



# Home Report

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# Scottish Single Survey



# Single Survey

survey report on:

<b>Property address</b>	87 Mile-End Avenue Aberdeen AB15 5PS
<b>Customer</b>	Thomas McInally
<b>Customer address</b>	87 Mile-End Avenue Aberdeen AB15 5PS
<b>Prepared by</b>	Shepherd Chartered Surveyors
<b>Date of inspection</b>	25/07/2024



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## 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 Seller's Agent or relative to the property, they will be obliged to indicate this by marking the adjacent box.



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

### 1.2 THE REPORT

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

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

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

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

The 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.

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

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 will be prepared from information contained in the Report and the generic Mortgage Valuation Report<sup>2</sup>.

## 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

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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.

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" *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

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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 subject property comprises a purpose built upper floor self contained flat forming part of a two storey mid terraced building containing two flats in total.
<b>Accommodation</b>	The accommodation comprises:  Ground Floor: Entrance Vestibule and Stairwell.  First Floor: Landing, Living Room, Kitchen, Two Bedrooms, Utility Room and Bathroom with w.c.  Attic Floor: Attic Room/Bedroom.
<b>Gross internal floor area (m<sup>2</sup>)</b>	115 sq. metres, or thereby.
<b>Neighbourhood and location</b>	The subject property forms part of an established residential area, where surrounding properties are of a similar style and nature, located within the Midstocket area which is situated a short distance north west of Aberdeen City Centre. Locally, the property has access to an adequate range of services and facilities.
<b>Age</b>	Built circa 1900.
<b>Weather</b>	Dry and bright.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  The chimney stacks constructed from solid pointed granite, finished with stone copes and clay chimney cans bedded into cement haunghings. These are sealed to the roof pitches at their bases with metal skews.

<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><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></p> <p><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></p> <p>The roof over the property is of a pitched design and its clad externally in traditional slates with a metal ridge and mortar fillet skews formed at the wall head junctions which are finished with stone copes. There is a pitched and slate dormer projection sealed over the rear roof pitch with metal valleys and flashings. Velux double glazed roof lights have been installed within the roof pitches to provide day lighting to the attic floor.</p> <p>Access was gained to the eaves spaces via the hatches within the wall linings of the attic room, where our inspections were heavily restricted due to stored items within the spaces. No inspection was possible to any other roof void areas. The roof was constructed from timber joists and rafters, overlaid with timber sarking boards and insulation installed at joist and rafter level.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Rainwater fittings consist of a mixture of PVC and cast iron components which are connected into the drainage system.</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 external walls are constructed from solid pointed granite stonework.</p>

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<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 are of replacement uPVC sash and casement double glazed design, although there are tilt and turn units to the kitchen and rear dormer. Velux double glazed rooflights have also been installed at attic floor, and there is an aluminium double glazed window within the utility room.</p> <p>The front entrance door is of a timber panel design and has a single glazed fanlight installed above.</p> <p>The soffits and fascias boards around the rear dormer are of timber design.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>External decorative surfaces are finished in low maintenance uPVC or painted timber.</p>
<b>Conservatories / porches</b>	<p>None.</p>
<b>Communal areas</b>	<p>None.</p>
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>Detached from the property and located at the rear of the site is a single car garage which we understand pertains to the subject property. This would appear to be constructed from render blockwork walls beneath a flat felt roof covering. Vehicle access is via the rear lane.</p> <p>Attached to the rear projection is a shared wash house and exclusive coal cellar which is constructed from part brick and part stone walls, beneath monopitched and slate roofs.</p> <p>No internal inspection was possible to the garage or outbuildings.</p>

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<b>Outside areas and boundaries</b>	<b>Visually inspected.</b>  There is a paved access path leading to the entrance door at the front of the property and to the rear there is further garden grounds. It is our understanding that there is an exclusive area of garden which is predominately laid in black ground sheeting and shrubs. The grounds nearest the building laid to stone chips and the furthest section of ground which is laid to lawn are understood to be shared. The boundaries of the site are defined by rubble stone walls.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b>  Internally, the ceilings are lined with traditional lath and plaster. There are timber linings installed within the attic room.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b>  <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b>  Internally, the walls and partitions are lined in traditional lath and plaster. There are aqua panels installed within the bathroom and timber linings installed within the attic room.
<b>Floors including sub floors</b>	<b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b>  Flooring throughout is of suspended timber construction. Our inspection of the flooring was restricted due the presence of fully fitted floor coverings. There are no sub floor areas.

