provide the month and year).</p>	<p>N/a</p>

8. Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes

9. Issues that may have affected your property

a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

No

If you have answered yes, is the damage the subject of any outstanding insurance claim?

N/a

b. Are you aware of the existence of asbestos in your property?

No

If you have answered yes, please give details:

10. Services

a. Please tick which services are connected to your property and give details of the supplier:

Services	Connected	Supplier
Gas	No	N/a
Water mains	Yes	Scottish Water
Electricity	Yes	Scottish Power
Mains drainage	Yes	Scottish Water
Telephone	No	BT line in
Cable TV / satellite	No	Dish and cables in
Broadband	No	BT fibre optic nearby; wired into house

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
c.	<p>Do you have appropriate consents for the discharge from your septic tank?</p>	N/a
d.	<p>Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	N/a

11. Responsibilities for Shared or Common Areas

a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes</u>, please give details:</p>	Boundary walls/ fences as described in title deeds
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>	No
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	Yes
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p>	No

	<u>If you have answered yes, please give details:</u>	
f.	<p>As far as you are aware, is there a Public Right of Way across any part of your property? (A 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, please give details:</u></p>	No
12. Charges associated with your property		
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</u></p>	No
b.	Is there a common buildings insurance policy?	No
	<u>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</u>	N/a
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.	None
13. Specialist Works		
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property</u></p>	<p>Yes</p> <p>Complete wood preservation treatment carried out by Council prior to purchase</p>

b.	<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, please give details</u></p>	No
c.	<p><u>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</u></p> <p><u>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</u></p> <p>Guarantees are held by: N/a</p>	No

14. Guarantees

a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical work	No				
(ii)	Roofing	No				
(iii)	Central heating (boiler)	No				
(iv)	NHBC /Equivalent/Professional Supervisory Certificate	No				
(v)	Damp course	No				
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No				

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>
c.	<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>

No

15. Boundaries

	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes, please give details:</u></p>
--	---

No

16. Notices that affect your property

In the past 3 years have you ever received a notice:


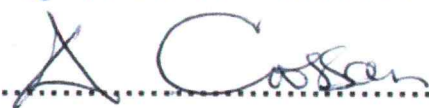
a.	advising that the owner of a neighbouring property has made a planning application?	Yes
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No

If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.

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

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

Signature(s) :

.....

.....

.....

Date:
23rd May, 2023.

A H R Crossan and Co

Single Survey Report and Valuation

On

**7 Queen Street,
Newton Stewart.
DG8 6JR**

Customer: Richard Dobson.

Date of inspection: 23rd May, 2023

**Prepared by: Andrew H R Crossan FRICS
A H R Crossan and Co.,
2 Irving Street,
Dumfries
DG1 1EL**



1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description

A 6 apartment mid terrace house, with a small garden area to rear. There is adequate on street parking nearby.

Accommodation

Ground Floor:- Entrance Hall with stair up to first floor landing; Living Room; Bedroom 1 .**First Floor** :- Landing; Lounge/ Dining area; Family Bathroom with w.c.; Kitchen/ breakfast area. **Attic Floor** :- Landing; 2 Bedrooms; Shower Room with w.c.

Gross internal floor area (m²)

121.19

Neighbourhood and location	Part of a well established mixed private with social housing and commercial area approx. 50 miles from Dumfries Town Centre off the A75 trunk road; nearby schools, fire services and local police station as well as most small county town facilities.
Age	Built C1840; substantially re-modelled and refurbished C 2008.
Weather	Warm and bright
Chimney stacks	Visually inspected from ground level; with the aid of binoculars where necessary.
Roofing including roof space	Visually inspected externally from ground level; with the aid of binoculars where necessary.
Rainwater fittings	Visually inspected from ground level; with the aid of binoculars where necessary.
Main walls	Visually inspected from ground level. Foundations and concealed parts were not exposed/inspected.
Windows, external doors and joinery	Internal and external doors were opened and closed. A sample of windows were opened and closed. Doors or windows were not forced open.
External decorations	Visually inspected from ground level.
Conservatories / porches	None.
Communal areas	Visually inspected from ground level.

