# Home Report

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SHEPHERD

CHARTERED SURVEYORS

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Residential | Commercial | Property & Construction

SHEPHERD
CHARTERED SURVEYORS

# Contents

# Scottish
# Single Survey

# Single Survey

survey report on:

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| **Property address** | The Spinney<br>Borrowstone<br>Kingswells<br>Aberdeen<br>AB15 8RR |

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| **Customer** | Radheshyam & Bani Sarker |

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|---|---|
| **Customer address** | The Spinney<br>Borrowstone<br>Kingswells<br>Aberdeen<br>AB15 8RR |

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|---|---|
| **Prepared by** | Shepherd Chartered Surveyors |

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|---|---|
| **Date of inspection** | 04/08/2026 |

SHEPHERD
CHARTERED SURVEYORS

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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[1].

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. X

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.

[1] 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[2].

## 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

[2] 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 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.

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| **Description** | The subjects comprise a detached bungalow. |
| **Accommodation** | GROUND FLOOR:- Vestibule, Hall, Lounge/Dining Area, Dining Room, Kitchen, Utility Area, Shower Room (with Wc), Master Bedroom (with shower room en-suite), Three Further Bedrooms & Bathroom (with Wc). |
| **Gross internal floor area ($m^2$)** | The gross internal floor area extends to 181 $m^2$ or thereby. |
| **Neighbourhood and location** | The property is located in a semi rural location approximately five miles west of Aberdeen. Locally the main nearest facilities can be found within Westhill or in Aberdeen City Centre itself. |
| **Age** | Approximately 45 years. |
| **Weather** | Dull with showers. |
| **Chimney stacks** | **Visually inspected with the aid of binoculars where appropriate.**<br><br>There is a single chimney built on the east gable wall of roughcast concrete blockwork finished with a concrete coping stone and sealed with a metal flashing. |

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| **Roofing including roof space** | **Sloping roofs were visually inspected with the aid of binoculars where appropriate.**<br><br>**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.**<br><br>**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.**<br><br>The roof sections to the main house and extension are all pitched and clad with interlocking concrete tiles. The ridge sections are tiled and gable verges are now finished with plastic verge detailing. There are metal valleys at the junctions of the roof pitches.<br><br>A retractable roof ladder from the hallway ceiling provides access into part of the roof space which is floored. No access was gained into the eastmost section of the roof due to insulation cover and with insulation laid upon the access hatch within the hallway cupboard. The roof is constructed of prefabricated timber trusses overlaid with fibreboard sarking beneath the roofing felt and tiles. A good provision of insulation has been laid between and above ceiling joists.<br><br>No access was gained to the roof space of the rear extension. |

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| **Rainwater fittings** | **Visually inspected with the aid of binoculars where appropriate.**<br><br>Rainwater fittings are of PVC gutters discharging into matching PVC downpipes. |

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| **Main walls** | **Visually inspected with the aid of binoculars where appropriate.**<br><br>**Foundations and concealed parts were not exposed or inspected.**<br><br>The original walls are constructed of a load bearing insulated timber frame inner leaf lined internally with plasterboard and enclosed externally by a roughcast concrete block outer leaf incorporating pointed synthetic stone features, while the base course has been finished with a smooth cement render.<br><br>The walls of the rear extension appear constructed of roughcast solid concrete blockwork to match. |

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| **Windows, external doors and joinery** | **Internal and external doors were opened and closed where keys were available.**<br><br>**Random windows were opened and closed where possible.**<br><br>**Doors and windows were not forced open.**<br><br>Windows are of a double glazed uPVC casement style throughout with matching patio doors to the lounge.<br><br>The entrance doors are of PVC and glazed styles.<br><br>The roof is finished at roofline level with PVC fascias and soffits. |

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| **External decorations** | **Visually inspected.**<br><br>External finishes are of maintenance free PVC/uPVC. |

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| **Conservatories / porches** | Not applicable. |

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| **Communal areas** | Not applicable. |

