



Home Report

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CHARTERED SURVEYORS

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Scottish Single Survey



Single Survey

survey report on:

Property address	34 Kirkowens Street Dumfries DG1 3DS
Customer	Bruce Ross Ogston
Customer address	34 Kirkowens Street Dumfries DG1 3DS
Prepared by	Shepherd Chartered Surveyors
Date of inspection	26/06/2026



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PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report².

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

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

they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use

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communal grounds, parking areas, and other facilities;

- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

Single Survey

1. Information and scope of inspection

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

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

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

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

Description	Self contained ground floor, within an end terraced two storey and attic building containing two flats.
Accommodation	Ground Floor: Entrance Vestibule, Lounge, Bedroom, Kitchen and Bathroom with w.c.
Gross internal floor area (m²)	50m ² or thereby.
Neighbourhood and location	The property is situated in a mixed residential development of houses, flats and local authority type housing. Adequate amenities are available nearby.
Age	It is estimated that the property was constructed Circa 1900.
Weather	Dry and bright after a sustained period of dry weather.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There is a stone built party chimney stack with clay pots.

Single Survey

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. 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. The roof is pitched and slated with zinc ridging and stone skews. No access was gained into the roof void as there is a flat above.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. The gutters and downpipes are formed in PVC.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The front elevation is of solid stonework pointed. The gable and rear elevation are finished in roughcast. The gable elevation would appear to be of solid brick construction.
Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. There is a timber panelled entrance door to the front with single glazed fan light above. The windows are mixed aged PVC casements incorporating double edged units. There is a PVC panelled and double glazed entrance door to the rear.
External decorations	Visually inspected. Painted external joinery timbers.

Single Survey

Conservatories / porches	Visually inspected. There is no porch. There is an entrance at the rear formed under the stair of the flat above which is formed by an additional external PVC double glazed door.
Communal areas	Circulation areas visually inspected. There is an area of common garden ground immediately to the rear.
Garages and permanent outbuildings	There are no outbuildings.
Outside areas and boundaries	Visually inspected. There is a dedicated garden area to the flat beyond the common garden area at the rear. Full details should be confirmed with relation to site boundaries with reference to title deeds.
Ceilings	Visually inspected from floor level. The ceilings appear to be lined throughout with lath and plaster. Some of the ceilings have a textured coated (artex) finish.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls are a mixture of strapped/lined and plastered on the hard surface.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. The flooring is of suspended timber construction.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The kitchen units provide a range of wall and base unit storage with worktop surface areas. Any integrated appliance were not checked or tested and are excluded from our inspection. The internal doors are of hollow core composite panel design. There are painted skirtings and facings.

Single Survey

Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is a marble and timber fireplace within the lounge. We understand that this has been capped at the chimney.
Internal decorations	Visually inspected. Mixture of paper and painted finish.
Cellars	We are unaware of any under floor access areas.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Mains electricity. The electric meter and consumer unit are located within the front entrance vestibule. The consumer unit indicates the system was last tested on 28/08/2025.
Gas	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Mains gas. The gas meter is located in the kitchen.
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Assumed mains water. The stop cock was not located. The kitchen units are fitted with a stainless steel sink unit. Sanitary fittings comprise of three piece white suite in the bathroom.

Heating and hot water	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Space heating and domestic hot water are provided by 'Worcester Greenstar' combination boiler located within the kitchen cupboard. This serves radiators in the main apartments. The radiators are linked with small bore piping and where appropriate have been fitted with individual thermostatic control valves.
Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Mains drainage.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.

Any additional limits to inspection	For flats / maisonettes Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. The property had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. No access was available beneath sanitary or kitchen fittings. Windows and external doors were not all fully opened or tested. No access was available to any sub-floor areas nor the roof space.
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Sectional Diagram showing elements of a typical house



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

Single Survey

2. Condition

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

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



Structural movement

Repair category	1
Notes	The property has been affected by past settlement evidenced by cracking to the walls. On the basis of a limited single inspection this appears to be of a long standing nature with no evidence of recent significant movement apparent. Other properties in the area have been affected with varying degrees.