<b>Internal joinery and kitchen fittings</b>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Internal doors are of a timber panel and part glazed panel design, and are installed with timber skirtings and facings.</p> <p>A timber staircase with matching handrail provides access to the first floor accommodation from the ground floor entrance and it appears to be adequate angle and height. There are further narrow staircases providing access to the attic floor accommodation and at the rear of the utility room providing access to the garden.</p> <p>The kitchen is equipped with a range of wall and base units with worktop surfaces incorporating a stainless steel sink unit and integrated appliances.</p> <p>There is a further range of base units with worktop surfaces and a stainless steel sink unit installed within the utility room.</p>
<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>Within the living room there is a coal effect gas fire installed and would appear to be sealed to the original chimney.</p> <p>All other original fireplaces have been covered over and are no longer in use.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>The ceiling and wall surfaces are finished in emulsion paint and painted paper. Internal joinery finishes are painted or varnished.</p>
<b>Cellars</b>	None.

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<b>Electricity</b>	<p><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></p> <p>Electricity is from the mains public supplies. The electric meter and consumer unit are located within the entrance vestibule. Electrical wiring, where seen, is of PVC sheath cabling.</p>
<b>Gas</b>	<p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Gas is from the mains public supplies. The gas meter is located within the kitchen alcove cupboard.</p>
<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Water is from the mains public supplies. Internal plumbing, where visible, is formed in PVC and copper pipework.</p> <p>The bathroom is fitted with a 3-piece white suite with a shower installed over the bath.</p>
<b>Heating and hot water</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Heating and hot water are provided by a gas fired 'Ideal Logic + Combi C24' central heating boiler which is wall mounted within the utility room. The boiler supplies thermostatically control radiators throughout and provides hot water on demand.</p>