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| **Garages and permanent outbuildings** | **Visually inspected.**<br><br>Adjacent to the property is a double car garage constructed of concrete block walls beneath a profile metal sheet roof. Vehicular access is by means of an up and over metal door.<br><br>Attached to the rear of the garage is a games room of similar construction and lined out internally in plasterboard. |

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| **Outside areas and boundaries** | **Visually inspected.**<br><br>The property occupies a large plot with boundaries defined by drystone dykes and roughcast concrete block walls. The garden areas are laid out in areas of grass, patio and stone chips with shrub borders. There is a tarmac surfaced driveway to the garage.<br><br>Access from the country road is along a short length of unmade track. |

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| **Ceilings** | **Visually inspected from floor level.**<br><br>Internally ceilings are lined out with plasterboard sheets. The lounge ceiling is finished in textured Artexing. |

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| **Internal walls** | **Visually inspected from floor level.**<br><br>**Using a moisture meter, walls were randomly tested for dampness where considered appropriate.**<br><br>Internally the external walls and timber stud partitions are lined out with plasterboard sheets. |

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| **Floors including sub floors** | **Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.**<br><br>**Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.**<br><br>**Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.**<br><br>Flooring is of suspended chipboard throughout.<br><br>Our inspection of floor surfaces has been restricted by the presence of fitted floor coverings.<br><br>We were able to carry out an inverted head and shoulders inspection from the hatches at the front door and utility room. The solum area is treated in concrete and the walls built incorporating a damp proof course. There is a minimal provision of insulation between flooring joists.<br><br>No sub-floor access was possible to the rear extension. |

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| **Internal joinery and kitchen fittings** | **Built-in cupboards were looked into but no stored items were moved.**<br><br>**Kitchen units were visually inspected excluding appliances.**<br><br>Door surrounds and facings are of a timber style with internal doors of mixed glass panel, pressed panel and flush veneer styles.<br><br>The kitchen is fitted out with a good provision of modern wall, base and island units together with stone worktops, stainless steel sink unit and integrated appliances. There is a further provision of mixed units within the utility area.<br><br>There is a reasonable provision of built-in storage throughout. |

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| **Chimney breasts and fireplaces** | **Visually inspected.**<br><br>**No testing of the flues or fittings was carried out.**<br><br>The lounge is fitted with a wood burning stove within a polished brick fireplace. |

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| **Internal decorations** | **Visually inspected.**<br><br>Walls and ceilings have been emulsion painted while joinery finishes have been painted or stained. |

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| **Cellars** | Not applicable. |

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| **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. If any services are turned off, the surveyor will state that in the report and will not turn them on.**<br><br>Electricity is from main supplies with the meter, fuse box and circuit breakers located within the vestibule cupboard. Wiring, where seen, appears of PVC cables.<br><br>There is an array of solar PV panels on the front roof pitch with the inverter located within the roof space. |

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| **Gas** | There is no gas supply. |

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| **Water, plumbing, bathroom fittings** | **Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.**<br><br>**No tests whatsoever were carried out to the system or appliances.**<br><br>Water is presumably from a mains supply and distributed on a pressurised basis.<br><br>Plumbing, where seen, is of PVC waste pipes and copper supply pipes.<br><br>The kitchen is plumbed for a dishwasher and the utility area for a washing machine.<br><br>The bathroom and shower room areas are all fitted with modern white three piece suites. |

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| **Heating and hot water** | **Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.**<br><br>**No tests whatsoever were carried out to the system or appliances.**<br><br>Heating and hot water is provided by the Daikin Altherma air source heat pump located to the rear of the garage. This provides thermostatically controlled radiators throughout. There is what is understood to be a hot water storage unit in the garage.<br><br>Heating can be supplemented by the wood burning stove in the lounge. |

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| **Drainage** | **Drainage covers etc. were not lifted.**<br><br>**Neither drains nor drainage systems were tested.**<br><br>Drainage is presumably connected to a septic tank, however the position of the tank has not been identified.<br><br>Surface rainwater presumably discharges to a soakaway. |

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| **Fire, smoke and burglar alarms** | **Visually inspected.**<br><br>**No tests whatsoever were carried out to the system or appliances.**<br><br>The property is fitted with a burglar alarm system.<br><br>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. |