Garages and permanent outbuildings	None.
Outside areas and boundaries	Visually inspected.
Ceilings	Visually inspected from floor level.
Internal walls	Visually inspected from floor level.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets/floor coverings were lifted.
Internal joinery and kitchen fittings	Built in cupboards were inspected where accessible. Kitchen units were visually inspected (excluding appliances).
Chimney breasts and fireplaces	Visually inspected from floor level.
Internal decorations	Visually inspected on a room-by-room basis.
Cellars	None.
Electricity	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. Services were off at the time of inspection, the surveyor did not turn them on.
Gas	None

Water, plumbing and bathroom fittings

Visual inspection of the accessible pipework and fittings made without removing any insulation. No tests whatsoever were carried out to the system or appliances.

Heating and hot water

Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.

Drainage

Drainage covers were not lifted. Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms

Visually inspected. No tests whatsoever were carried out to the system or appliances. No comments are made on the presence or otherwise of a security alarm system.

Any additional limits to inspection:

Underfloor voids were not readily accessible at the time of our inspection. Roof voids within the Attic floor were not readily accessible. The hot water cylinder was in an enclosure which had a screwed fixed panel and not readily accessible.





Sectional diagram showing elements of a typical house







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

2. CONDITION

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

 Structural movement	
Repair category	Category 1
Notes:	No significant structural movement noted at time of survey.
 Dampness, rot and infestation	
Repair category	Category 1
Notes:	No rot, damp or infestation encountered during our survey.
 Chimney stacks	
Repair category:	Category 1
Notes:	Brick built mutual multi-flue chimney stacks to both party wall-heads. Leadwork noted. Some beds and joints still recently pointed on both chimneys. Checks should be carried out at regular intervals to ensure that tops of disused flues are suitably ventilated.
 Roofing including roof space	
Repair category:	Category 1
Notes:	Natural slated pitched span roof covering on traditional Attic raftered and tied carcassing with timber sarking; fireclay ridge is fully bedded and pointed and effective. Some minor slipped out slates recently replaced on front slope. Several slates have been replaced. The dormer flat roof with all leadwork, soakers etc., appears to be in good repair. No access is available to attic roof voids.

 Rainwater fittings	
Repair category:	Category 1
Notes:	Half round cast iron gutters and circular down pipes to front with pvcu half round gutters and circular down pipes to rear; gutters need cleaned out regularly. No adverse comments.
 Main walls	
Repair category:	Category 1
Notes:	600mm thick whinstone/granite mix external walls, painted on outside face to the rear elevation of the building; lath and plaster or plasterboard and plastered internally. Vertical slated covering to timber framed dormer built wall. All fairly well maintained.
 Windows, external doors and joinery	
Repair category:	Category 1
Notes:	Pvcu double glazed casement windows; panelled single leaf pvcu insulated external front and rear doors. Timber flat roof deck over dormer construction with roof membrane covering; this may need replacement membrane covering within the next 25 years.
External decorations	
Repair category:	Category 1
Notes:	Fairly good condition having been re-decorated. Cast iron rainwater goods etc. and timber elements should be re-decorated on a planned maintenance cycle.
 Conservatories / porches	
Repair category:	N/a
Notes:	None.



Communal areas

Repair category:

Category 1

Notes:

All external paths and maintenance work should be on a mutual basis. No adverse comments.



Garages and permanent outbuildings

Repair category:

N/a

Notes:

None.



Outside areas and boundaries

Repair category:

Category 1

Notes:

Boundary at side and rear of yard is in fairly good repair; Concrete paths. Timber fences/ hedges to both main boundaries.



Ceilings

Repair category:

Category 1

Notes:

Plasterboard and plaster generally. In fairly good condition.



Internal walls

Repair category:

Category 1

Notes:

Partitions are a mixture of timber stud framed, plaster boarded and plastered both sides or half brick with plaster both sides.
Surfaces of Shower Room and Bathroom are tiled or easily cleaned down melamine faced boards.