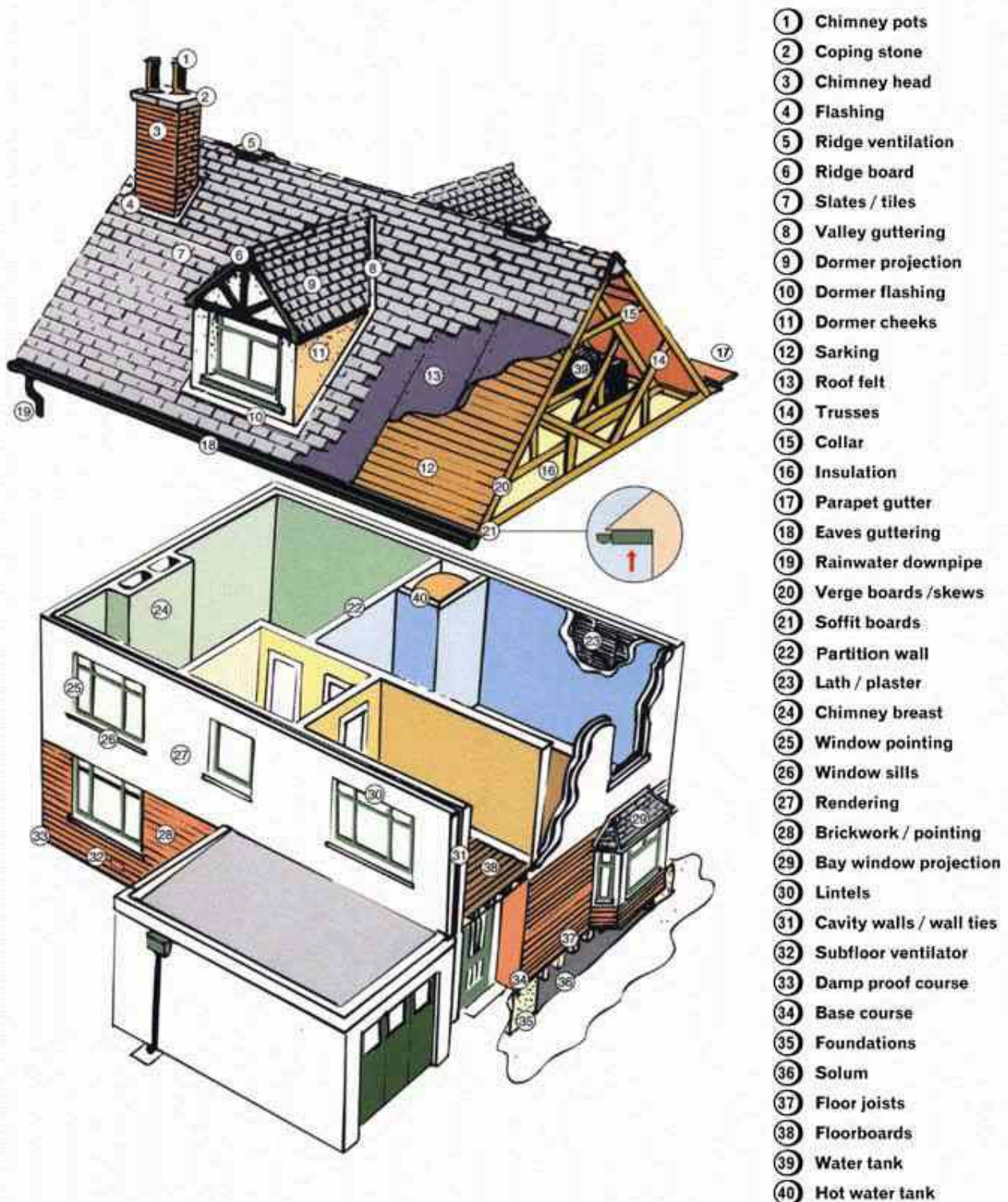


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<b>Drainage</b>	<b>Drainage covers etc. were not lifted.</b> <b>Neither drains nor drainage systems were tested.</b> Drainage is to the main public sewer.
<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected.</b> <b>No tests whatsoever were carried out to the system or appliances.</b>  All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.

<p><b>Any additional limits to inspection</b></p>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</b></p> <p><b>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</b></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> <p>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No inspection has been possible to flooring timbers beneath any sanitary fitting, kitchen appliances or other wet areas was possible. Timbers are assumed to be in a satisfactory condition. No access was available to any sub-floor areas.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>Full and safe access was not available to the roof eaves spaces due to the presence of stored items. No inspection was possible to any other roof void areas.</p> <p>We were not able to fully inspect all areas of boundary walls due to garden vegetation/restricted access.</p> <p>No internal inspection was possible to the outbuildings and garage. The garage vehicular door was not fully opened or tested.</p>
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## 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.


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## 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	
<b>Repair category</b>	1
<b>Notes</b>	Evidence of settlement/movement has affected the building reflected externally by sloping to stonework and cracking to the mortar pointing, and internally by sloping to the flooring. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.

 Dampness, rot and infestation	
<b>Repair category</b>	2
<b>Notes</b>	<p>Isolated damp meter readings were recorded within the front kitchen alcove space and to the gable wall of the attic room. More extensive, staining and elevated readings were recorded to the walls within the rear stairwell.</p> <p>A timber and damp specialist can provide further advice and should undertake a further inspection to provide estimates for any necessary remedial works prior to purchase. In the meantime, our valuation assumes no significant liability in this respect.</p>

 Chimney stacks	
<b>Repair category</b>	1
<b>Notes</b>	<p>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.</p> <p>There was some cracking to the mortar haungings.</p>