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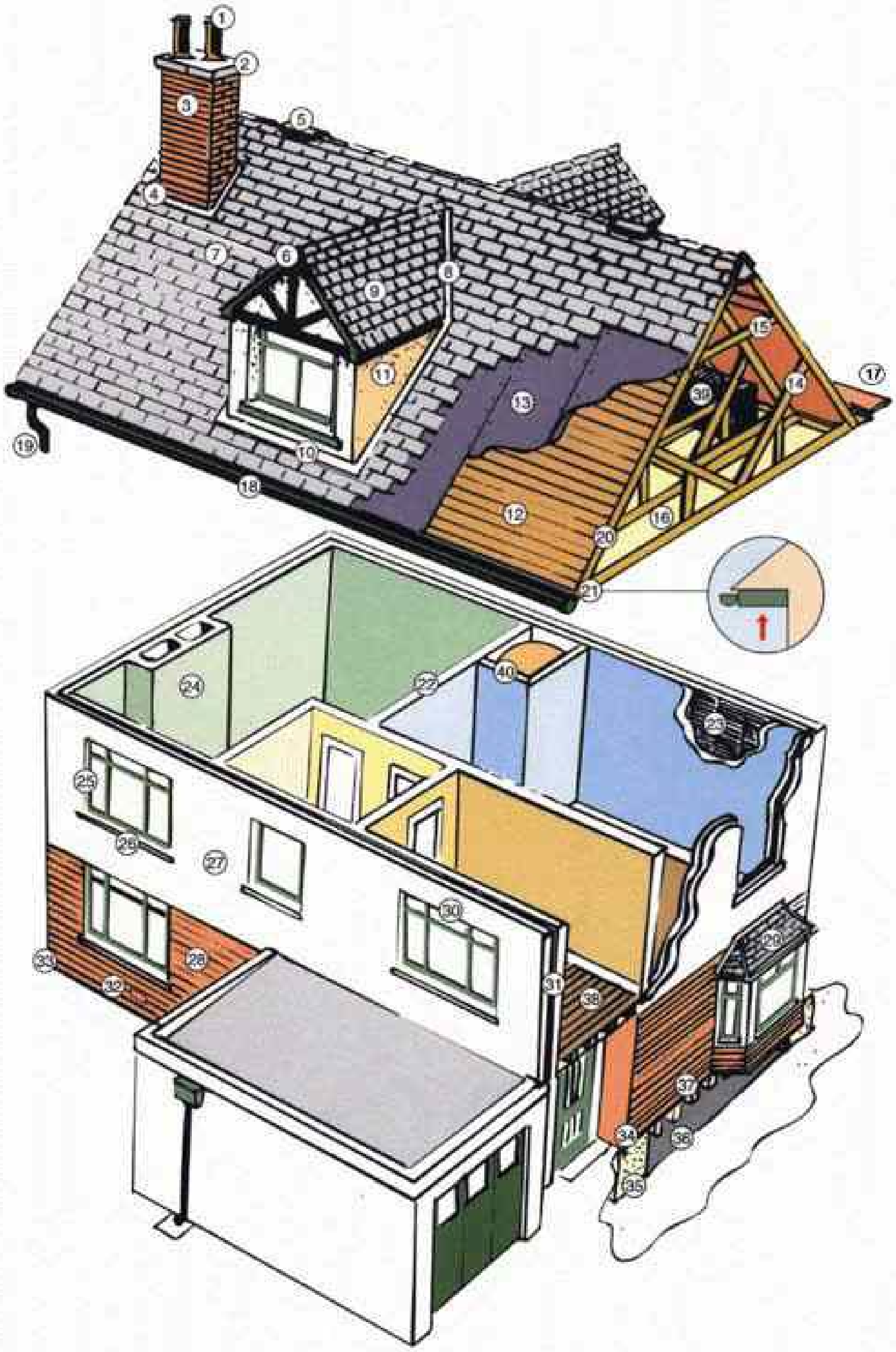
| **Any additional limits to inspection** | At the time of inspection the property was found to be vacant and unoccupied but with all floors covered.<br><br>Inspection of the sub-floor area has been restricted to the main house from hatches at the front door and utility room. Flooring timbers not seen by ourselves, particularly those beneath bath, shower and kitchen appliance areas, are presumed free of defect.<br><br>No access was possible to the roof void over the rear extension due to the lack of any access hatches. The eastmost roof space was not inspected due to insulation cover over the access hatch. Areas not seen are presumed free of defect or issue.<br><br>Not all windows have been tested.<br><br>The septic tank has not been located.<br><br>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. |