Floors including sub-floors

Repair category:

Category 1

Notes:

Suspended timber generally. No adverse comments.



Internal joinery and kitchen fittings

Repair category:

Category 1

Notes:

Internal doors are a mixture of painted six panelled and part glazed panels eg at Living Room; all are single leaf; Kitchen units are in fairly good functional order. Skirtings and door trim etc are to match doors.



Chimney breasts and fireplaces

Repair category:

Category 1

Notes:

Brick built chimney breast, disused and openings built up. Built up fireplaces should be ventilated. Flue terminals with ventilated inserts should be fitted to allow the closed flues to 'breathe'.



Internal decorations

Repair category:

Category 1

Notes:

The decoration is to a fair basic standard.



Cellars

Repair category:

N/a

Notes:

None.



Electricity

Repair category:

Category 1

Notes:

Mains 240 volt single phase supply. Power points flush mounted; consumers unit and meter mounted in the cupboard in the front left corner of the Living room (viewed from front).
The IET recommends regular inspections and tests (e.g. every 10 years or upon a change of occupancy). Only the most recently constructed or rewired properties will have installations that comply with current (18th Edition) IET Regs.



Gas

Repair category:	N/a
Notes:	None.



Water, plumbing and bathroom fittings

Repair category:	Category 1
Notes:	Mains water; sanitary ware:- white corner wc, whb and shower tray in Shower Room; white wc, whb, shower tray and 'Jacuzzi' bath in the Family Bathroom. Pipes are mainly in copper with insulation as needed.



Heating and hot water

Repair category:	Category 1
Notes:	Electrical partial storage heating with some panel heaters. Hot water is based on a thermostatic immersion heater mounted in the hot water cylinder. This is located in the Family Bathroom in an inaccessible enclosed cupboard and is controlled by an E7 timer control switch. Showers are electric instantaneous type with safety anti-scald cut off. Pipes are insulated where outwith the 'heated envelope'.



Drainage

Repair category:	Category 1
Notes:	Waste and surface water drains in Pvcu/ cast iron mix of pipes. Soil and waste pipes above ground in cast iron/pvcu mix. Drains run to the local main sewer. No issues noted.

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

Structural movement	1	Repair Categories Category 3: Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now. Category 2: Repairs or replacement requiring future attention, but estimates are still advised. Category 1: No immediate action or repair is needed.
Dampness, rot and infestation	1	
Chimney stacks	1	
Roofing including roof space	1	
Rainwater fittings	1	
Main walls	1	
Windows, external doors and joinery	1	
External decorations	1	
Conservatories / porches	N/a	
Communal areas	1	
Garages and permanent outbuildings	N/a	
Outside areas and boundaries	1	
Ceilings	1	
Internal walls	1	
Floors including sub-floors	1	
Internal joinery and kitchen fittings	1	
Chimney breasts and fireplaces	1	
Internal decorations	1	
Cellars	N/a	
Electricity	1	
Gas	N/a	
Water, plumbing and bathroom fittings	1	
Heating and hot water	1	
Drainage	1	

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes: Parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	Ground, First and Attic Floors (with part flying freehold)
2. Are there three steps or fewer to a main entrance door of the property?	Yes
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	Yes (Kitchen and Lounge/Dining) No (Living room)
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

Check standard burdens and boundary compliance with title deeds/ plan, Especially flying freehold

Reinstatement Cost Assessment

Estimated at £320,000.00.

This estimates the anticipated cost of reconstructing a building for insurance purposes in the event of substantial damage or total loss which includes, among other things, for demolition and landscaping etc. during the reconstruction period. This is not to be in any way taken as an indication of market value, having been prepared for insurance purposes only.

Valuation and market comments

£ 142,000.00

Market conditions have been slow due to interest rate rises for several months and likely to continue for some months ahead.

Report author: Andrew H R Crossan FRICS

Address: 2 Irving Street, Dumfries DG1 1EL

Signed:



Date of report: 30th June, 2023.