Dampness, rot and infestation

Repair category	2
Notes	Above average damp meter readings were recorded to wall linings within the kitchen, bedroom and front entrance vestibule. Concealed timbers in contact with damp may be affected by rot. We understand the previous remedial repairs have been undertaken in respect of damp proofing works and details should be confirmed with relation to any guarantees. In the absence of valid guarantees for previous specialist treatment works, a reputable damp specialist should carry out a full and thorough inspection of the property and provide estimates for any recommended remedial works.



Chimney stacks

Repair category	2
Notes	General weathering to the stonework on chimney stacks.

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Roofing including roof space

Repair category	2
Notes	There are a number of patched slates to the roof coverings which appear to be on older lines. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul work may be required in future.



Rainwater fittings

Repair category	1
Notes	Within the limitations of our inspection rainwater goods were seen to be free from significant defect. We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.



Main walls

Repair category	2
Notes	There is open jointing/cracking to the walls. Due to the vegetation/plant growth to the front elevation we are unable to confirm the number ,if any, of sub-floor ventilators. This should be checked.



Windows, external doors and joinery

Repair category	1
Notes	Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.



External decorations

Repair category	1
Notes	Paint finished and decorated external surfaces will require redecoration on a regular basis.

Single Survey



Conservatories/porches

Repair category	2
Notes	Due to the informal construction of the entrance general dampness was noted to the floor and walls in this area.



Communal areas

Repair category	1
Notes	Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed.



Garages and permanent outbuildings

Repair category	N/A
Notes	Not applicable.



Outside areas and boundaries

Repair category	1
Notes	Boundary walls and fences should be regularly checked and maintained as necessary.



Ceilings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



Internal walls

Repair category	2
Notes	As detailed previously above damp meter readings were recoded to wall linings.

Single Survey



Floors including sub-floors

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



Internal joinery and kitchen fittings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



Chimney breasts and fireplaces

Repair category	1
Notes	We understand that the fireplace has been capped and its not in use.



Internal decorations

Repair category	1
Notes	The property is in good decorative order.



Cellars

Repair category	N/A
Notes	Not applicable.



Electricity

Repair category	1
Notes	The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.



Gas

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



Water, plumbing and bathroom fittings

Repair category	1
Notes	The stop clock/rising main was not located. No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.



Heating and hot water

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



Drainage

Repair category	1
Notes	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

Single Survey

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

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

Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

- 1) The assumed tenure is Absolute Ownership.
- 2) Full details should be confirmed with relation to site boundaries with reference to the title deeds.
- 3) The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.
- 4) Details should be confirmed in relation to guarantees for previous remedial repairs.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £250,000

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value and is for the subject flat only.

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £68,000 (SIXTY EIGHT THOUSAND POUNDS)

Signed	<i>Craig McKnight</i> Electronically signed :- 01/07/2026 08:51
Report author	Craig McKnight
Company name	J & E Shepherd Chartered Surveyors
Address	18 Castle Street Dumfries DG1 1DR

Single Survey

Date of report	26/06/2026
----------------	------------

Mortgage Valuation Report



www.shepherd.co.uk

Property Address

Address 34 Kirkowens Street, Dumfries, DG1 3DS
Seller's Name Bruce Ross Ogston
Date of Inspection 26/06/2026

Property Details

Property Type ☐ House ☐ Bungalow ☐ Purpose built maisonette ☐ Converted maisonette
☒ Purpose built flat ☐ Converted flat ☐ Tenement flat ☐ Flat over non-residential use
☐ Other (specify in General Remarks)

Property Style ☐ Detached ☐ Semi detached ☐ Mid terrace ☒ End terrace
☐ Back to back ☐ High rise block ☐ Low rise block ☐ Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e. g. local authority, military, police? ☐ Yes ☒ No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? ☐ Yes ☒ No
No. of units in block

