

YOUR ONESURVEY HOME REPORT

ADDRESS

Broomrigg House
Holywood, Dumfries
DG2 0RJ

PREPARED FOR

Mark O'Hagan

INSPECTION CARRIED OUT BY:



SELLING AGENT:

Braidwoods Solicitors

HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Dumfries - Allied Surveyors Scotland Ltd	21/06/2024
Mortgage Certificate	Final	Dumfries - Allied Surveyors Scotland Ltd	21/06/2024
Property Questionnaire	Final	Mr. Mark O'Hagan	28/07/2024
EPC	FileUploaded	Dumfries - Allied Surveyors Scotland Ltd	19/06/2024
Additional Documents	FileUploaded		

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories
being rated from 1 to 3.



Single Survey

Survey report on:

Customer	Mr. Mark O'Hagan
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Selling address	Broomrigg House Holywood, Dumfries DG2 0RJ
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Date of Inspection	19/06/2024
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Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Ltd
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SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

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 Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.



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

1.2 THE REPORT

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

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

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

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

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in 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;
- 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

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

- 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.

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 substantial detached, two-storey, attic and basement country house.
Accommodation	<p>Ground floor: Open fronted porch, entrance hall with toilet, drawing room, dining room, snooker room, living room, side hall leading to porch, inner hallways providing access to kitchen, conservatory, sitting room, utility room and shower room incorporating WC.</p> <p>First floor: Landings, master bedroom suite with shower room incorporating WC, five additional bedrooms (one currently used as sitting room), two bathrooms and two shower rooms, each incorporating WC.</p> <p>Attic floor: Three attic rooms and toilet.</p> <p>Basement: Eight individual cellar compartments, including boiler store.</p>
Gross internal floor area (m ²)	Approximately 608 m ² (including the conservatory and attic floor accommodation where ceiling height exceeds 1.5 m).
Neighbourhood and location	The property is situated in a secluded rural setting, overlooking the River Nith. The surrounding landscape is agricultural in nature. A wide range of local amenities are available within the nearby town of Dumfries, which is approximately 3 miles distant by road.
Age	The original part of the dwellinghouse is estimated to date from the mid 19th century.
Weather	Dry with sunny intervals.
Chimney stacks	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>The property possesses three individual chimney stacks, which are of dressed sandstone construction with lead flashings and traditional clay pots.</p> <p>The central heating boiler connects to a balanced flue.</p>

Roofing including roof space	<p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i></p> <p><i>Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</i></p> <p><i>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. 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.</i></p> <p>The roofs are pitched, timber framed and clad with slates nailed to timber sarking boards. Where accessible, roofing felt was generally seen to have been provided between the slates and sarking. The roof above the westernmost wing has a flat, lead covered top section.</p> <p>Where visible from ground level, valley gutters would appear to be lead lined. Ridge tiles are clay.</p> <p>Velux windows and steel framed skylights are incorporated within roof elevations.</p> <p>An inspection of the roof voids was partially restricted by the formation of the attic floor accommodation within the roofspace. Head and shoulders inspections taken at various lateral and ceiling hatches revealed the presence of insulation above most exposed ceilings. There did not appear to be any insulation around the attic rooms.</p>
Rainwater fittings	<p><i>Visually inspected with the aid of binoculars where required.</i></p> <p>Rainwater gutters and downpipes are mostly formed in cast-iron. There are wall head gutters in places, which would appear to be lined with fibreglass. The wall head gutters at the porches are lead lined.</p>
Main walls	<p><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The main walls are of solid stone construction, mostly strapped and dry lined internally, either with the original lath and plaster or with plasterboard. Some of the outer walls to the front and side are of dressed sandstone construction, whilst others are of rubble construction, painted externally.</p>

Windows, external doors and joinery	<p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p> <p>Windows fitted to the main dwellinghouse are generally of a traditional timber framed sash and case design, double glazed. Velux windows and steel framed skylights are incorporated within roof elevations. External doors are timber framed.</p>
External decorations	<p><i>Visually inspected.</i></p> <p>External joinery, cast-iron rainwater conductors and some stone wall/chimney surfaces have been painted.</p>
Conservatories / porches	<p><i>Visually inspected.</i></p> <p>There is an open fronted porch and enclosed porch to the front and left side of the dwellinghouse. These are of stone construction under pitched and slated roofs.</p> <p>The conservatory is of timber framed construction, with double glazed windows and outer doors. The pitched roof consists of multi-skinned polycarbonate panels.</p>
Communal areas	<p>There are no common use areas within the building.</p>
Garages and permanent outbuildings	<p><i>Visually inspected.</i></p> <p>An office and store building adjoins the dwellinghouse. The walls are of solid stone construction under a pitched and slated roof. Adjoining this building is an open fronted games room, with stone walls and a pitched, multi-skinned polycarbonate panelled roof.</p> <p>Open fronted three bay garage of rendered block construction surmounted by a pitched and slated roof.</p> <p>Large greenhouse, consisting of a glazed metal framework constructed upon brick base walls.</p>
Outside areas and boundaries	<p><i>Visually inspected.</i></p> <p>The dwellinghouse is set within spacious grounds, generally laid to lawns. There are tarmac driveways to the front and side of the dwellinghouse. A strip of mixed woodland lies along the southern boundary.</p> <p>Property boundaries are generally defined by a sandstone wall, iron railings or post and rylock fencing. Remotely operated security gates are fitted to each of the driveways.</p>
Ceilings	<p><i>Visually inspected from floor level.</i></p> <p>Ceilings would appear to be lined either with the original lath and plaster or with plasterboard. The ceiling in one of the attic rooms is lined with tongued and grooved timber boarding.</p>

