

home report



**112 WYVIS PLACE
INVERNESS
IV3 8DT**



property | legal | financial

Energy Performance Certificate



property | legal | financial

Energy Performance Certificate (EPC)

Scotland

Dwellings

112 WYVIS PLACE, INVERNESS, IV3 8DT

Dwelling type: Mid-terrace house
Date of assessment: 01 December 2025
Date of certificate: 01 December 2025
Total floor area: 71 m²
Primary Energy Indicator: 263 kWh/m²/year

Reference number: 0199-1910-1202-3355-0204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: ECMK
Main heating and fuel: Warm air, Electricaire

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*

£7,893

See your
recommendations
report for more
information

Over 3 years you could save*

£2,310

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
52	73

Energy Efficiency Rating

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

Your current rating is **band E (52)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
83	89

Environmental Impact (CO₂) Rating

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

Your current rating is **band B (83)**

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 Floor insulation (suspended floor)	£5,000 - £10,000	£510.00
2 Low energy lighting	£210 - £245	£129.00
3 Solar water heating	£4,000 - £7,000	£1083.00

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	Cavity wall, filled cavity	★★★★☆	★★★★☆
Roof	Pitched, 300 mm loft insulation	★★★★★	★★★★★
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Warm air, Electricaire	★★★★☆	★★★★★
Main heating controls	Room thermostat only	★★☆☆☆	★★☆☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★★★★
Lighting	Below average 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, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 24 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.7 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 0.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


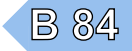

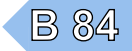







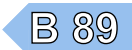
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,644 over 3 years	£3,915 over 3 years	
Hot water	£2,916 over 3 years	£1,509 over 3 years	
Lighting	£333 over 3 years	£159 over 3 years	
Totals	£7,893	£5,583	

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 Floor insulation (suspended floor)	£5,000 - £10,000	£170		
2 Low energy lighting for all fixed outlets	£210 - £245	£43		
3 Solar water heating	£4,000 - £7,000	£361		
4 Replacement glazing units	£4,500 - £6,000	£130		
5 High performance external doors	£1,800 - £2,400	£65		
6 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£256		

Choosing the right improvement package

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

About the recommended measures to improve your home's performance rating

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

1 Floor insulation (suspended floor)

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

2 Low energy lighting

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

3 Solar water heating

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

4 Replacement glazing units

Replacing existing double-glazed units with new high-performance units. Building regulations require that replacement glazing is to a standard no worse than previous; a building warrant is not required. Planning permission might be required for such work if a building is listed or within a conservation area so it is best to check with your local authority.

5 High performance external doors

High performance external doors contain insulation and lose heat at about half the rate of conventional external doors. Building regulations generally apply to this work, so it is best to check this your local authority building standards department.

6 Solar photovoltaic (PV) panels

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

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)	8,509.72	N/A	N/A	N/A
Water heating (kWh per year)	3,490.01			

Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

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 ECMK (www.ecmk.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:	Gemma Bailey
Assessor membership number:	ECMK303165
Company name/trading name:	Walker Fraser Steele
Address:	27 Waterloo Street Glasgow G2 6BZ
Phone number:	01412210442
Email address:	gemma.bailey@esurv.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



Scottish Single Survey



property | legal | financial

Single Survey

Property Address	112 Wyvis Place Inverness IV3 8DT
Customer	Aberdein Considine & Company
Date of Inspection	01/12/2025
Prepared by	Gemma Bailey Walker Fraser Steele

TERMS AND CONDITIONS

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 will have sufficient current local knowledge of the particular market to competently 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 Sellers Agent or relative to the property, they will be obliged to indicate this by checking the adjacent box.



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

1.2

THE REPORT

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

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

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

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

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without 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 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;
- "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.

¹Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Codes of Conduct

²Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Rules of Conduct.

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.