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Other

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)
Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

☐ Single garage ☐ Double garage ☐ Parking space ☒ No garage / garage space / parking space

Available on site? ☐ Yes ☒ No

Permanent outbuildings:

None

Mortgage Valuation Report

Construction

Walls ☐ Brick ☒ Stone ☐ Concrete ☐ Timber frame ☐ Other (specify in General Remarks)
Roof ☐ Tile ☒ Slate ☐ Asphalt ☐ Felt ☐ Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? ☒ Yes ☐ No

If Yes, is this recent or progressive? ☐ Yes ☒ No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☒ Yes ☐ No

If Yes to any of the above, provide details in General Remarks.

Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks

Drainage ☒ Mains ☐ Private ☐ None Water ☒ Mains ☐ Private ☐ None
Electricity ☒ Mains ☐ Private ☐ None Gas ☒ Mains ☐ Private ☐ None
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating and any non mains services:

Gas fired boiler with radiators located in main apartment.

Site

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

☒ Rights of way ☐ Shared drives / access ☐ Garage or other amenities on separate site ☐ Shared service connections
☐ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

Location

☒ Residential suburb ☐ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☐ Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? ☐ Yes ☒ No

If Yes provide details in General Remarks.

Roads

☒ Made up road ☐ Unmade road ☐ Partly completed new road ☐ Pedestrian access only ☐ Adopted ☐ Unadopted

Mortgage Valuation Report

General Remarks

At the time of inspection the property was found to be generally well maintained with due regard to age and character with fittings internally on modern lines and decoration to a good standard throughout. Although not an exhaustive list the following items were noted:-

1. Above average damp meter readings were recorded to wall linings within the kitchen, bedroom and front entrance vestibule. Concealed timbers in contact with damp may be affected by rot. We understand the previous remedial repairs have been undertaken in respect of damp proofing works and details should be confirmed with relation to any guarantees. In the absence of valid guarantees for previous specialist treatment works, a reputable damp specialist should carry out a full and thorough inspection of the property and provide estimates for any recommended remedial works.
2. The property has been affected by past settlement evidenced by cracking to the walls. On the basis of our limited single inspection this appears to be of a long standing nature with no evidence of recent significant movement apparent.
3. Areas of cracking open jointing to stone work. The sub-floor ventilation should be checked.

The assumed tenure is Absolute Ownership. Full details should be confirmed with relation to site boundaries with reference to the title deeds.

Essential Repairs

None

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Comment on Mortgageability

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

Valuation

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £

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

Is a reinspection necessary? ☐ Yes ☒ No

Mortgage Valuation Report

Declaration

Signed	<i>Craig McKnight</i> Electronically signed :- 01/07/2026 08:51
Surveyor's name	Craig McKnight
Professional qualifications	MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	18 Castle Street, Dumfries, DG1 1DR
Telephone	01387 264333
Email Address	dumfries@shepherd.co.uk
Date of Inspection	26/06/2026



Energy Performance Certificate



Energy Performance Certificate (EPC)

Scotland

Dwellings

34 KIRKOWENS STREET, DUMFRIES, DG1 3DS

Dwelling type: Ground-floor flat
Date of assessment: 26 June 2026
Date of certificate: 30 June 2026
Total floor area: 50 m²
Primary Energy Indicator: 243 kWh/m²/year

Reference number: 2864-1046-3236-5746-6220
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

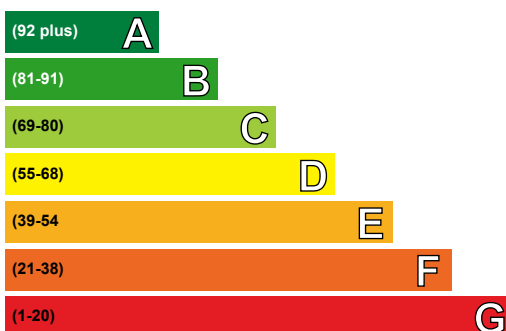
You can use this document to:

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

Estimated energy costs for your home for 3 years*	£2,835	See your recommendations report for more information
Over 3 years you could save*	£834	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
68	76

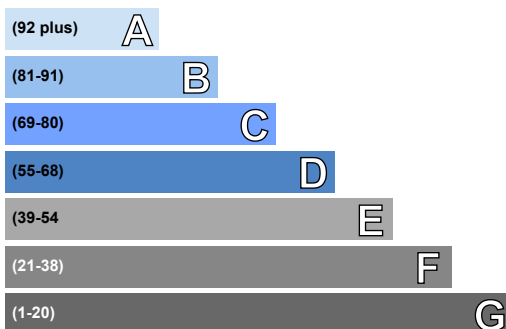
Energy Efficiency Rating

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

Your current rating is **band D (68)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
69	80

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 C (69)**

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 Internal wall insulation	£7,500 - £11,000	£567.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£270.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, 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 44 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 2.2 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.8 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	£2,220 over 3 years	£1,383 over 3 years	
Hot water	£489 over 3 years	£492 over 3 years	
Lighting	£126 over 3 years	£126 over 3 years	
Totals	£2,835	£2,001	

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 Internal wall insulation	£7,500 - £11,000	£189		
2 Floor insulation (suspended floor)	£5,000 - £10,000	£90		

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 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside 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. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 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.

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)	7,143.86	N/A	N/A	N/A
Water heating (kWh per year)	1,961.9			

Addendum

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

About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), 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. Craig McKnight
Assessor membership number:	EES/016144
Company name/trading name:	J & E Shepherd
Address:	18 Castle Street Dumfries DG1 1DR
Phone number:	01387 264333
Email address:	dumfries@shepherd.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





Property Questionnaire



property questionnaire

Property address	34 Kirkowens Street Dumfries DG1 3DS
Seller(s)	Bruce Ross Ogston
Completion date of property questionnaire	22/06/2026

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	December 2021
2.	Council tax	
	Which Council Tax band is your property in?	B
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply) • Garage No • Allocated parking space No • Driveway No • Shared parking No • On street Yes • Resident permit No • Metered Parking No • 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)?	No

property questionnaire

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)?	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)? <u>If you have answered yes</u>, please describe below the changes which you have made:	No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. 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? <u>If you have answered yes</u>, please answer the three questions below:	No
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	
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). <u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). Gas	Yes

property questionnaire

	<u>If you have answered yes</u>, please answer the three questions below:		
	i) When was your central heating system or partial central heating system installed? 2018		
	(ii) Do you have a maintenance contract for the central heating system? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:		No
	(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?		Yes
9.	Issues that may have affected your property		
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?		No
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:		No
10.	Services		
a.	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Yes	Scottish Gas
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	Scottish Gas
	Mains drainage	Yes	Local Authority
	Telephone	No	

property questionnaire

	Cable TV or satellite	No	
	Broadband	No	
b.	Is there a septic tank system at your property?	No	
	<u>If you have answered yes, please answer the two questions below:</u>		
	(i) Do you have appropriate consents for the discharge from your septic tank?		
	(ii) Do you have a maintenance contract for your septic tank?		
	<u>If have answered yes, details of the company with which you have a maintenance contract:</u>		
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?	Yes	
	<u>If you have answered yes, please give details:</u>		
	Common ground to rear.		
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	Yes	
	<u>If you have answered yes, please give details:</u>		
	Roof, gutters, downs and exterior walls.		
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	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?	No	
	<u>If you have answered yes, please give details:</u>		
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?	No	
	<u>If you have answered yes, please give details:</u>		
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.)	No	
	<u>If you have answered yes, please give details:</u>		

property questionnaire

12.	Charges associated with the property	
a.	Is there a factor or property manager for your property? <u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:	No
b.	Is there a common buildings insurance policy? <u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?	No
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 work	
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? <u>If you have answered yes</u>, 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. Age old works re rising damp undertaken before purchase of property.	Yes
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? <u>If you have answered yes</u>, please give details: Detailed above.	Yes
c.	<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u>, 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 <u>please write below who has these documents</u> 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:	No
14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following?	