## Roofing including roof space

<b>Repair category</b>	1
<b>Notes</b>	<p>The roof covering over the property would appear to have been re-slatted in the past and the mortar fillet skews have also been repointed. A slipped slate was noted to the front roof pitch. Slate roof coverings will require regular on-going maintenance.</p> <p>From our limited inspection of the roof eaves there are some areas of staining noted to the sarking boards, although these appear to be dry and historic in nature.</p>



## Rainwater fittings

<b>Repair category</b>	2
<b>Notes</b>	<p>There is a warped gutter section at the rear of the building and the rear downpipe was also misaligned.</p> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p>



## Main walls

<b>Repair category</b>	2
<b>Notes</b>	<p>Weathered mortar pointing was noted to external walls and repairs are required.</p> <p>There was a further open crack at the rear joint between the subject block, and adjoining block to the south.</p>



## Windows, external doors and joinery

<b>Repair category</b>	1
<b>Notes</b>	<p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.</p> <p>The aluminium window is of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p>

# Single Survey



## External decorations

<b>Repair category</b>	2
<b>Notes</b>	The external décor is weathered to the rear dormer. Painted timbers will require future redecoration to prevent decay to the timbers.



## Conservatories/porches

<b>Repair category</b>	N/A
<b>Notes</b>	None.



## Communal areas

<b>Repair category</b>	N/A
<b>Notes</b>	None.



## Garages and permanent outbuildings

<b>Repair category</b>	2
<b>Notes</b>	<p>Evidence of movement having affected the garage was noted by cracking to the cill and roughcast below the rear window. There was further hairline cracking to the roughcast finish to the rear. The joinery finishes were subject to weathering and decay, and the glazing pane to the window was also broken.</p> <p>The flat roof covering over the garage would appear to be laid in mineral felt and we would point out that these parts will have a limited lifespan. No internal inspection was possible to these parts.</p> <p>The external coal cellar and wash house were generally dilapidated order and will require on-going works of repair and maintenance. No internal inspection was possible to these spaces.</p>

# Single Survey



## Outside areas and boundaries

<b>Repair category</b>	2
<b>Notes</b>	<p>The full extent of the garden ground pertaining to the subject property should be confirmed with reference to the Title Deeds.</p> <p>There boundary wall pointing was weathered and open, and there was damaged stonework. Our inspection was restricted in areas due to vegetation. Boundary walls and fences should be regularly checked and maintained as necessary.</p> <p>The rear access steps were found to be offline and there was no handrail fitted.</p> <p>There is a tree growing in close proximity to the rear wall and should be attended to by a professional. Mature trees/vegetation within the grounds of the property will require future ongoing professional maintenance by an experienced contractor.</p>



## Ceilings

<b>Repair category</b>	1
<b>Notes</b>	<p>There are some areas of water staining around the metal skylight within the front stairwell, although this appeared to be historic.</p>



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	<p>Cracked wall plaster was noted and repairs may be required at the time of disturbance or redecoration.</p>



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	<p>There were some unevenness to the flooring.</p> <p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p>

# Single Survey



## Internal joinery and kitchen fittings

<b>Repair category</b>	2
<b>Notes</b>	<p>Internal joinery is generally serviceable however some wear and tear items were noted to kitchen and utility room units. Future maintenance or upgrading should be anticipated.</p> <p>Internal glazing should be checked for safety glass.</p> <p>There was some missing ironmongery to the utility room cupboard door, and the entrance door to the utility room is sticking within its frame.</p> <p>The access steps to the attic floor accommodation and rear garden were narrow and steeply angled.</p>



## Chimney breasts and fireplaces

<b>Repair category</b>	3
<b>Notes</b>	<p>The gas fire has been tagged with a safety warning and is labelled as a danger. The appliance should either be removed or checked over and repaired as necessary by a Gas Safe Engineer.</p> <p>Subsequent to our inspection, we understand Messrs TW Plumbing &amp; Heating Solutions have inspected and repaired the appliance into working order. All documentation in this respect should be retained and authenticated prior to sale.</p>



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	The property is in reasonable decorative order.



## Cellars

<b>Repair category</b>	N/A
<b>Notes</b>	None.