## Sectional Diagram showing elements of a typical house



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

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

## 2. Condition

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

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

| Structural movement | |
|---|---|
| **Repair category** | 1 |
| **Notes** | There was no evidence of significant structural movement within the limitations of our inspection. |

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

| Chimney stacks | |
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| **Repair category** | 1 |
| **Notes** | The chimney stack appears 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. |

| Roofing including roof space | |
|---|---|
| **Repair category** | 2 |
| **Notes** | There is moss growth to the original roof tiles which will require increasing maintenance liabilities as their age increases. There is also some deterioration to the ridge tile bedding.<br><br>Within the roof space area there are dropped sarking panels requiring to be reinstated. |

| Rainwater fittings | |
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| **Repair category** | 1 |
| **Notes** | Within the limitations of our inspection rainwater goods were seen to be free from significant defect. |

| Main walls | |
|---|---|
| **Repair category** | 2 |
| **Notes** | Some cracked areas of roughcasting require to be sealed to prevent moisture ingress and frost damage. Otherwise the walls will require normal levels of maintenance. |

| Windows, external doors and joinery | |
|---|---|
| **Repair category** | 1 |
| **Notes** | 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. |

| External decorations | |
|---|---|
| **Repair category** | 1 |
| **Notes** | The property is in good external decorative order. |

| Conservatories/porches | |
|---|---|
| **Repair category** | N/A |
| **Notes** | Not applicable. |

| Communal areas | |
|---|---|
| **Repair category** | N/A |
| **Notes** | Not applicable. |

| Garages and permanent outbuildings | |
|---|---|
| **Repair category** | 1 |
| **Notes** | The garage and outbuildings appear to be in a condition consistent with their type and age. Damp staining was noted to the underside of the roof but dry when tested during a spell of dry weather. This should be further checked during wetter periods. |

| Outside areas and boundaries | |
|---|---|
| **Repair category** | 1 |
| **Notes** | There is some weathered roughcasting to sections of the block boundary walls. Otherwise the outside areas appear free of significant defects or issues within the limitations of our inspection. |

| Ceilings | |
|---|---|
| **Repair category** | 1 |
| **Notes** | Within the limitations of our inspection no significant defects were noted.<br><br>Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only. |

| Internal walls | |
|---|---|
| **Repair category** | 1 |
| **Notes** | Some rough plasterwork was noted to the walls within the master bedroom and these will likely require to be skimmed prior to next programme of redecoration. Otherwise within the limitations of our inspection no further significant defects were apparent. |

| Floors including sub-floors | |
|---|---|
| **Repair category** | 1 |
| **Notes** | Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. |

| Internal joinery and kitchen fittings | |
|---|---|
| **Repair category** | 1 |
| **Notes** | Within the limitations of our inspection no significant defects were noted.<br><br>Low level internal glazing should be checked for safety glass. |

| Chimney breasts and fireplaces | |
|---|---|
| **Repair category** | 1 |
| **Notes** | It is assumed that the stove has been installed in accordance with manufacturer's recommendations for fluing and ventilation and has always utilised the correct type of fuel. The appliance has not been tested by ourselves and is therefore presumed in full, safe working order. The flue should be regularly swept. |

| Internal decorations | |
|---|---|
| **Repair category** | 1 |
| **Notes** | The property is in reasonable decorative order. |

| Cellars | |
|---|---|
| **Repair category** | N/A |
| **Notes** | Not applicable. |