Internal walls	<p><i>Visually inspected from floor level.</i></p> <p><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>Internal walls are either solid masonry with a plaster finish, or consist of timber framed stud partitions lined with lath and plaster or plasterboard.</p>
Floors including sub floors	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p>Floors are predominantly of suspended timber construction. There are some concrete floors at ground level and floors within the cellars are finished with sandstone flags.</p> <p>An inspection of floor surfaces was severely restricted due to the presence of securely fitted floor coverings. Whilst access beneath some of the ground level floors is possible by way of the basement, the underside of the floors were generally inaccessible due to the presence of plasterboard lined ceilings.</p>
Internal joinery and kitchen fittings	<p><i>Built-in cupboards were looked into but no stored items were moved.</i></p> <p><i>Kitchen units were visually inspected excluding appliances.</i></p> <p>Internal joinery generally consists of moulded timber skirting boards, facings, panelled doors and surrounds, much of which would appear to be original. There are various built-in cupboards throughout the property.</p> <p>The kitchen has been provided with an extensive range of floor and wall mounted cupboard units, with moulded timber doors and marble worktops. There is a fitted sink unit and integrated appliances include a dishwasher, range style cooker, extractor hood, microwave oven and fridge.</p> <p>There are additional fitted cupboard units, worktops and a stainless steel sink in the utility room.</p>
Chimney breasts and fireplaces	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>Living flame propane gas fires have been installed in the drawing room and dining room, set within marble fireplaces with timber surrounds. An additional living flame propane gas fire in the living room is set within a brick fireplace with tiled hearth.</p> <p>Original cast-iron fireplaces have been retained in some of the bedrooms and one of the attic rooms, although these do not appear to have been in recent use and are likely to have been retained as a feature.</p>

Internal decorations	<p><i>Visually inspected.</i></p> <p>Papered and/or painted finishes have been applied to most wall and ceiling surfaces. The lower walls in the bathrooms and shower rooms have generally been tiled. A textured, Artex type finish has been applied to wall and ceiling surfaces in one of the bathrooms and throughout much of the attic accommodation. The walls and ceilings of one of the attic rooms have been lined with tongued and grooved timber boarding.</p> <p>Internal joinery has been painted.</p>
Cellars	<p><i>Visually inspected where there was safe and purpose-built access.</i></p> <p>A basement extends beneath the southern part of the dwellinghouse and comprises eight individual cellar compartments. The basement can be accessed either by way of a staircase from within the dwellinghouse or by a separate external access door.</p>
Electricity	<p><i>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</i></p> <p><i>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.</i></p> <p>Mains electricity is connected, serving 13 amp square pin sockets. The electricity meter and consumer units are situated in the entrance hall to the north of the dwellinghouse.</p> <p>An array of photovoltaic solar panels has been fitted to the rear roof elevation of the garage. It is understood that this installation connects directly to the National Grid and does not serve the dwellinghouse.</p>
Gas	<p><i>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</i></p> <p><i>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.</i></p> <p>There is no mains gas connection to the property, nor is mains gas available locally. Propane cylinders situated adjacent to the south facing wall of the dwellinghouse serve the gas fires.</p>

Water, plumbing and bathroom fittings	<p><i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>Mains water is connected and visible plumbing was generally seen to be copper. PVC cold water storage tanks are located in the roof space.</p> <p>Bathroom, shower room and toilet fittings are generally of a white antique style and include WCs, wash hand basins, freestanding baths and shower enclosures.</p>
Heating and hot water	<p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p> <p>Central heating is provided by an oil fired Firebird Enviromax boiler, which is located in one of the cellar compartments and serves radiators throughout the ground and first floor accommodations. The heating would appear to be controlled by a central programmer, room thermostat and individual thermostatic valves fitted to some radiators.</p> <p>Domestic hot water is provided by the central heating boiler, supplemented by an electric immersion system fitted to a factory insulated hot water storage cylinder located within one of the first floor landing cupboards.</p>
Drainage	<p><i>Drainage covers etc were not lifted.</i></p> <p><i>Neither drains nor drainage systems were tested.</i></p> <p>Drainage is understood to be connected to a shared septic tank located outwith the boundaries of the property, in the field to the east.</p>

<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>A security system has been installed in the property.</p> <p>Ceiling mounted smoke and heat detectors have been installed at various points throughout 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>At the time of inspection, the property was occupied and fully furnished. Floor coverings were present throughout.</p> <p>Due to the complex nature of the roofs, not all roof elevations, valley gutters and flashings could be inspected from ground level. Part of the roof is flat, the surface of which could not be inspected.</p> <p>An inspection of the roof voids was generally restricted to head and shoulders inspections through lateral and ceiling hatches, due to the restricted nature of the available access and the presence of insulation between and across the ceiling joists.</p> <p>An inspection for Japanese Knotweed was not carried out.</p> <p>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.</p> <p>Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</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 above 3 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 is some evidence of movement having affected the property, most notably in the form of cracks within external wall surfaces beneath the dining room window and to the side of one of the rear snooker room windows. On the basis of a single inspection, any movement would appear to be historic and non-progressive in nature, with little likelihood of further significant movement in the future.

Dampness, rot and infestation	
Repair category:	3
Notes:	<p>The walls and floors throughout the basement are damp. There is evidence of past repairs to joist ends and lintels, although some additional areas of decay were noted to sections of flooring, door frames and other items of joinery, where accessible. An inspection of the flooring at ground floor level above the basement was severely restricted due to the presence of plasterboard lined ceilings. Further specialist investigation is recommended.</p> <p>A few small patches of moisture were noted within lower wall surfaces at ground level, generally where walls are solid and have not been dry lined. The moisture was restricted in extent, but was noted within the inner hallway at the top of the stairs leading to the cellar, in the hallway and adjacent porch to the south side of the property, and in the utility room and adjacent entrance hall.</p> <p>Heightened moisture was identified in the wall of the southernmost attic room immediately beneath the chimney stack.</p> <p>Woodworm was identified in some accessible roof and floor timbers, requiring further specialist investigation.</p>

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.

Chimney stacks	
Repair category:	2
Notes:	Whilst no major issues were identified from ground level, there is some surface weathering of the chimney stonework and small areas of eroded pointing beneath the paint finish. Moisture was identified in the wall of one of the attic rooms, immediately beneath the southernmost chimney stack.

Roofing including roof space	
Repair category:	2
Notes:	<p>As previously reported, woodworm was identified in some accessible roof timbers, requiring further specialist investigation.</p> <p>Ground level inspections revealed no serious issues, although there is a displaced slate to the south facing roof elevation, requiring routine maintenance. The edge of the flat, lead covered roof appears dated. The surface of this roof could not be inspected.</p> <p>Some of the slate locating nails are affected by corrosion, although no immediate action would appear to be necessary.</p> <p>Some sections of the roof voids have not been insulated.</p>

Rainwater fittings	
Repair category:	1
Notes:	Weather conditions were dry at the time of inspection, thus restricting a full assessment of the effectiveness of the rainwater conductors. No obvious issues were identified from ground level, although rainwater gutters should be checked and cleaned out on a regular basis, particularly those incorporated within the wall heads.