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

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

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

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is

made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5

ACCESSIBILITY

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

2.6

ENERGY REPORT

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

2.7

VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

"Re-instatement cost" is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on 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 will not be inspected or reported on.

Description	The subjects comprise a two storey middle terraced house with garden grounds and a garden store.
Accommodation	The accommodation on the ground floor comprises of a hallway with store room, sitting room with a dining area and a kitchen. Stairs lead up from the hallway to the first floor accommodation which comprises of landing, bathroom, two bedrooms and a box room/study. Both bedrooms benefit from in built wardrobes or cupboards.
Gross internal floor area (sqm)	71
Neighbourhood and location	<p>The property is in a predominantly mixed area of residential, light industrial and commercial use within the Merkinch area of the city of Inverness. The property is positioned within an established residential cul-de-sac with no through road originally constructed for Local Authority tenant accommodation. A number of properties have now passed into private ownership. Local amenities and schooling are within a convenient distance.</p> <p>The property is positioned on a moderately flat site and is accessed from a residents parking area via pedestrian walk ways.</p> <p>There is an active railway line and a parcel delivery depot close to the terrace.</p> <p>As of 1st December 2025, the online Radon Maps (ukradon.org) indicates that the property is located in an area within a 5% to 10% band of radon potential.</p> <p>As of 1st December 2025, the online SEPA flood risk map indicates that there are no specific floor risks within a 25 metre radius of the property address.</p>

Age	Circa 55 years old.
Weather	At the time of the inspection, it was dry and overcast. The report should be read in the context of the weather conditions prevailing.
Chimney stacks	None
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defines as being from a 3m ladder within the property. 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.</p> <p>Roofs are prone to water penetration in extreme storms but it is not always possible for surveyors to identify this likelihood in good or dry weather. All slated roofs in particular should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p> <p>The roof is pitched in design and is clad with concrete ridge and roof tiling.</p> <p>Internally the roof space was accessed via a ceiling hatch on the landing with the aid of a ladder and torch. A head and shoulders level inspection was carried out from the vicinity of the hatch only.</p> <p>The roof structure comprises timber trusses with under tile fabric and fibreboard sarking boards. Approximately 320 mm of insulation quilt is laid at joist level. Firebreak party walls were evident between the neighbouring properties.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where required.</p> <p>The rainwater fittings are of a PVC manufacture.</p>

Main walls	<p>Visually inspected with the aid of binoculars where required.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are finished in brick and render, measure approximately 330 mm thick and are assumed to be of traditional cavity masonry. There is adequate provision of ventilation bricks incorporated into the basecourse. External sills are formed in pre-cast concrete.</p> <p>It appears that cavity wall insulation has been retrospectively injected into the walls at a later date than the original construction period.</p> <p>The type of damp-proof course to the main walls cannot be ascertained.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>The window frames and doors are of PVC manufacture with sealed unit double glazing. Fascia boarding is formed in timber.</p>
External decorations	<p>Visually inspected</p> <p>External areas have a painted finish.</p>
Conservatories / porches	<p>None</p>
Communal areas	<p>None</p>
Garages and permanent outbuildings	<p>Visually inspected</p> <p>There is a garden store within the rear garden which is built of sectional concrete panels with a corrugated metal roof covering. No internal access was gained.</p>