| Electricity | |
|---|---|
| **Repair category** | 2 |
| **Notes** | The electrical installation appears to be of mixed ages with there being an old fuse box within the meter cupboard while some of the bedrooms have only a limited provision of power outlets. The installation should be upgraded by an IET registered contractor and quotations obtained prior to purchase.<br><br>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.<br><br>PV panels were noted to be fitted to the front roof pitch and a feed in tariff may exist in this regard. It is assumed these panels are fully owned with no third party finance agreement. This should be fully investigated prior to purchase. |

| Gas | |
|---|---|
| **Repair category** | N/A |
| **Notes** | Not applicable. |

| Water, plumbing and bathroom fittings | |
|---|---|
| **Repair category** | 1 |
| **Notes** | 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. |

| Heating and hot water | |
|---|---|
| **Repair category** | 1 |
| **Notes** | It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations. 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. |

| Drainage | |
|---|---|
| **Repair category** | 1 |
| **Notes** | Drainage is presumably connected to a septic tank, however, the position of the tank has not been identified. For the purposes of the valuation figure provided it is presumed that the drainage system is in full working order with all appropriate SEPA consents. |

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

| | |
|---|---|
| Structural movement | 1 |
| Dampness, rot and infestation | 1 |
| Chimney stacks | 1 |
| Roofing including roof space | 2 |
| Rainwater fittings | 1 |
| Main walls | 2 |
| Windows, external doors and joinery | 1 |
| External decorations | 1 |
| Conservatories/porches | N/A |
| Communal areas | N/A |
| Garages and permanent outbuildings | 1 |
| 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 | 2 |
| Gas | N/A |
| 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. Wherea 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 | | | |
| **2. Are there three steps or fewer to a main entrance door of the property?** | Yes | ☐ | No | ☒ |
| **3. Is there a lift to the main entrance door of the property?** | Yes | ☐ | No | ☒ |
| **4. Are all door openings greater than 750mm?** | Yes | ☐ | No | ☒ |
| **5. Is there a toilet on the same level as the living room and kitchen?** | Yes | ☒ | No | ☐ |
| **6. Is there a toilet on the same level as a bedroom?** | Yes | ☒ | No | ☐ |
| **7. Are all rooms on the same level with no internal steps or stairs?** | Yes | ☒ | No | ☐ |
| **8. Is there unrestricted parking within 25 metres of an entrance door to the building?** | Yes | ☒ | No | ☐ |

## 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 |
|---|
| The property appears to have been extended to the rear around 2007 and it is presumed that all necessary Town Planning,  Building Warrant Approvals & Completion Certificates in connection with these works have been obtained. We are otherwise unaware of any statutory, town planning or road proposals that are likely to have an adverse affect on the subjects.<br><br>Access from the country road is along a short length of farm track the repairing liability for which should be investigated.<br><br>The position of the septic tank should be ascertained. Furthermore, it should be confirmed the septic tank has been registered with SEPA.<br><br>PV panels were noted to be fitted to the front roof pitch and a feed in tariff may exist in this regard. It is assumed these panels are fully owned with no third party finance agreement. This should be fully investigated prior to purchase.<br><br>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 £625,000 (SIX HUNDRED AND TWENTY FIVE THOUSAND POUNDS STERLING).<br><br>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 £415,000 (FOUR HUNDRED AND FIFTEEN THOUSAND POUNDS STERLING). |

| | |
|---|---|
| **Signed** | *Jason Begg*<br>Electronically signed :- 10/08/2026 16:07 |

| | |
|---|---|
| **Report author** | Jason Begg |
| **Company name** | J & E Shepherd Chartered Surveyors |
| **Address** | 35 Queen's Road<br>Aberdeen<br>AB15 4ZN |
| **Date of report** | 04/08/2026 |

# Mortgage Valuation Report

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

## Property Address

| | |
|---|---|
| Address | The Spinney, Borrowstone, Kingswells, Aberdeen, AB15 8RR |
| Seller's Name | Radheshyam & Bani Sarker |
| Date of Inspection | 04/08/2026 |

## Property Details

Property Type
- [ ] House
- [X] 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
- [X] 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 [X] 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: 1980