# Single Survey



## Electricity

<b>Repair category</b>	2
<b>Notes</b>	<p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five 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 IET regulations.</p> <p>There is a limited provision of outlets the sockets and these are generally installed at skirting level. It would be prudent to have a qualified electrician undertake a precautionary check of the installation.</p>



## Gas

<b>Repair category</b>	1
<b>Notes</b>	<p>In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.</p>



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.</p> <p>The seals were discoloured and degrading around the bath, and these should be picked out and renewed.</p>



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	<p>It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.</p>

# Single Survey



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	All foul and surface water drainage is assumed to be 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	2
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	2
Conservatories/porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	3
Internal decorations	1
Cellars	N/A
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
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.

## 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?	First			
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 checked="" type="checkbox"/>	No	<input 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

Historically, a garage has been added to the rear of the site and the original attic space has been converted including formation of Velux double glazed roof lights. These works would appear to have been carried out in excess of 20 years ago, and we are unaware of any recent alterations within the last 20 years.

It should be confirmed that there are valid rights of access for the use of the rear lane leading to the garage. This should be confirmed with reference to the Title Deeds.

The full extent of the garden grounds should also be confirmed with reference to the Title Deeds.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

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.

### 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 £610,000 (SIX HUNDRED AND TEN 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 £255,000 (TWO HUNDRED AND FIFTY FIVE THOUSAND POUNDS STERLING).

# Single Survey

<b>Signed</b>	<i>Steven Wilson</i> Electronically signed :- 27/11/2024 14:13
<b>Report author</b>	Steven Wilson
<b>Company name</b>	J & E Shepherd Chartered Surveyors
<b>Address</b>	35 Queen's Road Aberdeen AB15 4ZN
<b>Date of report</b>	25/07/2024

# Mortgage Valuation Report



## Property Address

Address 87 Mile-End Avenue, Aberdeen, AB15 5PS  
Seller's Name Thomas McNally  
Date of Inspection 25/07/2024

## 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  Other

## 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 and any non mains services:

Gas fired system to radiators.

## 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  Shared service connections  
 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 subject property forms part of an established residential area, where surrounding properties are of a similar style and nature, located within the Midstocket area which is situated a short distance north west of Aberdeen City Centre. Locally, the property has access to an adequate range of services and facilities.

At the time of inspection the property was found to be in a condition generally consistent with its age and type of construction but some works of maintenance and repair are required. Elements of the property are aging and likely to require attention.

Evidence of settlement/movement has affected the building reflected externally by sloping to stonework and cracking to the mortar pointing, and internally by sloping to the flooring. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.

Historically, a garage has been added to the rear of the site and the original attic space has been converted including formation of Velux double glazed roof lights. These works would appear to have been carried out in excess of 20 years ago, and we are unaware of any recent alterations within the last 20 years.

It should be confirmed that there are valid rights of access for the use of the rear lane leading to the garage. This should be confirmed with reference to the Title Deeds.

The full extent of the garden grounds should also be confirmed with reference to the Title DSeds.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

Other Accommodation: Utility Room.

## Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended?  Yes  No

Retention amount

## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

# Mortgage Valuation Report

## Valuation

Market value in present condition	£	<input type="text" value="255,000"/>
Market value on completion of essential repairs	£	<input type="text"/>
Insurance reinstatement value	£	<input type="text" value="610,000"/>

(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary?  Yes  No

## Declaration

Signed	<i>Steven Wilson</i> Electronically signed :- 27/11/2024 14:13
Surveyor's name	Steven Wilson
Professional qualifications	BSc (Hons), MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	35 Queen's Road, Aberdeen, AB15 4ZN
Telephone	01224 202800
Email Address	aberdeen@shepherd.co.uk
Date of Inspection	25/07/2024



**Energy  
Performance  
Certificate**



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

87 MILE-END AVENUE, ABERDEEN, AB15 5PS

**Dwelling type:** Top-floor flat  
**Date of assessment:** 25 July 2024  
**Date of certificate:** 29 July 2024  
**Total floor area:** 115 m<sup>2</sup>  
**Primary Energy Indicator:** 308 kWh/m<sup>2</sup>/year