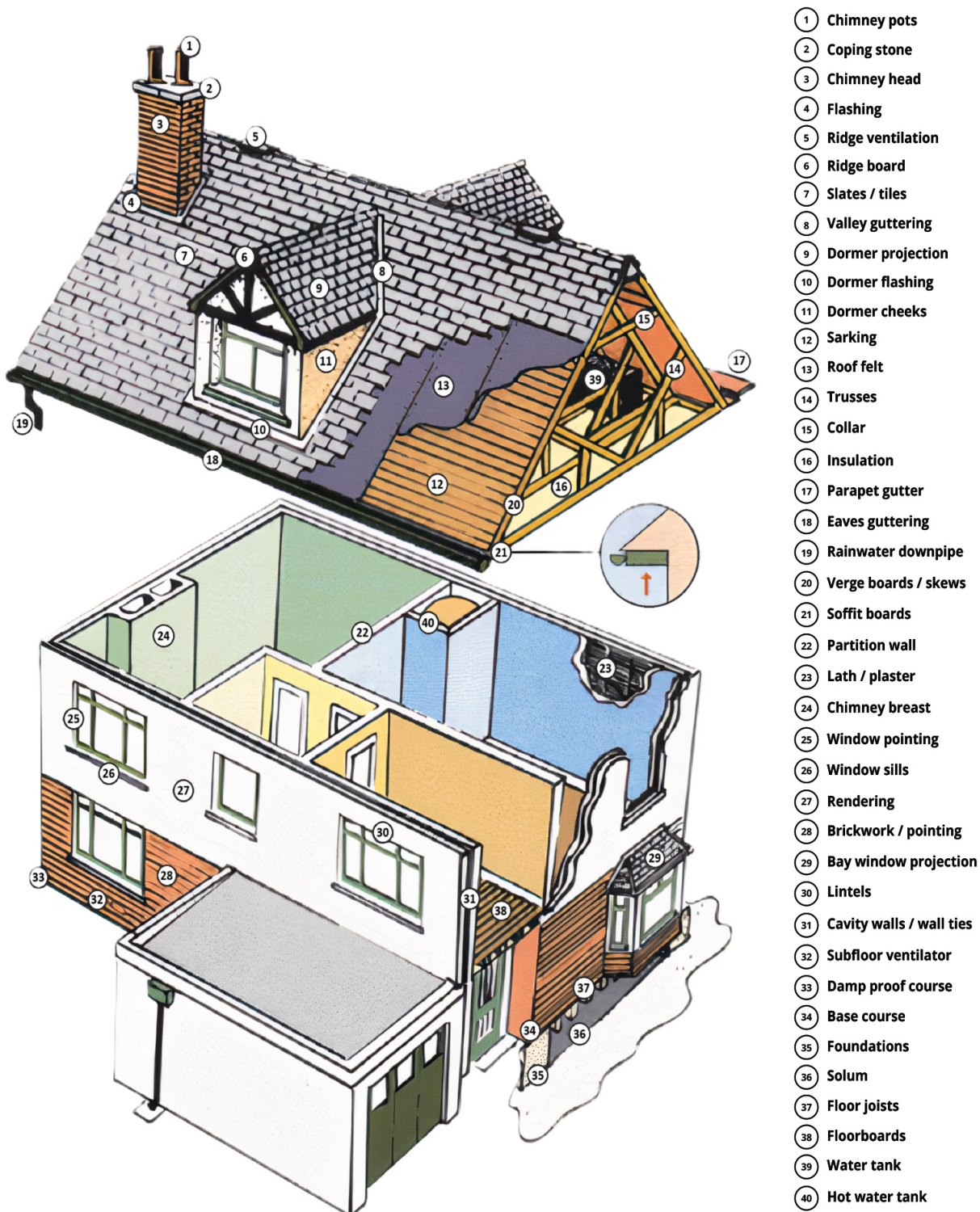
Outside areas and boundaries	Visually inspected Communal public pathways lead to the front and rear gardens. Garden grounds extend to the front and rear of the property and boundaries are defined by timber fencing, metal post and wire fencing and metal gates. The gardens are laid to grass lawn and paving slabs. Out with the boundary are shared communal public pathways, which both lead from/to a shared residents car park.
Ceilings	Visually inspected from floor level The ceilings appear consistent with a plaster boarded type, mostly having textured, painted or wood chip decorations.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls and partitions are partly plastered on the hard or formed in plasterboard with painted, papered or tiled decorations.
Floors including sub floors	Surface of exposed floors were visually inspected. No carpets or floor covering were lifted. 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. 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. The floors appear consistent with a suspended timber construction. There appeared to be adequate provision of sub-floor ventilation grilles at the base course level. There was no suitable means of access available to the sub floor or solum area.