## Tenure

- [X] Absolute Ownership
- [ ] Other

## Accommodation

Number of Rooms

| | | |
|---|---|---|
| 2 Living room(s) | 4 Bedroom(s) | 1 Kitchen(s) |
| 3 Bathroom(s) | 0 WC(s) | 1 Other (Specify in General remarks) |

Gross Floor Area (excluding garages and outbuildings) 181 m² (Internal) [ ] m² (External)

Residential Element (greater than 40%) [X] Yes [ ] No

## Garage / Parking / Outbuildings

- [ ] Single garage
- [X] Double garage
- [ ] Parking space
- [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

Games room attached to the rear of the garage of block construction with a profile metal sheet roof.

# Mortgage Valuation Report

## Construction

| | | | | | |
|---|---|---|---|---|---|
| Walls | [ ] Brick | [ ] Stone | [ ] Concrete | [X] Timber frame | [ ] Other (specify in General Remarks) |
| Roof | [X] Tile | [ ] Slate | [ ] Asphalt | [ ] Felt | [ ] Other (specify in General Remarks) |

## Special Risks

| | | |
|---|---|---|
| Has the property suffered structural movement? | [ ] Yes | [X] 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 | [X] 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 locationof the supply in General Remarks

| | | | |
|---|---|---|---|
| Drainage | [ ] Mains | [X] Private | [ ] None |
| Electricity | [X] Mains | [ ] Private | [ ] None |
| Central Heating | [X] Yes | [ ] Partial | [ ] None |
| Water | [X] Mains | [ ] Private | [ ] None |
| Gas | [ ] Mains | [ ] Private | [X] None |

Brief description of Central Heating and any non mains services:

Heating appears to be provided by an air source heat pump.

## Site

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

- [ ] Rights of way
- [X] 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
- [X] Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered? [X] Yes [ ] No

If Yes provide details in General Remarks.

## Roads

- [X] Made up road
- [ ] Unmade road
- [ ] Partly completed new road
- [ ] Pedestrian access only
- [ ] Adopted
- [ ] Unadopted

## General Remarks

The subjects comprise a detached bungalow which appears to have been constructed around 45 years ago but later extended.

The subjects are located in a semi rural location around five miles west of Aberdeen. Locally a wide range of facilities can be found within nearby Westhill.

At the time of inspection the property was generally found to be in a well maintained condition with no significant defects noted within the limitations of our inspection.

The roof tiles are original and are subject to moss growth which should be cleared while defective ridge bedding also requires attention. Ongoing maintenance can be anticipated.

Some roughcast cracking to the external walls should be sealed to prevent moisture ingress and frost damage.

Internally, the electrical installation appears of mixed ages.

The property appears to have been extended to the rear around 2007 and it is presumed that all necessary Town Planning, Building Warrant Approvals & Completion Certificates in connection with these works have been obtained. We are otherwise unaware of any statutory, town planning or road proposals that are likely to have an adverse affect on the subjects.

Access from the country road is along a short length of farm track the repairing liability for which should be investigated.

The position of the septic tank should be ascertained. Furthermore, it should be confirmed the septic tank has been registered with SEPA.

PV panels were noted to be fitted to the front roof pitch and a feed in tariff may exist in this regard. It is assumed these panels are fully owned with no third party finance agreement. This should be fully investigated prior to purchase.

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.

## 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 | £ | 415,000 |
| Market value on completion of essential repairs | £ | |
| Insurance reinstatement value | £ | 625,000 |

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

Is a reinspection necessary? ☐ Yes ☒ No

## Declaration

| | |
|---|---|
| Signed | *Jason Begg*<br>Electronically signed :- 10/08/2026 16:07 |
| Surveyor's name | Jason Begg |
| Professional qualifications | 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 | 04/08/2026 |