Main walls	
Repair category:	1
Notes:	No significant issues were noted.

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.

Windows, external doors and joinery

Repair category:	1
Notes:	Windows and doors 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, although at least one of the double glazed window units would appear to have failed, resulting in a build-up of condensation between the panes of glass.

External decorations

Repair category:	1
Notes:	External decoration is in satisfactory condition.

Conservatories / porches

Repair category:	1
Notes:	No obvious issues were noted.

Communal areas

Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings

Repair category:	1
Notes:	Outbuildings are in reasonable condition relative to their age and character. No immediate action would appear to be necessary, although ongoing maintenance should be expected.

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.

Outside areas and boundaries	
Repair category:	1
Notes:	Outside areas and boundaries appear to have been adequately maintained.

Ceilings	
Repair category:	1
Notes:	No significant issues were noted.

Internal walls	
Repair category:	1
Notes:	No significant issues were noted. Small patches of moisture identified within some lower wall surfaces at ground floor level have been commented upon earlier in the report.

Floors including sub-floors	
Repair category:	3
Notes:	There is a risk to timber flooring at ground level due to the presence of high levels of moisture in the walls of the cellars. Some evidence of decay was noted and further specialist investigation is required. Woodworm was identified in some accessible floor timbers, requiring further specialist investigation. Floors were otherwise found to be in reasonable condition relative to the age of the building, although a number of loose/uneven floorboards were noted.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal joinery, kitchen and utility room fittings are in reasonable condition relative to their age, normal wear and tear accepted.

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.

Chimney breasts and fireplaces

Repair category:	1
Notes:	It is assumed that the living flame gas fires have been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements. A visual inspection revealed no obvious issues, although the fires were not lit at the time of inspection.

Internal decorations

Repair category:	1
Notes:	<p>Whilst decoration is largely a personal matter, the property is considered to be in good decorative order.</p> <p>Textured coatings have been applied to some ceiling/wall surfaces. On rare occasions, these materials can include asbestos fibres in their manufacture. A test of these materials has not been carried out. Until the material has been professionally tested, textured coatings should be left undisturbed.</p>

Cellars

Repair category:	3
Notes:	Dampness was present in the walls and floors throughout the cellars, with some evidence of decay to exposed timbers. Further specialist advice should be taken.

Electricity

Repair category:	1
Notes:	A visual inspection revealed no obvious issues. It should however be noted that relevant trade associations recommend that electrical installations be checked every five years or on change of ownership, in order 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 IET regulations.

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.

Gas	
Repair category:	1
Notes:	Relevant trade associations recommend that gas appliances be tested on change of ownership and annually thereafter by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No obvious defects were identified within the accessible water feed and plumbing systems. Bathroom, shower room and toilet fittings are generally along modern lines and, whilst not tested, appear to be in sound condition. Seals around shower trays should be checked regularly to ensure that they are maintained in fully watertight condition.

Heating and hot water	
Repair category:	1
Notes:	<p>It is assumed that the central heating system has been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements.</p> <p>Failure to regularly test and service central heating boilers and associated fittings can increase safety risks and reduce efficiency. The most recent date of servicing should therefore be confirmed, prior to making a commitment to purchase.</p>

Drainage	
Repair category:	1
Notes:	A surface inspection within the immediate vicinity of the property revealed no obvious issues.

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

1. Which floor(s) is the living accommodation on?	Ground, first and attic floors
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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 re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

The assumed tenure is absolute ownership.

Access to the subjects is believed to be over a made up private road. Legal arrangements with regard to rights of access and any responsibility for maintenance should be confirmed.

Drainage is understood to be to a shared septic tank located outwith the boundaries of the property. Legal arrangements should be confirmed with regard to use of the septic tank and rights of access for the purposes of maintenance and repair.

It is assumed that any physical alterations undertaken to the property have the benefit of appropriate local authority consents. The most recent amendment to the property would appear to be the erection of the conservatory.

It is understood that some previous specialist remedial treatments have been undertaken. Any active warranties in respect of works previously carried out should be transferred at the date of sale.

It is understood that the photovoltaic solar panel array fitted to the roof of the garage connects directly to the National Grid. Details regarding existing agreements and Feed-In Tariffs should be confirmed.

The property is of a size, type and style that falls outside the BCIS tables used to calculate reinstatement values. The insurance figure is for guidance purposes only as it has been calculated on the basis of equivalent modern reinstatement for a stone faced property. A detailed rebuilding cost appraisal is recommended.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Estimated re-instatement cost (£) for insurance purposes

£3,100,000

Three Million and One Hundred Thousand Pounds. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.

Valuation (£) and market comments

£850,000

The market value of the property as described in this report is Eight Hundred and Fifty Thousand Pounds.

This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.

Report author:	Simon Allen, Bsc MRICS
Company name:	Dumfries - Allied Surveyors Scotland Ltd
Address:	35 Buccleuch Street Dumfries DG1 2AB
Signed:	Electronically Signed: 261978-26356689-8508
Date of report:	21/06/2024

P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	Broomrigg House Holywood, Dumfries DG2 0RJ	Client: Mr. Mark O'Hagan Tenure: Absolute Ownership
Date of Inspection:	19/06/2024	Reference: DFS/24/654

This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0 LOCATION

The property is situated in a secluded rural setting, overlooking the River Nith. The surrounding landscape is agricultural in nature. A wide range of local amenities are available within the nearby town of Dumfries, which is approximately 3 miles distant by road.

2.0	DESCRIPTION	2.1 Age:	The original part of the dwellinghouse is estimated to date from the mid 19th century.
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The subjects comprise a substantial detached, two-storey, attic and basement country house. The property includes private garden ground of generous proportions, together with various outbuildings.

3.0 CONSTRUCTION

Principal roofs are pitched, timber framed and clad with slates.

Main walls are of solid stone construction, generally strapped and dry lined internally.

Floors are mostly of suspended timber or solid concrete construction.

4.0 ACCOMMODATION

Ground floor: Open fronted porch, entrance hall with toilet, drawing room, dining room, snooker room, living room, side hall leading to porch, inner hallways providing access to kitchen, conservatory, sitting room, utility room and shower room incorporating WC.