Internal joinery and kitchen fittings	<p>Architraves and skirtings are formed in softwood. Internal doors are of a pressed panel timber, flush sapele design or glazed style.</p> <p>The kitchen fittings comprise of wall and base level fitted cabinetry with laminated work tops and a stainless steel sink unit.</p>
Chimney breasts and fireplaces	None
Internal decorations	<p>Visually inspected</p> <p>The ceilings are mostly decorated with a textured or painted finish. The wall decorations are finished with</p> <p>paper, ceramic tiling, wood chip or paint work.</p> <p>Some sections of floor coverings have been removed. Carpets are fitted and there are some plastic, laminate or linoleum floor coverings. Wooden flooring has a painted or stained finish.</p>
Cellars	None
Electricity	<p>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.</p> <p>Electricity is provided from the mains supply via the fuse board/consumer unit which is located within the ground floor store.</p> <p>The electrical meterage equipment is located next to the fuse board/consumer unit.</p>
Gas	None

Water, plumbing and bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Water is provided from the mains public supply. Pipe work, only where visibly seen is formed in copper, plastic or fibreglass.</p> <p>The sanitaryware within the bathroom comprises of a lavatory, wash hand basin and a bath with an overhead fitted electric shower unit.</p> <p>A majority of pipe work and could not be inspected due to the concealment behind panelling.</p> <p>There is a stainless steel sink in the kitchen. The stopcock is positioned below the sink.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Heating is provided by an electric ducted warm air system. This provides warm air which is distributed by ducts to diffusers in the majority of rooms. The heating unit is located within the internal store on the ground floor.</p> <p>In addition to the central heating, there is a plug in electric feature fire within the sitting room.</p> <p>Hot water is directly provided by an immersion heater within the hot water cylinder which is located within the roof space.</p>
Drainage	<p>Drainage covers etc were not lifted. Neither drains nor drainage system were tested.</p> <p>Drainage is assumed to connect into the public sewer.</p>

<p>Fire, smoke and burglar alarms</p>	<p>There are no fire, smoke or burglar alarms within the property.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p>
<p>Any additional limits to inspection</p>	<p>We have not had sight of the Property Questionnaire in the preparation of this report.</p> <p>Services were turned off and/or drained down at time of inspection. No conclusive comment can be made on condition as not in regular use which may result in defects not becoming apparent until services re-connected. The majority of the inspection was carried out with the aid of torch light.</p> <p>It is always possible that hazardous materials including asbestos may be present incorporated within insulation material/boarding.</p> <p>When visually inspected the property insulation was not disturbed, furniture and personal effects (particularly in cupboards) and floor coverings have not been moved.</p> <p>No internal access within the garden outbuilding was gained.</p> <p>Access to the solum/sub floor was not available o this occasion.</p> <p>Only a head and shoulders inspection of the roof space was possible due to the presence of thick insulation which prevented safe access.</p> <p>The heating system and electricity appliances and supplies were not tested.</p> <p>Timbers or parts of the structure which were covered, unexposed or inaccessible could not be inspected.</p>

Sectional Diagram showing elements of a typical house



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

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

Category 1 1	Category 2 2	Category 3 3
No immediate action or repair is needed.	Repairs or replacement requiring future attention, but estimates are still advised.	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.