property questionnaire

	(i) Electrical work	No
	(ii) Roofing	No
	(iii) Central heating	No
	(iv) National House Building Council (NHBC)	No
	(v) Damp course	No
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
b.	<u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u>	
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes, please give details:</u>	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes, please give details:</u> Realignment of rear garden boundaries presently being agreed with all building owners. New Title Deed plan will be made available.	Yes
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?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	<u>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.</u>	

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

Name(s): Bruce Ogston

Date: 22/06/2026



Appendices



Richardson & Starling

Building Preservation and Refurbishment

Survey Report



Property Surveyed: 34 Kirkowens Street, Dumfries, DG1 3DS

Prepared for: Neil Ogston

Prepared by: Mark Palmer CSRT CSSW

Date of Survey: 10th July 2026

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Tel: 01228 546204
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www.richardsonandstarling.co.uk

15th July 2026

Our Ref: MP/PK/26/0494

Neil Ogston
Cairnsmore
Dalbeattie Road
Dumfries
DG2 7PL

Dear Sir,

Property Surveyed: 34 Kirkowens Street, Dumfries, DG1 3DS

In accordance with your verbal instruction our surveyor, Mark Palmer visited the above property on the 10th July 2026 to investigate the prevailing damp conditions within the property. We now submit our findings, specification and quotation for the appropriate remedial treatment and associated builders work.

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).

In order to facilitate the application of our recommended treatment it will be necessary for “**the client**” to carry out the preparatory and reinstatement works detailed under the heading “client’s responsibilities” in the “Schedule of Works” detailed below.

Property Description

The inspected property is a ground floor apartment of sandstone construction.

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.

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Internal Observations

Ground Floor

Entrance hall

Living room

Bathroom – not inspected

Kitchen

bedroom

Using a calibrated electronic moisture meter in conjunction with physical observations, excessive moisture levels was noted to sections of lower wall surfaces in the dividing walls separating the bedroom from the kitchen and living room. We have formed the conclusion that dampness in the form of rising damp exists on walls as indicated for treatment on the attached drawing.

The dampness located above would appear to be the result of the apparent breakdown of the existing damp proof course to these wall areas. Previous damp treatment works had been carried out by Richardson and Starling in 2017 to a section of wall extending 1 metre back from the rear entrance door.

Elevated moisture reading extend beyond this point up to the radiator in the kitchen with similar moisture readings taken on the opposite side of the wall.

Recommendations

In view of the above we recommend insertion of the Richardson & Starling Silicone damp proof course into the walls as indicated for treatment on the attached drawing.

In view of the above we recommend the removal of the contaminated wall fabrics, apply a damp proofing membrane to the exposed wall areas and reinstate wall fabrics using a renovating type plaster or dot and dab plasterboard, finishing with a skim of plaster.

Treatment for the elimination of rising damp is detailed in the schedule of works below.

BS 6576: 1085 states

Where timber floors are to be retained it is essential to create the damp proof course below the level of the timber joists wherever possible. Due to the lack of solum depth it will not be possible to inject the new damp proof course at this level without incurring unnecessary additional costs in lifting the floors for access. We have therefore quoted for the damp proof course insertion to be immediately above floor level and behind skirting boards.

An integral part of the damp proof treatment is the reinstatement of the plaster. We have allowed for fitting our mesh damp proofing membrane to the specified walls thereafter re-plastering.