# Energy Performance Certificate

# Energy Performance Certificate (EPC)

Dwellings

**Scotland**

**THE SPINNEY, ABERDEEN, AB15 8RR**

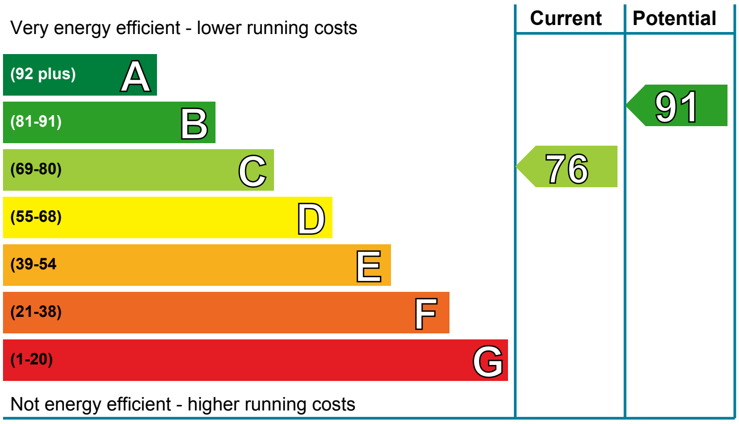
| | | | |
|---|---|---|---|
| **Dwelling type:** | Detached bungalow | **Reference number:** | 0120-2684-0080-2906-3421 |
| **Date of assessment:** | 04 August 2026 | **Type of assessment:** | RdSAP, existing dwelling |
| **Date of certificate:** | 10 August 2026 | **Approved Organisation:** | Elmhurst |
| **Total floor area:** | 181 m² | **Main heating and fuel:** | Air source heat pump, radiators, electric |
| **Primary Energy Indicator:** | 84 kWh/m²/year | | |

## You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce $CO_2$ emissions by improving your home**

| | | |
|---|---|---|
| **Estimated energy costs for your home for 3 years*** | **£9,849** | See your recommendations report for more information |
| **Over 3 years you could save*** | **£750** | |

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

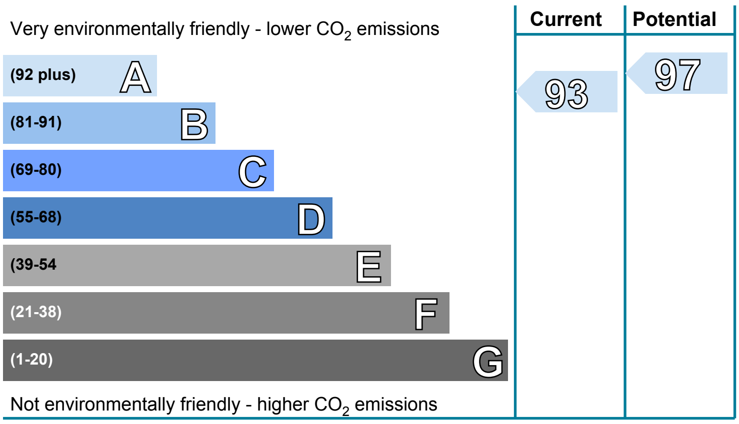



## Energy Efficiency Rating

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 C (76)**. The average rating for EPCs in Scotland is **band D (61).**

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




## Environmental Impact ($CO_2$) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band A (93)**

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 Heating controls (zone control) | £220 - £250 | £741.00 |
| 2 Wind turbine | £5,000 - £20,000 | £2265.00 |

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

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

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

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

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

| Element | Description | Energy Efficiency | Environmental |
|---|---|---|---|
| Walls | Timber frame, as built, insulated (assumed)<br>Solid brick, as built, insulated (assumed) | ★★★★☆<br>★★★★☆ | ★★★★☆<br>★★★★☆ |
| Roof | Pitched, 270 mm loft insulation<br>Pitched, insulated (assumed) | ★★★★★<br>★★★★★ | ★★★★★<br>★★★★★ |
| Floor | Suspended, insulated<br>Suspended, insulated (assumed) | —<br>— | —<br>— |
| Windows | Fully double glazed | ★★★☆☆ | ★★★☆☆ |
| Main heating | Air source heat pump, radiators, electric | ★★★☆☆ | ★★★★★ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ | ★★★★☆ |
| Secondary heating | Room heaters, wood logs | — | — |
| Hot water | From main system | ★★★☆☆ | ★★★★★ |
| Lighting | Good lighting efficiency | ★★★★☆ | ★★★★☆ |