First floor: Landings, master bedroom suite with shower room incorporating WC, five additional bedrooms (one currently used as sitting room), two bathrooms and two shower rooms, each incorporating WC.

Attic floor: Three attic rooms and toilet.

Basement: Eight individual cellar compartments, including boiler store.

5.0		SERVICES (No tests have been applied to any of the services)							
Water:		Mains	Electricity:	Mains	Gas:	Propane cylinders	Drainage:	Shared septic tank.	
Central Heating:			Oil fired boiler serving radiators.						
6.0		OUTBUILDINGS							
Garage:			Open fronted, three bay garage.						
Others:			Office, stores, greenhouse and open fronted games area.						
7.0		GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>							
The property is in reasonable condition for one of its age and character. A number of matters were however noted during the course of the inspection and, in addition to essential repair work as identified under section 8.0 below, these typically include the following:-									
1. There is some evidence of movement having affected the property, most notably in the form of cracks within external wall surfaces beneath the dining room window and to the side of one of the rear snooker room windows. On the basis of a single inspection, any movement would appear to be historic and non-progressive in nature, with little likelihood of further significant movement in the future.									
2. There is some surface weathering of the chimney stonework and small areas of eroded pointing, although the chimneys have been painted. Moisture was identified in the wall of one of the attic rooms, immediately beneath the southernmost chimney stack.									
3. Woodworm was identified in some accessible roof and floor timbers. A timber specialist contractor should be instructed to carry out a full inspection of the property and undertake any necessary treatments.									
8.0		ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>							
1. The walls and floors throughout the basement are damp. There is evidence of past repairs to joist ends and lintels, although some additional areas of decay were noted to sections of flooring, door frames and other items of joinery, where accessible. A few small patches of moisture were noted within lower wall surfaces at ground level, generally where walls are solid and have not been dry lined. A timber and damp specialist should be instructed to carry out a full inspection and undertake any necessary remedial works.									
* The recommended retention is for mortgage security purposes only and does not necessarily reflect the full cost of any required repairs. Specialist reports and estimates should be obtained, prior to making a commitment to purchase.									
8.1 Retention recommended:				£5,000 *					
9.0		ROADS & FOOTPATHS							
Access to the subjects is believed to be over a made up private road. Legal arrangements with regard to rights of access and any responsibility for maintenance should be confirmed.									
10.0		BUILDINGS INSURANCE (£):		3,100,000		GROSS EXTERNAL FLOOR AREA		854	Square metres
		This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.							
11.0		GENERAL REMARKS							

At the time of inspection, the property was occupied and fully furnished. Floor coverings were present throughout. Weather conditions were dry.

Drainage is understood to be to a shared septic tank located outwith the boundaries of the property. Legal arrangements should be confirmed with regard to use of the septic tank and rights of access for the purposes of maintenance and repair.

It is assumed that any physical alterations undertaken to the property have the benefit of appropriate local authority consents. The most recent amendments to the property would appear to be the erection of the conservatory.

It is understood that some previous specialist remedial treatments have been undertaken. Any active warranties in respect of works previously carried out should be transferred at the date of sale.

It is understood that the photovoltaic solar panel array fitted to the roof of the garage connects directly to the National Grid. Details regarding existing agreements and Feed-In Tariffs should be confirmed.

The property is of a size, type and style that falls outside the BCIS tables used to calculate reinstatement values. The insurance figure is for guidance purposes only as it has been calculated on the basis of equivalent modern reinstatement for a stone faced property. A detailed rebuilding cost appraisal is recommended.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>		
12.1	Market Value in present condition (£):	£850,000	Eight Hundred and Fifty Thousand Pounds
12.2	Market Value on completion of essential works (£):	£855,000	Eight Hundred and Fifty Five Thousand Pounds
12.3	Suitable security for normal mortgage purposes?	Yes	
12.4	Date of Valuation:	20/06/2024	
Signature:		Electronically Signed: 261978-26356689-8508	
Surveyor:	Simon Allen	Bsc MRICS	Date: 21/06/2024
Dumfries - Allied Surveyors Scotland Ltd			
Office:	35 Buccleuch Street Dumfries DG1 2AB	Tel: 01387 254 425 Fax: email: dumfries@alliedsurveyorsscotland.com	

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	Broomrigg House Holywood, Dumfries DG2 0RJ
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Customer	Mr. Mark O'Hagan
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Customer address	Broomrigg House Holywood, Dumfries DG2 0RJ
-------------------------	--

Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

BROOMRIGG HOUSE, HOLYWOOD, DUMFRIES, DG2 0RJ

Dwelling type: Detached house
Date of assessment: 19 June 2024
Date of certificate: 19 June 2024
Total floor area: 596 m²
Primary Energy Indicator: 293 kWh/m²/year

Reference number: 0120-2991-6160-2694-0985
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

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*

£40,503

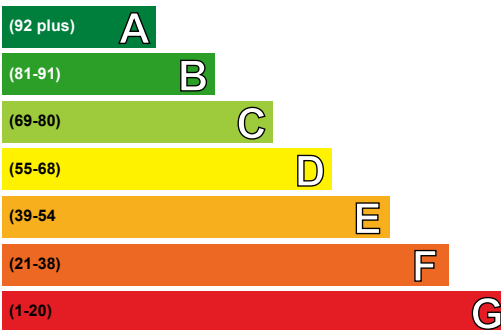
See your
recommendations
report for more
information

Over 3 years you could save*

£19,923

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

Very energy efficient - lower running costs



Current	Potential
22	64

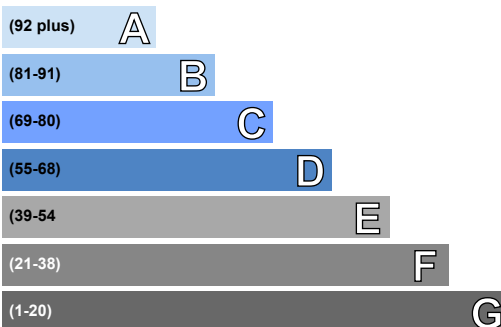
Energy Efficiency Rating

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 F (22)**. 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



Current	Potential
28	62

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 F (28)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£5757.00
2 Internal or external wall insulation	£4,000 - £14,000	£9747.00
3 Floor insulation (suspended floor)	£800 - £1,200	£2892.00