Structural movement	
Repair category:	1
Notes	<p>No evidence of significant structural movement was noted to be affecting the property within the limitations and scope of the inspection and report.</p> <p>There are a number of minor cracks in the external wall render to the subject property and the neighbouring properties. This appears to be long-standing and non-progressive. These are not structurally serious but the filling of cracks and/or minor repairs to masonry to prevent water penetration and frost deterioration is necessary.</p>

Dampness, rot and infestation	
Repair category:	1
Notes	<p>There is no evidence indicating any significant dampness, rot or infestation within the limitations and scope of the inspection and report.</p> <p>There is evidence of condensation to internal window sills.</p> <p>Historic patchwork repairs were visible to the kitchen ceiling which is below the bathroom above. When tested with the moisture probe it was found to be dry. The lack of a proper enclosure to the shower over the bath may result in spillage and possible water penetration to underlying areas.</p>

Chimney stacks	
Repair category:	
Notes	Not Applicable

Roofing including roof space

Repair category:	2
Notes	<p>The ridge tiling and mortar appears weathered, perished and tired in places. There is moss growth on the roof coverings.</p> <p>Concrete roof tiles are original and are weathered. There was no evidence of water penetration within the property and the roof appears to be functioning satisfactorily at present, however, roof coverings may be approaching the end of their efficient life span and future ongoing maintenance or full replacement will be required. A reputable Roofing Contractor will be able to advise on the remaining life expectancy of the roof coverings.</p> <p>Internally within the roof space, some sarking boards have dislodged from there original position.</p>

Rainwater fittings

Repair category:	2
Notes	<p>Guttering is affected by vegetation and staining at the joints. Some sections of guttering are chipped or cracked.</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

Repair category:	1
Notes	<p>There appears to efflorescence (a white powdery salt deposit) and algae growth to a section of the bricks of the base course to the front elevation of the property.</p> <p>Hairline cracks are evident to sections of the external render. These are not structurally serious but filling of cracks and/or minor repairs to masonry to prevent water penetration and frost deterioration is necessary.</p> <p>Within the limitations of our inspection, no significant defects were noted, however normal levels of maintenance are recommended.</p>

Windows, external doors and joinery

Repair category:	2
Notes	<p>Window and door unit seals are in need of attention.</p> <p>Double glazed units are defective having failed and allowed condensation to form between the panes. Repairs, including the replacement of defective units, will be required.</p> <p>From random sampling, window and door fittings such as stays, locks and hinges show signs of wear and tear. The kitchen hopper window is in need of re-adjustment.</p> <p>From random sampling, some windows are difficult to operate.</p> <p>Windows were not all fully opened or tested however some items of wear and tear were visible and repairs or replacement of units and/or components will be required.</p> <p>Timber fascia boards are weathered.</p> <p>It is highly anticipated that repairs or replacements should be considered.</p>

External decorations

Repair category:	2
Notes	<p>Paintwork at external timber components is weathered and peeling.</p> <p>Paint finished and decorated external surfaces will require redecoration on a regular basis.</p>

Conservatories / porches

Repair category:	
Notes	Not Applicable

Communal areas

Repair category:	
Notes	Not Applicable

Garages and permanent outbuildings

Repair category:	3
Notes	<p>The timber door of the garden store is in disrepair and is decayed and was difficult to open. There is a hole in the metal roof and it is corroded. Timbers are weathered and decayed.</p> <p>Repairs to the outbuilding are required to ensure it is wind and watertight.</p>

Outside areas and boundaries

Repair category:	1
Notes	<p>Outside areas have been maintained to an acceptable standard.</p> <p>Metal boundary fencing and gates are corroded in places. Boundary walls and fences should be regularly checked and maintained as necessary.</p>

Ceilings

Repair category:	1
Notes	<p>General wear and tear is evident. Historic patchwork repairs were visible to the kitchen ceiling which is below the bathroom above. When tested with the moisture probe-meter it was found to be dry. The lack of a proper enclosure to the shower over the bath may result in spillage and possible water penetration to underlying areas.</p> <p>There are a number of minor cracks to the ceiling finishes but these are not of structural significance.</p> <p>The textured finishes may contain asbestos but only a detailed laboratory test can confirm this.</p> <p>The material should not be disturbed, drilled or damaged in any way during repairs and/or improvements without taking suitable safety precautions. In certain cases the removal will require a specialist Licensed Asbestos Contractor which can be expensive. There is public concern about the presence of any asbestos in a property which could affect future resale values.</p>