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, $CO_2$ emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

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

The calculated emissions for your home are 8 kg $CO_2$/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 1.4 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 0.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

| | Current energy costs | Potential energy costs | Potential future savings |
|---|---|---|---|
| **Heating** | £7,998 over 3 years | £7,248 over 3 years | You could save £750 over 3 years |
| **Hot water** | £1,593 over 3 years | £1,593 over 3 years | |
| **Lighting** | £258 over 3 years | £258 over 3 years | |
| **Totals** | **£9,849** | **£9,099** | |

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 Time and temperature zone control | £220 - £250 | £247 | C 79 | A 94 |
| 2 Wind turbine | £5,000 - £20,000 | £755 | B 91 | A 97 |

## Choosing the right improvement package

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

energy saving trust

## About the recommended measures to improve your home’s performance rating

This section offers additional information and advice on the recommended improvement measures for your home

**1 Heating controls (time and temperature zone control)**
The heating system controls should be improved so that both the temperature and time of heating can be set differently in separate areas of your house; this will reduce the amount of energy used and lower fuel bills. For example, it is possible to have cooler temperatures in the bedrooms than in the living room provided internal doors are kept closed, and to have a longer heating period for the living room. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

**2 Wind turbine**
A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system’s effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

## Low and zero carbon energy sources

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

**LZC energy sources present:**

- Biomass secondary heating
- Air source heat pump
- Solar photovoltaics

## 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) | 16,379.98 | N/A | N/A | N/A |
| Water heating (kWh per year) | 3,260.55 | | | |

## Addendum

The assessment does not include any feed-in tariffs that may be applicable to this property.

## 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. Jason Begg |
| Assessor membership number: | EES/022311 |
| Company name/trading name: | J & E Shepherd |
| Address: | 13 Albert Square<br>Dundee<br>DD1 1XA |
| Phone number: | 01382 200454 |
| Email address: | dundee@shepherd.co.uk |
| Related party disclosure: | No related party |

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

**Use of this energy performance information**

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

## Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

# Property Questionnaire

# Property Questionnaire

peterkins aspc

**Property address:** The Spinney, Borrowstone
Kingswells
Aberdeen
United Kingdom
AB15 8RR

**Seller:** Radheshyam & Bani Sarker

**Date completed:** 30/07/2026

## Contents

# 1. Length of Ownership

**How long have you owned this property?**

23 years

# 2. Council Tax

**Which Council Tax band is your property in?**

G

# 3. Parking

**What are the arrangements for parking at your property?**

in the driveway

# 4. Conservation Area

**Is your property in a designated Conservation Area?**

No

# 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?**

Yes

**Please describe the changes which you have made**

Extension which includes a kitchen, shower room with w/c and internal hallway.

**Did you obtain planning permission, building warrant, completion certificate and other consents for this work?**

Yes

**Do you have all of these documents yourself?**

Yes

## 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?**

Yes

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

No

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

Windows were replaced in 2007.

# 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?**

Air Source Heat Pump

**When was it installed?**

This was installed in summer 2015.

**Do you have a maintenance contract for the central heating?**

Yes

**Contract details?**

Ends September 2026

**When was it last renewed?**

This is an annual contract.

## 8. Energy Performance Certificate

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

No

## 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**

No

**Water mains/private water**

Yes

**Supplier**

Scottish Water

**Electricity**

Yes

**Supplier**

Octopus Energy

**Mains Drainage**

No

**Telephone**

No

**Cable TV/Satellite**

No

**Broadband**

Yes

**Supplier**

Vodafone

## Septic Tanks

**Is there a septic tank system at your property?**

Yes

**Do you have appropriate consents for the discharge from your spetic tank?**

Yes

**Do you have a maintenance contract for your septic tank?**

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?**

Yes

**Please give details**

Small private road which leads to house. Responsibility for this shared with neighbours.

## Common Areas

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

No

## 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?**

No

## 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**

N/A

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