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](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Granite or whinstone, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	To unheated space, no insulation (assumed)	—	—
	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, oil	★★★★☆☆	★★★★☆☆
Main heating controls	Programmer and room thermostat	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, LPG	—	—
Hot water	From main system	★★★★☆☆	★★★★☆☆
Lighting	Low energy lighting in 36% of fixed outlets	★★★★☆☆	★★★★☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 76 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 45 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 25 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	£38,103 over 3 years	£18,807 over 3 years	
Hot water	£792 over 3 years	£792 over 3 years	
Lighting	£1,608 over 3 years	£981 over 3 years	
Totals	£40,503	£20,580	

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 Room-in-roof insulation	£1,500 - £2,700	£1919	F 30	F 34
2 Internal or external wall insulation	£4,000 - £14,000	£3249	E 48	E 48
3 Floor insulation (suspended floor)	£800 - £1,200	£964	D 55	E 54
4 Low energy lighting for all fixed outlets	£175	£167	D 55	E 54
5 Upgrade heating controls	£350 - £450	£341	D 57	D 56
6 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£476	D 60	D 58
7 Wind turbine	£15,000 - £25,000	£1025	D 64	D 62

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 Room-in-roof insulation

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

2 Internal or external wall insulation

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

3 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.

4 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>).

5 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

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.

7 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: 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)	121,717	(253)	N/A	(27,711)
Water heating (kWh per year)	3,317			

Addendum

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

About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), 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. Simon Allen
Assessor membership number:	EES/008215
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	35 Buccleuch Street Dumfries DG1 2AB
Phone number:	01387 254 424
Email address:	dumfries@alliedsurveyorsscotland.com
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



P A R T 4 .

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



Property Questionnaire

Property Address	Broomrigg House Holywood, Dumfries DG2 0RJ
Seller(s)	Mark O'Hagan
Completion date of property questionnaire	28/07/2024

Note for sellers

1.	Length of ownership
	How long have you owned the property? 23 years26/7
2.	Council tax
	Which Council Tax band is your property in? (Please circle) []A []B []C []D []E []F [x]G []H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage [x] Allocated parking space [] Driveway [x] Shared parking [] On street [] Resident permit [] Metered parking [] Other (please specify):

4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Don't know
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
6.	Alterations/additions/extensions	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please describe below the changes which you have made: <i>Car port inside boundary and attached to house</i>	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	(ii) Did this work involve any changes to the window or door openings?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): <i>Replaced and DOUBLE GLAZED all windows and doors and replaced glass roof on to old orangery over a period of time. All made to special request and to enhance the period property. Invoices x Paperwork available.</i> Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	

property questionnaire

a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES []NO []Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <i>oil</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>present on purchase But Have replaced Boiler with more economic and environmentally friendly unit</i>	
	(ii) Do you have a maintenance contract for the central heating system?	[]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) 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?	[x]YES []NO
9.	Issues that may have affected your property	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[]YES [x]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[]YES []NO
b	Are you aware of the existence of asbestos in your property?	[]YES [x]NO []Don't know
	If you have answered yes, please give details:	
10.	Services	

property questionnaire

a	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Y	brogans
	Water mains or private water supply	Y	Scottish Water
	Electricity	Y	Scottish Water
	Mains drainage	N	
	Telephone	Y	bt
	Cable TV or satellite	Y	sky
	Broadband	Y	bt
b	Is there a septic tank system at your property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know	
	(ii) Do you have a maintenance contract for your septic tank?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	If you have answered yes, please give details of the company with which you have a maintenance contract:		
11. Responsibilities for shared or common areas			
a	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? If you have answered yes, please give details: <i>shared between users 3 plus</i>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details: <i>not sure</i>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
d	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? If you have answered yes, please give details:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

property questionnaire

e	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? If you have answered yes, please give details:	[] YES [x] NO
f	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.) If you have answered yes, please give details:	[] YES [x] NO
12.	Charges associated with your property	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[] YES [x] NO
b	Is there a common buildings insurance policy?	[] YES [x] NO [] Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist works	
a	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?	[x] YES [] NO
	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. <i>woodworm x dry rot. done when purchased. Richard Starling .Warranty</i>	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[x] YES [] NO
	If you have answered yes, please give details: <i>Richard starlings .Work under 30 year Warranty</i>	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[x] YES [] NO
	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. Guarantees are held by: <i>solicitor \ self</i>	

14.	Guarantees	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(ii)	Roofing	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iii)	Central heating	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(iv)	National House Building Council(NHBC)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(v)	Damp course	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Don't know <input type="checkbox"/> With title deeds <input type="checkbox"/> Lost
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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes, please give details:	

15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Don't know
	If you have answered yes, please give details:	<i>Redone old plans to make entrance more clearer RE right of way.</i>
16.	Notices that affect your property	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b	that affects your property in some other way?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the 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):	Mark O'Hagan
Capacity:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Legally Appointed Agent for Owner
Date:	29/07/2024

Richardson & Starling

Building Preservation and Refurbishment

Survey Report



Property Surveyed: Broomrigg House, Holywood, Dumfries, DG2 0RJ

Prepared for: Mark O'Hagan

Prepared by: Mark Palmer CSRT CSSW

Date of Survey: 12th July 2024

Celebrating 85 Years in Business



**Richardson
& Starling**

Delivering Property Care since 1935

Richardson & Starling (Northern) Limited
Block 1, Unit 3, Maxwelltown Development
Glasgow Road
Dumfries, DG2 0NW

Tel: 01387 269681

Email: dumfries@woodrot.com
www.richardsonandstarling.co.uk

15th July 2024

Our Ref: MP/PK/24/00772

Broomrigg House
Holywood
Dumfries
DG2 0RJ

Dear Sir,

Property Surveyed: Broomrigg House, Holywood, Dumfries

In accordance with your verbal instruction our surveyor, Mark Palmer visited the above property on 12th July 2024 to investigate the prevailing damp conditions within the Lower ground basement rooms and inspect roof voids 1 and 3 for evidence of woodborer infestation following treatments that were carried out by Richardson and Starling in April 2003, we now submit our findings.

For reference purposes all directions are taken from outside the property facing the front elevation.

This report to be read in conjunction with the enclosed drawing(s).