Internal walls

Repair category:	1
Notes	<p>There are no obvious or significant defects affecting the internal walls. Parts of the internal walls exhibit wear and tear consistent with age.</p>

Floors including sub floors

Repair category:	1
Notes	<p>A number of floorboards and floor nails are loose but this is not unusual for a property of this age.</p> <p>Loose flooring would benefit from maintenance and re-securing.</p>

Internal joinery and kitchen fittings

Repair category:	2
Notes	<p>Stair treads have a spring and unevenness with loose nails and would benefit from maintenance and re-securing before a stair covering is fitted.</p> <p>Kitchen fittings and internal joinery is serviceable but is of a dated style and is showing wear and tear and replacement fittings should be anticipated.</p> <p>There are no visible British Standard marks to the internal glazed door suggesting that it may not meet current safety glass standards.</p>

Chimney breast and fire places

Repair category:	
Notes	Not Applicable

Internal decorations

Repair category:	2
Notes	<p>Decorative finishes are affected by staining, wear and tear. Carpets are worn. The floor tiles in the box room are broken and brittle.</p> <p>Repairs or replacement should be anticipated.</p>

Cellars

Repair category:	
Notes	Not Applicable

Electricity	
Repair category:	2
Notes	<p>The electrical apparatus is dated and there are features of the electrical installation which are unlikely to conform to current approved regulations.</p> <p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC / SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.</p> <p>All electrical services have been disconnected. These should be re-instated under professional supervision with any associated repairs or upgrading carried out in full by a registered electrical contractor.</p>

Gas	
Repair category:	
Notes	Not Applicable

Water, plumbing and bathroom fittings	
Repair category:	2
Notes	<p>The installation is dated and may not have been inspected /tested for some time.</p> <p>The lack of a proper enclosure to the shower over the bath will result in spillage and possible disrepair.</p> <p>The electric shower should be inspected and tested periodically to ensure it is safe to use in a wet environment.</p> <p>The water supply and plumbing system have been disconnected/drained down. These should be re-instated under professional supervision with any required repairs or upgrading carried out by a reputable contractor.</p>

Heating and hot water	
Repair category:	2
Notes	<p>At the time of inspection, the heating system was not operating and we are therefore unable to comment on its performance.</p> <p>Services were turned off and drained down at time of inspection. No conclusive comment can be made on condition as not in regular use which may result in defects not becoming apparent until services re-connected.</p> <p>The heating system is dated and does not appear to have been serviced or inspected for some time. As the system is an older model there may be difficulty in obtaining replacement parts.</p> <p>It is not unusual for there to be asbestos present within ducting and pipe work of dated warm air heating systems.</p> <p>The immersion /hot water cylinder is also of a dated manufacture.</p> <p>It would be prudent to have the heating and hot water systems checked over by a reputable engineer prior to purchase.</p> <p>Aspects of the Central Heating/Hot Water system may be nearing the end of their economic life span and replacement should be anticipated. Estimates are advised.</p>

Drainage	
Repair category:	1
Notes	<p>No significant issues were noted. All above and below ground drainage should be inspected and cleaned through periodically.</p>

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 comments above for detailed information.

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	
Roofing including roof space	2
Rainwater fittings	2
Main walls	1
Windows, external doors and joinery	2
External decorations	2
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	3
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	
Internal decorations	2
Cellars	
Electricity	2
Gas	
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	1

Category 1

1

No immediate action or repair is needed.

Category 2

2

Repairs or replacement requiring future attention, but estimates are still advised.

Category 3

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.

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property

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

Unrestricted parking within 25 metres

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

The property is assumed to be held in 'Absolute Ownership' and unaffected by any onerous burdens or title restrictions.

The footpaths bounding the property are assumed to have been adopted by the Local Authority.

In regards to any mutual boundary fencing, any shared maintenance liabilities or responsibilities require verification.