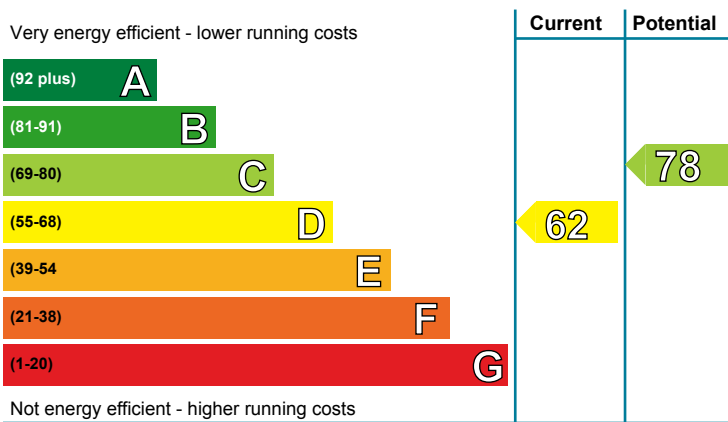
**Reference number:** 0160-2985-8130-2424-0675  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## 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>£6,990</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£3,225</b>	

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

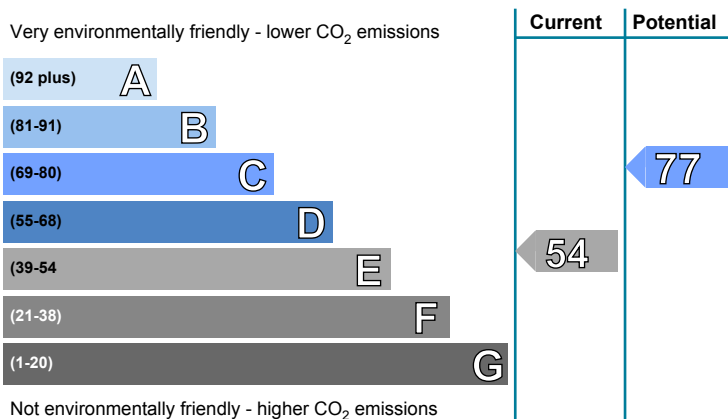


## Energy Efficiency Rating

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 D (62)**. The average rating for EPCs in Scotland is **band D (61)**.

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



## Environmental Impact (CO<sub>2</sub>) Rating

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

Your current rating is **band E (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 Flat roof or sloping ceiling insulation	£850 - £1,500	£255.00
2 Room-in-roof insulation	£1,500 - £2,700	£2208.00
3 Internal or external wall insulation	£4,000 - £14,000	£765.00

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

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

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whinstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, insulated at rafters Roof room(s), no insulation (assumed)	★★★☆☆ ★☆☆☆☆	★★★☆☆ ★☆☆☆☆
Floor	(another dwelling below)	—	—
Windows	Mostly double glazing	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 83% of fixed outlets	★★★★★	★★★★★

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.


## The impact of your home on the environment

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

The calculated emissions for your home are 54 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 6.3 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 3.2 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	£5,961 over 3 years	£2,733 over 3 years	
Hot water	£549 over 3 years	£552 over 3 years	
Lighting	£480 over 3 years	£480 over 3 years	
<b>Totals</b>	<b>£6,990</b>	<b>£3,765</b>	

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

### Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£85		
2 Room-in-roof insulation	£1,500 - £2,700	£736		
3 Internal or external wall insulation	£4,000 - £14,000	£255		

### 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 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

### 2 Room-in-roof insulation

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

### 3 Internal or external wall insulation

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

## 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)	21,111	N/A	N/A	(2,356)
Water heating (kWh per year)	2,221			

## Addendum

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

## About this document

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

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

Assessor's name:	Mr. Steven Wilson
Assessor membership number:	EES/018727
Company name/trading name:	J & E Shepherd
Address:	35 Queens Road Aberdeen AB15 4ZN
Phone number:	01224 202800
Email address:	<a href="mailto:aberdeen@shepherd.co.uk">aberdeen@shepherd.co.uk</a>
Related party disclosure:	No related party