Property Description

The inspected property is a large, detached sandstone dwelling with traditional roof coverings.

Weather Conditions

Our survey was carried out during a dry sunny period.

External Observations

A visual external inspection was carried out from ground level and no apparent defects were noted.

A contributing factor to decay of property fabric is penetration of moisture. We would recommend that the external fabric of the property is monitored on a regular basis and repaired as required to prevent penetrating damp.

The vendor mentioned that during refurbishment works carried out to the external fabric of the building, all masonry paint was removed by sand blasting method of works. Following this multiple coats of clear weatherproofing solution were applied to the building fabric to help protect the property from adverse weather conditions.

Property Care Association Member

Registered in England No. 944470

Registered Office: Pacific House, Parkhouse, Carlisle, CA3 0LJ



Roof voids 2-4-5 were inaccessible due to the lack of access therefore no comments are made at this time. Should access be made available we will be pleased to return to carry out a more detailed inspection.

The areas we have reported on are those inspected in accordance with your instruction. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know immediately.

Our quotation is valid for a period of one month and works commencing within three months from date of issue.

Richardson & Starling are committed to our Health and Safety responsibilities to both clients and staff. Please familiarise yourself with the Health and Safety notes below.

We hope the contents of the report are clear, however, should you require further information please do not hesitate to contact our Surveyor who will be pleased to assist you.

Yours faithfully

For and on behalf of Richardson & Starling.

Mark Palmer

Mark Palmer CSRT, CSSW
Branch Manager
Mobile no. 07702 436 463
mark.palmer@woodrot.com

General Notes – to be read with our report

1. These notes and specifications must be read in conjunction with our report and quotation and form part of the contract offer.
2. The enclosed report has been prepared for your exclusive use in accordance with the instructions received. Please satisfy yourself that the report incorporates these instructions. Should it not do so please contact our surveyor. No liability will be accepted in relation to third parties relying on the survey report.
3. Where no infestation by woodboring insects or attacks by wood rotting fungi was observed within the areas inspected and no treatment recommended, it should be recognised that the biology of these insects and fungi is such that infestation or attacks may be present in earlier stages of development which present no visible or other perceptible evidence. Moreover, it is not always possible that evidence may have been present during our inspection by paintwork, floor coverings, bulky furniture, etc, or have been present in non-accessible timbers. In addition, this report does not purport to express an opinion about the condition of uninspected parts and should not be taken as making any, implicit statements about such parts.
4. Where no inspection was possible restricted, limited or handicapped in any way we will be pleased to carry out an additional inspection should you arrange authorised access to these areas and instruct us accordingly.
5. Please note that floor coverings and furniture must be removed, and any preparatory works detailed in the attached schedule(s) required by our tradesmen must be completed prior to the arrival of our operatives. Foam backed carpets foam/rubber underlay or similar materials should be removed for a period of 28 days following treatments. Vinyl based floor coverings which include some types of carpet tile should not be laid over treated floors and should you have any doubt with regards to chemical make-up of your floor coverings you should obtain advice from your suppliers.
6. A supply of electricity and water must always be available for our operatives use.
7. Contained in our reinstatement price is a rate for the reinstatement of plaster to a maximum thickness of 20 mm. Should additional thickness be required this will be charged at our standard rate.
8. Our quotation concerning the removal and reinstatement of items connected to hot and cold water supplies excludes the costs of any alterations, renewals or additions to these supplies caused by the friability/inaccessibility of lead and other forms of pipework or joints and also alterations in connection with new units or the repairing of same. Any additional cost incurred will be passed to the client for payment.
9. We would ask you to note that the items within our specification covering tanking or precautionary treatments will be out with the terms of the guarantee as previously explained to you.
10. Execution of the works can cause dust nuisance and whilst our technicians will remove all resulting rubble and debris from the property during and following completion of our works, we unfortunately cannot dust or vacuum the property. Furthermore, whilst normal precautions will be taken clients are advised to remove/protect dust sensitive articles/areas.
11. Should you wish to terminate the contract after acceptance but prior to commencement we reserve the right to apply a cancellation charge.
12. Our inspection and quotation does not extend to external joinery timbers and therefore no allowance has been made for any remedial works required unless specifically detailed in our report.
13. The areas detailed under the heading "Our Operatives" are the apparent extent of the fungal attack at the time of our inspection. Should we find that on opening up these areas that the growth extends beyond the specified limits then it will be necessary to continue the stripping and treatment until a margin of 1m has been obtained beyond the last visible sign of growth. The cost of this work will be subject to an additional quotation.
14. In situations where cavity wall insulation is present it will be necessary to remove the insulation material to allow an effective eradication treatment to take place in the case of dry rot. This may also be required if damp insulation bridges the damp proof course. Should this be necessary an additional quotation for removal only will be provided.
15. Where no sub-floor inspection was possible due to the lack of soffit depth or access at the time of treatment or on receipt of your instructions a hatch could be cut in the appropriate floor and a further report issued.
16. Unless instructed we have not allowed for the reinstatement of ornamental cornice as this itself is a specialist trade. However, if instructed we will arrange for a specialist to inspect and quote for the works.
17. Where masonry is found to be loose, brittle or poorly constructed we cannot be held responsible for any movement or damage occurring during our works. Should remedial works be required to the existing masonry then this would be subject to an additional quotation.
18. Any guarantee or insurance cover in respect of woodworm, fungal decay or rising damp will be valid when the cause of woodworm, fungal decay or rising damp identified in this report are effectively dealt with. If this requires work to be done by other parties such work must be completed within three months of completion of our treatment if no other time is specified in our report.
19. The company reserve the right to alter the specification provided on occasions where improved or more suitable stock materials and/or methods would be more appropriate.
20. Payment by American Express credit cards is not accepted.

Health & Safety precautions.

Richardson & Starling has always been conscious of its health and safety responsibilities to both its clients and staff.

The Control of Substances Hazardous to Health (COSHH) Regulations relate to the use and handling of hazardous substances, including pesticides. The law clearly defines the responsibilities of companies involved in industries such as the treatment of timber and the installation of damp-proof courses. In the last few years, Richardson and Starling has developed a range of treatment techniques aimed at reducing the amount of pesticides and chemicals used without affecting the quality of protection offered to our clients.