As of 1st December 2025, the online Radon Maps (ukradon.org) indicates that the property is located in an area within a 5% to 10% band of radon potential.

As of 1st December 2025, the online SEPA flood risk map indicates that there are no specific floor risks within a 25 metre radius of the property address.

Estimated re-instatement cost (£) for insurance purposes

£185,000 (One Hundred and Eighty-Five Thousand pounds)

Valuation (£) and market comments

As of 1st December 2025, our opinion of market value is £115,000 (One hundred and fifteen thousand pounds assuming vacant possession. In our opinion the subjects would form suitable mortgage security by a lending institution.

Report author:	Gemma Bailey
Company:	Walker Fraser Steele
Address:	First Floor, Suite 1/3, Cadell House 27 Waterloo Street Glasgow G2 6BZ
Electronically Signed By:	Gemma Bailey
Date of report:	01/12/2025



Mortgage Valuation

Case Details

Seller name(s):	Aberdein, Considine & Company		
Address line 1:	112 Wyvis Place		
Address line 2:			
Address line 3:			
Town / City:	Inverness	County:	
Postcode:	IV3 8DT		
Date of inspection (dd/mm/yyyy):	01/12/2025		

Property Details

Property type:	House
Property style:	Mid Terrace
Was the property built for the public sector?	Yes

Specific details for: flats & maisonettes

Floor of property:		Number of floors in block:		Number of units in block:		Lift available in block?	
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Tenure

Tenure:	Absolute Ownership
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If Leasehold:

Unexpired term (years):		Ground rent (pa):	£
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Accommodation

No. of living room(s):	1	No. of bedroom(s):	2	No. of kitchen(s):	1
No. of bathroom(s):	1	No. of WC(s):	0	No. of other room(s):	1
Description of other room(s):	Box room/study				
Floor area (m²):	85	Floor area type:	External		

Garages & Outbuildings

Garages / Parking space(s):	None
Permanent outbuildings:	1 Garden Store

Construction

Wall construction:	Rendered Cavity Masonry
Roof construction:	Pitched tile
Approximate year of construction:	1970
Any evidence of alterations or extensions?	No
Alterations or extension details:	

Risks

Is there any evidence of movement to the property?

Yes

If yes, does this appear longstanding?

Yes

Are there any further risk factors?

Yes

If yes, please provide details:

Evidence of movement was noted in the form of cracked render. This is believed to be longstanding and non-progressive.
The property may be at risk of asbestos.

Services

Electricity:

Mains

Gas:

None

Water:

Mains

Central heating:

Full

Drainage:

Mains

Provide comments:

Turned off or drained down at time of the inspection.

Legal Matters

Are there any apparent legal issues to be verified by the conveyancer?

No

If yes, please provide details:

Location

Location details:

The property is situated within a mixed residential and commercial area with a good level of local amenities.

The property is positioned within an established residential cul-de-sac with no through road originally constructed for Local Authority tenant accommodation. A number of properties have now passed into private ownership. Local amenities and schooling are within a convenient distance.

Roads

Road description:

The road has been adopted.

General Remarks

Elements of the property and services are in need of repair or renewal. Possible replacement of services, kitchen/bathroom fittings and decorations should be anticipated.



Essential Repairs

No immediate essential repairs required for mortgage lending purposes.



Mortgageability Remarks

The property is near commercial buildings and is affected by railway noise. This may deter some purchasers and affect marketability.



Valuation

Market value in present condition:

£ 115000

Market value after essential repairs:

£

Insurance reinstatement value:

£ 185000

Retention required?