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

### Use of this energy performance information

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



## Advice and support to improve this property

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

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT





# Property Questionnaire



# Property Questionnaire

peterkins aspc

**Property address:** 87 Mile-End Avenue  
Aberdeen  
United Kingdom  
AB15 5PS

**Seller:** Thomas McInally

**Date completed:** 23/07/2024

## ◉ ◀ Contents

1. Length of Ownership
2. Council Tax
3. Parking
4. Conservation Area
5. Listed Buildings
6. Alterations / Additions / Extensions
7. Central Heating
8. Energy Performance Certificate
9. Issues that may have affected your property
10. Services
11. Responsibilities for Shared or Common Areas
12. Charges Associated With Your Property
13. Specialist Works
14. Guarantees
15. Boundaries
16. Notices that affect your property

## 1. Length of Ownership

How long have you owned this property?

41 years

## 2. Council Tax

Which Council Tax band is your property in?

E

## 3. Parking

What are the arrangements for parking at your property?

in a garage

on the street

with a resident permit

## 4. Conservation Area

Is your property in a designated Conservation Area?

Don't know

## 5. Listed Buildings

Is your property a Listed Building, or contained within one?

No

## 6. Alterations / Additions / Extensions

### Structural Alterations

During your time in the property, have you carried out any structural alterations, additions or extensions?

No

### Replacement Windows and Doors

Have you had replacement windows, doors, patio doors or double glazing units installed in your property?

Yes

Were the replacements the same shape and type as the ones you replaced?

No

Did this work involve any changes to the window or door openings?

No

Please describe the changes which you have made (with approximate dates)

Dormer window in loft replaced 2016 Back door replaced with modern door 2016 Front windows (Lounge and Bedroom) replaced with uPVC sash windows 2017 from Thistle Windows. New Front Velux window fitted in loft 2020 New Skylight window in entrance hallway fitted 2020 Rear windows (Bedroom/Bathroom/Kitchen) replaced with uPVC sash windows 2022 From Thistle Windows..

## 7. Central Heating

Is there a central heating system in your property?

Yes

Is it full or partial?

Full

What kind of central heating is it?

Gas Fired Ideal Logic Plus C24 Combi Boiler installed 2017, last serviced 2023. The radiator plumbing dates back to before I purchased the property.

When was it installed?

Installed 2017 Last Seeserviced 2023

Do you have a maintenance contract for the central heating?

No

## 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

### Structural Damage

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

No

### Asbestos

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

No

## 10. Services

### Connected services

Gas/Liquid Petroleum Gas

Yes

Supplier

Ecotricity

Water mains/private water

Yes

Supplier

Scottish Water

**Electricity**

Yes

**Supplier**

Ecotricity

**Mains Drainage**

Yes

**Supplier**

Scottish Water

**Telephone**

Yes

**Supplier**

EE

**Cable TV/Satellite**

No

**Broadband**

Yes

**Supplier**

EE

**Septic Tanks**

Is there a septic tank system at your property?

No

## ◉ ◀ 11. Responsibilities for Shared or Common Areas

### Joint responsibilities

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?

No

## Common Areas

Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common area?

Yes

Please give details

The roof is shared with 89 Mile End avenue downstairs.

## Major Repairs to the Roof

Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

Yes

Please give details

Complete Slate roof on main building was replaced in 2016 including outhouses. Garage roof was replaced 2016

## Rights of Access to Neighbouring Property

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?

No

## Maintenance Access Rights of Neighbours

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?

No

## Rights of Way

As far as you are aware, is there a Public Right of Way across any part of your property?

No

# ◉ ◀ 12. Charges Associated With Your Property

Is there a factor or property manager for your property?

No

Is there a common buildings insurance policy?

No



Are there any other charges you have to pay on a regular basis for the upkeep of common areas or repair works?