Our treatments are designed to cause the minimum of inconvenience and our technicians are trained to use formulations safely and with care. All treatments have been approved for use by the Health and Safety Executive under the Control of Pesticides Regulations, where appropriate.

You should observe the warning signs that will be displayed in a prominent place before work commences.

- 1. Access to work areas: - you should not enter an area whilst work is in progress.**
- 2. Allergies: - it is recommended that people who suffer from respiratory problems, such as asthma, should not enter the property whilst work is in progress.**
- 3. Pets: - cats, dogs, birds and other household pets should be removed from the work area.**
- 4. Fish: - should be removed from the work area.**
- 5. Plants: - should be removed from the work area.**
- 6. Food and drink: - should be removed from the work area.**
- 7. Other items: - should be protect or removed from the work area, where necessary.**
- 8. Naked flames: - all naked flames (fires, pilot lights, boilers) in or adjacent to the work area should be extinguished.**

You should observe the warning signs that will be displayed in a prominent place after the works has been completed.

The type of work undertaken and the ability to ventilate the work area will determine the time for which the safety precautions will need to apply after completion of the work. The minimum access restriction that will apply after treatment and of which you need to be aware is two hours. However, it may be necessary to restrict access to certain areas for longer periods of time. For example, we would recommend that the minimum access restrictions be extended to 24 hours for people who are known to suffer from allergies.

Conditions of tender and contract to be read in conjunction with our report.

CONDITIONS OF TENDER AND CONTRACT

A.

Conditions of Tender:

- (1) All prices in tenders are subject to alteration by the Company at any time in the event of any increase in the price of materials, rates of wages or circumstances or costs beyond the Company's control including industrial disputes.
- (2) Tenders will remain open for acceptance for twenty eight days unless earlier withdrawn.

B.

Conditions of Contract:

- (1) Every care will be taken by our staff to ensure that the Work is carried through without causing damage to the property or fittings but because of the nature of the Work, the fragility of ceilings, plaster and other fittings, there is always the possibility that some damage may occur. It is a condition of this contract that the Company will not be liable for any loss or damage to the property or fittings unless such damage can be directly attributed to negligence by the Company.
- (2) Contracts are made with and orders are accepted by the Company only upon and subject to the Company's Conditions of Tender and Contract as stated herein. Unless expressly accepted in writing by the Company, any variations, qualifications or exclusions of any of these Conditions shall be invalid and inoperative. The placing of an order for the Work with the Company will constitute acceptance of these terms by the Customer and these terms shall govern all work done, goods supplied and services rendered by the Company.
The order for the Work shall only be deemed to be accepted when the Company issues a written acceptance of the order for the Work at which point and on which date the contract for the Work shall come into existence.
- (3) The Company shall not be responsible for any claims for loss or damage resulting from delays, stoppages or hindrances of whatsoever kind in execution of the Contract arising from circumstances outwith the Company's control including but not limited to strikes, lock-outs or other industrial disputes (whether involving the workforce of the Company or any other party), failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order, rule, regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or subcontractors. Any delivery date or date of completion must be regarded as approximate only and whilst every effort will be made by the Company to avoid delay, the Company cannot accept liability for any loss whether direct or indirect arising from such delay.
- (4) Unless specifically stated otherwise in the price for the Works shall be subject to variation by the Company at any time without notice to allow for any Increased costs (including those of labour and overheads) coming into effect between the date of the quotation estimate or order and the date of delivery under or completion of the contract.
- (5) The terms of payment unless otherwise stated are, that payment is due within fourteen days of the supply of the goods, execution of the work or carrying out of the services, or within fourteen days of the date of the Company's invoice whichever is the earlier. If payment is not received for work done by us within 14 days from the date of invoice, interest may be charged on the outstanding balance at 3% above the Bank of England base lending rate.
- (6) The Company shall be entitled on request to a payment to account of 95% of work done and materials on site during the

course of the contract, payment to be made within fourteen days of written application.

(7) All contracts are subject to the Company obtaining credit references relating to the customer which it in its sole discretion considers satisfactory and the Company shall have the right at any time either before commencement or during the contract where It does not have such references to insist on some guarantee of or security for payment as a condition of commencing or doing further work under the contract. By your acceptance of these terms you hereby consent to us obtaining such a report on you from credit reference agencies.

(8) On failure to make prompt payment of any sums due under the Contract, the Company shall be entitled to stop all further works and/or deliveries and shall be entitled to immediate payment on all work done and/or deliveries made.

(9) The Company reserves the right at all times to transfer, assign or sub-contract such part of the Work as it in its sole discretion considers necessary.

(10) Daywork will be charged at the rates then currently charged by the Company, such day rates will be supplied by the Company on request.

(11) The Contract price does not include the cost of providing water and artificial light nor the cost of any necessary scaffolding, guard rails and toe boards, adequate hoists, or any costs incurred in satisfying or complying with any statutory provisions or regulations relating to the safety, health and welfare of persons employed at the site or building, and it is understood that these will be provided and any costs met by or on behalf of the customer and in any event not at the Company's expense. A satisfactory access for haulage and delivery to the site in economic loads will be provided by the Customer. The Company will be entitled to increase the contract price charged to account for the failure of the Customer to provide satisfactory access to the site.

(12) The basis of the Contract is that the job can be progressed to completion without a break unless otherwise stated by the Company. The Company will be entitled to increase the contract price charged to account for any increase in costs arising from breaks in continuity.

The Customer shall obtain and maintain all necessary licences, permissions and consents which may be required for the Work before the date on which the Work are to start

(13) Any movement of furniture, fitments or other work not specifically included In the contract price will be undertaken by the Company only at the Customer's request and risk and the time taken will be charged to the Customer at daywork rates.

(14) Any defects in the Company's workmanship and/or materials shall be rectified at the Company's expense provided proper notice of such is given to the Company within six months of completion of the Contract or the date of invoice whichever is the earlier. This warranty is given in place of all other warranties, conditions and obligations imposed or implied by statute or otherwise, including without prejudice to the generality of such exclusion, all warranties or conditions as to the quality or fitness for any particular purpose, whether or not that purpose has been named to the Company, all of which are hereby excluded.

(15) The maximum liability of the Company hereunder is limited to the invoiced value of the Contract and the Company will in no case accept liability for any consequential loss suffered by the Customer including any claim for loss of profit.

Conditions of tender and contract to be read in conjunction with our report. (Continued).