Energy Performance Certificate (EPC)

Scotland

Dwellings

7 QUEEN STREET, NEWTON STEWART, DG8 6JR

Dwelling type: Mid-terrace house
Date of assessment: 23 May 2023
Date of certificate: 12 June 2023
Total floor area: 121 m²
Primary Energy Indicator: 317 kWh/m²/year

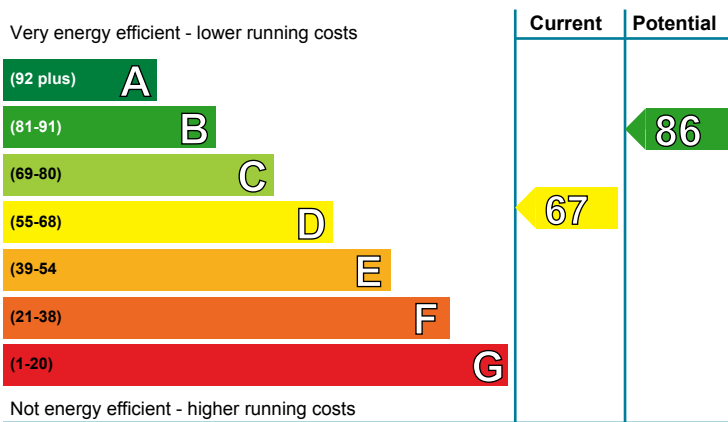
Reference number: 7417-0325-3200-0967-5222
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Electric storage heaters

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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£7,644	See your recommendations report for more information
Over 3 years you could save*	£2,559	

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

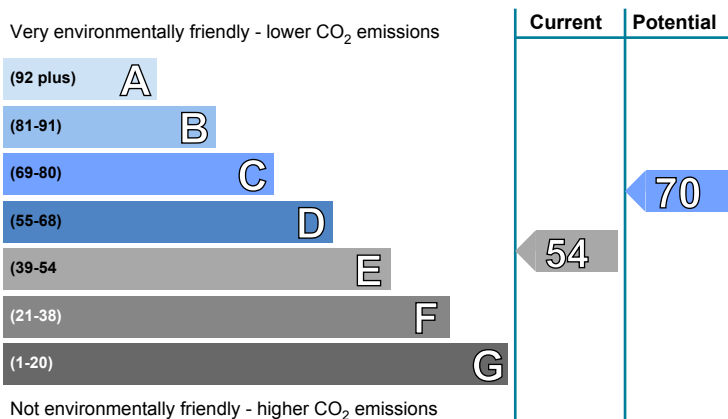


Energy Efficiency Rating

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 D (67)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band E (54)**. 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 High heat retention storage heaters	£2,400 - £3,600	£2304.00
2 Solar water heating	£4,000 - £6,000	£255.00
3 Solar photovoltaic (PV) panels	£3,500 - £5,500	£2004.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whinstone, as built, insulated (assumed)	★★★★★	★★★★★
	Solid brick, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, insulated (assumed)	★★★★☆	★★★★☆
	Roof room(s), insulated (assumed)	★★★★☆	★★★★☆
Floor	Suspended, insulated (assumed) (another dwelling below)	— —	— —
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	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, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 54 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 6.5 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 2.2 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	£4,929 over 3 years	£3,744 over 3 years	
Hot water	£2,004 over 3 years	£630 over 3 years	
Lighting	£711 over 3 years	£711 over 3 years	
Totals	£7,644	£5,085	

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 High heat retention storage heaters and dual immersion cylinder	£2,400 - £3,600	£768		
2 Solar water heating	£4,000 - £6,000	£85		
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£668		

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.

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 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.

2 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.

3 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

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)	9,766	N/A	N/A	N/A
Water heating (kWh per year)	2,143			

About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Andrew Crossan
Assessor membership number:	EES/009329
Company name/trading name:	A H R Crossan and Co
Address:	2 Irving Street Dumfries and Galloway Dumfries DG1 1EL
Phone number:	01387 264569
Email address:	andrew@ahrcrossan.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