No

Retention amount:

£



Declaration

Surveyor name:

Gemma Bailey

Surveyor qualifications:

MRICS

Report date (dd/mm/yyyy):

01/12/2025

Company name:

Walker Fraser Steele

Address:

First Floor, Suite 1/3, Cadell House 27 Waterloo Street Glasgow G2 6BZ

Telephone number:

01412210442

Email address:

Enquiries@walkerfrasersteele.co.uk

Surveyor signature:

Sellers Property Questionnaire



property | legal | financial

Property Questionnaire

Property address	112 WYVIS PLACE, INVERNESS, IV3 8DT
Seller(s)	Aberdein Considine
Completion date of property questionnaire	26/11/2025

Property Questionnaire

Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? Cannot answer*	
2.	Council tax	
	Which Council Tax band is your property in? (Please circle) A B C D E F G H Cannot answer*	
3.	Parking	
	<p>What are the arrangements for parking at your property?</p> <p>(Please tick all that apply)</p> <ul style="list-style-type: none">• Garage <input type="checkbox"/>• Allocated parking space <input type="checkbox"/>• Driveway <input type="checkbox"/>• Shared parking <input type="checkbox"/>• On street <input type="checkbox"/>• Resident permit <input type="checkbox"/>• Metered parking <input type="checkbox"/>• Other (please specify): <input type="text"/> <p>Cannot answer*</p>	
4.	Conservation area	
	Is your property in a designated Conservation Area (i.e. an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes / No / Don't know Cannot answer*

Property Questionnaire

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	Yes / No Cannot answer*
6.	Alterations/additions/extensions	
a.	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p>If you have answered <u>yes</u>, please describe below the changes which you have made:</p>	Yes / No Cannot answer*
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>If you have answered <u>yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</p>	Yes / No
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>If you have answered <u>yes</u>, please answer the three questions below:</p>	Yes / No Cannot answer*
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes / No
	(ii) Did this work involve any changes to the window or door openings?	Yes / No
	<p>(iii) Please describe the changes made to the windows, doors or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	

Property Questionnaire

7.	Central heating	
a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes / partial</u> - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	<p>Yes / No / Partial Cannot answer*</p>
b.	When was your central heating system or partial central heating system installed?	
c.	<p>Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	Yes / No
d.	When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<p>Yes / No Cannot answer*</p>
9.	Issues that may have affected your property	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<p>Yes / No Cannot answer*</p> <p>Yes / No</p>
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes / No Cannot answer*</p>

Property Questionnaire

10.	Services																									
a.	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas / liquid petroleum gas</td> <td>Cannot answer*</td> <td></td> </tr> <tr> <td>Water mains / private water supply</td> <td>Cannot answer*</td> <td></td> </tr> <tr> <td>Electricity</td> <td>Cannot answer*</td> <td></td> </tr> <tr> <td>Mains drainage</td> <td>Cannot answer*</td> <td></td> </tr> <tr> <td>Telephone</td> <td>Cannot answer*</td> <td></td> </tr> <tr> <td>Cable TV / satellite</td> <td>Cannot answer*</td> <td></td> </tr> <tr> <td>Broadband</td> <td>Cannot answer*</td> <td></td> </tr> </tbody> </table>		Services	Connected	Supplier	Gas / liquid petroleum gas	Cannot answer*		Water mains / private water supply	Cannot answer*		Electricity	Cannot answer*		Mains drainage	Cannot answer*		Telephone	Cannot answer*		Cable TV / satellite	Cannot answer*		Broadband	Cannot answer*	
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b.	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p>	<p>Yes / No Cannot answer*</p>																								
c.	<p>(i) Do you have appropriate consents for the discharge from your septic tank?</p>	<p>Yes / No / Don't know</p>																								
d.	<p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	<p>Yes / No</p>																								

Property Questionnaire

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

Property Questionnaire

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

Property Questionnaire

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

Property Questionnaire

16.	Notices that affect your property	
	In the past 3 years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	Yes / No / Don't know Cannot answer*
b.	that affects your property in some other way?	Yes / No / Don't know Cannot answer*
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes / No / Don't know Cannot answer*
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Signature(s): _____

Date: _____

* This report has been completed on behalf of the lender in respect to a repossessed property and therefore some information is not available.



property | legal | financial