(16) The parties agree that the proper law of all contracts undertaken by the Company is Scots law and the courts of Scotland will have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this Contract or its subject matter or formation (including non-contractual disputes or claims).

(17) Notices

17.1 Any notice or other communication given to a party under or in connection with this Contract shall be in writing, addressed to that party at its registered office (if it is a company) or its principal place of business (in any other case) or such other address as that party may have specified to the other party in writing in accordance with this clause 17, and shall be delivered personally or sent by prepaid first-class post or other next working day delivery service, or by commercial courier, fax.

17.2 A notice or other communication shall be deemed to have been received: if delivered personally, when left at the address referred to in clause 17.1; if sent by pre-paid first class post or other next working day delivery service, at 9.00 am on the second Business Day after posting; if delivered by commercial courier, on the date and at the time that the courier's delivery receipt is signed; or, if sent by fax or e-mail, one Business Day after transmission.

17.3 The provisions of this clause 17 shall not apply to the service of any proceedings or other documents in any legal action

(18) Severance

18.1 If any provision or part-provision of the Contract is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause 18 shall not affect the validity and enforceability of the rest of the Contract.

18.2 If any provision or part-provision of this Contract is invalid, illegal or unenforceable, the parties shall negotiate in good faith to amend such provision so that, as amended, it is legal, valid and enforceable, and, to the greatest extent possible, achieves the intended commercial result of the original provision.

(19) Waiver

19.1 A waiver of any right under the Contract or law is only effective if it is in writing and shall not be deemed to be a waiver of any subsequent breach or default.

19.2 No failure or delay by a party in exercising any right or remedy under the Contract or by law shall constitute a waiver of that or any other right or remedy, nor prevent or restrict its further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

C.

Warranty and Guarantee:

The Company's treatments are covered by Certificates of Warranty, as summarised below.

In pursuance of the undernoted Contract, RICHARDSON & STARLING (Northern) LIMITED, hereinafter called 'the Warrantor', HEREBY WARRANTS for a period as noted in the

report and warranty from the date of completion of the said Contract, subject to the terms and conditions given below THAT

(i) in the event of any new infestation, continuation, or revival of attack by wood-boring insects or wood-rotting fungi in any timber or masonry chemically treated by them

for the prevention or eradication of such attack in accordance with the said Contract, or

(ii) THAT in the event of a continuation or revival of dampness in the area or areas chemically treated by them for the prevention or eradication of such dampness in accordance with the said Contract, they will carry out all necessary treatment or re-treatment to (i) the infected timber and masonry or (ii) the area or areas, free-of-charge and will bear the cost of all exposure and reinstatement work, excluding redecoration, which may be necessary to carry out such treatment or re-treatment. In the event of a claim being made under this Warranty, the Company will require a deposit

to cover the expense of examination, re-fundable in the event of the claim being found justified.

TERMS AND CONDITIONS

(1) Nothing contained in the terms of these Warranties shall be construed as depriving either person or persons claiming benefit hereunder, or the Warrantor, of their respective rights under Common Law.

(2) Subject to compliance with the terms and conditions, these Warranties shall apply during the period they are in force to any subsequent owner or owners of the property treated.

(3) Where treatment has been carried out for the prevention or eradication of fungal attack on timber or masonry or both, or the insertion of a chemical damp-proof course, the acceptance by the Warrantor of any claim for re-treatment under those Warranties shall be conditional upon.

(a) The satisfactory execution immediately after treatment, of any structural or other alteration and works recommended by the Warrantor, and

(b) the full and proper maintenance at all times, of all water systems and other services in the property, and

(c)

all reasonable precautions being taken to protect the property from dampness at all times, both internally and externally.

(4) These Warranties shall apply only to those areas specified in the Contract details set out below.

(5) These Warranties shall not apply to:

(a) any areas not fully treated in accordance with the Warrantor's specification for guaranteed treatment.

(b) any part of the guaranteed areas which are repaired, altered or added to after completion of the guaranteed treatment unless the Warrantor is informed in writing before such repairs, alterations or additions are commenced and any supplementary treatment which may be deemed necessary by the Warrantor as a result of such repairs alterations or additions is carried out by the Warrantor and paid for by the owner on the basis of the Warrantor's charges ruling at the time of such supplementary treatment And in respect of (i) above:

(c) any items of furniture or easily movable article constructed of timber.

(d) any plywood.

(e) any timber within the treatment area which is painted or varnished

Other Services Include.

- Woodworm Treatment
- Dry Rot Treatment
- Wet Rot Treatment
- Rising Damp Treatment
- Control of Penetrating damp.
- Control of Condensation
- Remedial Wall Tie Replacement
- Concrete Repairs – Lintels, Sills, Mullions and Steps
- Timber Window Restoration & Draughtproofing
- Underground Waterproofing (Water management system) to Basements and Cellars
- Structural Repairs (Wall stabilisation, Masonry repairs, Masonry crack stitching)

Our Guarantee

With the increase in values over recent years, buying property is now a major undertaking. Unlike other capital items such as cars and boats, your property should provide a financially rewarding investment. The remedial treatment industry contains many companies eager to be paid to rid your property of damp and decay.

But how do you know which companies you can trust to do an honest job?

Your first safeguard is insistence that your specialist contractor is qualified by membership of the Property Care Association (PCA) and the Guarantee Protection trust (GPT). Membership of the GPT shows that we have satisfied the technical and financial requirement of the UK Trade Association (PCA) and can offer insurance back-up to our long-term guarantees. You can be confident in the knowledge that any remedial work undertaken is performed to the highest standard and is backed by a long-term guarantee against rising damp or decay in structural timbers that you can trust.

Whether your property is Domestic or Commercial, it represents a significant asset – one that should appreciate. Without proper remedial treatment, to solve your property problem, it could depreciate rapidly.

Our Customers include.

Homeowners: Local Authorities: Solicitors & Building Societies: Architects & Surveyors: Housing Associations, Property & Estate Management: Building Contractors & Developers: Property Holdings: Banks: Shops & Offices: Community Projects.

Our Branches.

Glasgow, Edinburgh, Stirling, Kirkcaldy, Perth, Dundee, Aberdeen, Oban, Ayr, Dumfries, Hawick and Carlisle.

Property Care Association Member

Registered in England No. 944470

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