No

## ◉ ◀ 13. Specialist Works

### Treatment

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?

No

### Preventative Work

As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

No

### Guarantees

Do you have any guarantees relating to the treatment or preventative work described above?

No

## ◉ ◀ 14. Guarantees

Select those applicable

**Electrical work**

No

**Roofing**

No

**Central heating**

No

**NHBC (National House-Building Council)**

No

**Damp Course**

No

Any other work or installations (e.g. cavity wall insulation, underpinning, indemnity policy)

No

Outstanding claims

Are there any outstanding claims under any of the guarantees listed above?

No

## ◉ ◀ 15. Boundaries

So far as you aware, has any boundary of your property been moved in the last 10 years?

No

## ◉ ◀ 16. Notices that affect your property

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

Advising that the owner of a neighbouring property has made a planning application?

No

That requires you to do any maintenance, repairs or improvements to your property?

No

That affects your property in some other way?

No

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Comments



- Home Report
- Valuation Report
- Executory Valuation
- Tax Valuations
- Separation Valuation
- Private Sale Valuation
- New Build & Plot Valuation
- Insurance Reinstatement Valuation
- Portfolio Valuation
- Rental Valuation
- Drive By & Desktop Valuation
- Energy Performance Certificate (EPC)
- Level Two Survey & Valuation Report
- Level Two Condition Report
- Expert Witness Report



- Commercial Valuation
- Commercial Agency
- Acquisitions Consultancy
- Commercial Lease Advisory
- Rent Reviews
- Asset Management
- Development Appraisals & Consultancy
- Auctions
- Property Management
- Professional Services
- Licensed Trade & Leisure
- Expert Witness Report
- Rating
- Property Investment
- Public Sector



- Quantity Surveying
- Building Surveying
- Project Management
- Dispute Resolution Support Services
- Principal Designer
- Clerk of Works
- Commercial EPC
- Health & Safety Management
- Employer's Agent
- Energy Consultancy
- Housing Partnerships
- Housing Consultancy
- Development Monitoring
- Mediation Services

#### Aberdeen

△△△ 01224 202800

#### Ayr

△△ 01292 267987

#### Bearsden

△△ 0141 611 1500

#### Belfast

△ 02890 912975

#### Birmingham

△ 0121 270 2266

#### Coatbridge

△△ 01236 436561

#### Cumbernauld

△△ 01236 780000

#### Dalkeith

△△ 0131 663 2780

#### Dumbarton

△△ 01389 731682

#### Dumfries

△△△ 01387 264333

#### Dundee

△△ 01382 200454  
△ 01382 220699

#### Dunfermline

△△ 01383 722337  
△ 01383 731841

#### East Kilbride

△△ 01355 248535

#### Edinburgh

△△ 0131 2251234  
△ 0131 557 9300

#### Elgin

△△ 01343 553939

#### Falkirk

△△ 01324 635 999

#### Fraserburgh

△△ 01346 517456

#### Galashiels

△△ 01896 750150

#### Glasgow

△△△ 0141 331 2807

#### Glasgow South

△△△ 0141 649 8020

#### Glasgow West End

△△ 0141 353 2080

#### Greenock

△△ 01475 730717

#### Hamilton

△△ 01698 897548

#### Inverness

△△△ 01463 712239

#### Kilmarnock

△△ 01563 520318

#### Kirkcaldy

△△ 01592 205442

#### Leeds

△ 0113 322 5069

#### Livingston

△△ 01506 416777

#### London

△△ 02033 761 236

#### Montrose

△△ 01674 676768

#### Motherwell

△△ 01698 252229

#### Musselburgh

△△ 0131 653 3456

#### Oban

△△ 01631 707 800

#### Paisley

△△ 0141 889 8334

#### Perth

△△ 01738 638188  
△ 01738 631631

#### Peterhead

△△ 01779 470766

#### St Andrews

△△ 01334 477773  
△ 01334 476469

#### Saltcoats

△△ 01294 464228

#### Stirling

△△ 01786 450438  
△ 01786 474476