We have not specified stripping of other wall areas as these did not show evidence of excessive dampness, however, it should be understood that first decorations should be temporary and if Hygroscopic Salts contaminate this plaster then a quotation will be issued for re-plastering the affected areas in accordance with our standard specification.

Dust

Part of our specification includes for the removal of the existing plaster. When removing plaster, it is not uncommon for dust to find its way into remote parts of the property. We will protect the immediate area with polythene but would respectfully recommend that you take further precautions out with the works area to protect floor coverings and furniture in other parts of the property. Regretfully we can take no responsibility for cleaning or any damage caused by dust.

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Schedule of Works | Richardson & Starling Operatives

- Cut and fit polythene protection from entrance to area of treatment.
- Drill and inject the Richardson and Starling damp proof course into the walls as indicated on the attached drawing.
- Fit Damp Proof Membrane to walls as indicated on the attached drawing
- Supply and fit treated timber grounds protected from the damp wall.
- Re-plaster exposed walls with renovating plaster or dot and dab exposed walls with plasterboard and finish with a skim coat of plaster.
- Re-fit skirting boards,
- Bag all debris and carry out builders clean to work area(s).

Schedule of Works | Client's Responsibility

To facilitate the application of our recommended treatment it will be necessary for **“the client”** to carry out the preparatory and reinstatement works as detailed below. No allowance has been made for these works in our quotation.

Externally

- Check roof covering for ingress of water and repair as required.
- Check guttering, downpipes and drains and repair as required.
- Check and repair external pointing and render.

Internally

- Supply water, power and light for the duration of the works.
- Allow use of welfare facilities (Toilet) for our operatives.
- Remove floor coverings (Including Underlay), furnishings and stored articles from the treatment area prior to our Operatives commencement on site.
- Remove and make safe socket(s) on walls being treated.
- Remove and lay aside radiator(s) on walls being treated.
- Carefully remove skirting, inspect and treat with preservative fluid prior to laying aside for re-use.
- Remove wall fabrics as indicated on the attached drawing, bag debris and remove from site.
- Re-fit skirting boards, socket(s) and radiator(s).
- Carry out required re-decoration on completion of our works. Please note that first decoration applied to the re-plastered walls should be a matt emulsion to allow drying of the walls.

Quotation

The cost of our recommended treatment and associated works is shown on the attached quotation and is based on the assumption that the work can be carried out in one continuous operation.

This quotation and specification must be read in conjunction with the general notes below which form part of the contract offer.

When you wish to proceed with the specified works please complete the attached acceptance of quotation and return to our office. On receipt our contracts administrator will contact you to arrange a suitable date to commence the specified works.

Insertion of a guaranteed damp proof course into the walls specified in our report dated 15th July 2026 including reinstatement of plasterwork as detailed and within the areas specified in the schedule of works under the heading `Our Operatives`.

Guarantees

Upon payment of our account in full we will be pleased to issue our Warranty covering the Guaranteed preservation works carried out by us in the treatment areas specified which are:

- Rising Damp Treatment – 30 Year Guarantee

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.

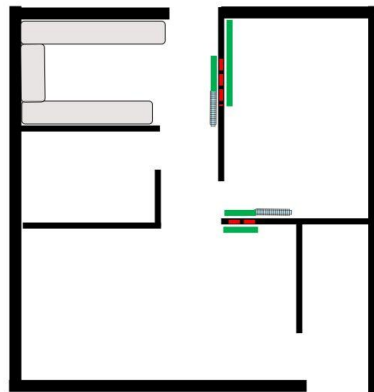
We hope the contents of the report are clear, however, should you require further information please do not hesitate to contact our Surveyor who will be pleased to assist you.

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



GROUND FLOOR PLAN
FRONT FACING

LEGEND

Strip wall fabrics 1 metre up from floor level then install cavity membrane prior to re plastering to our specification.



Drill and inject horizontal damp proof course



**Richardson
& Starling**
1935 / 2025 Celebrating 90 Years
in Business

Property Address - 34 Kirkowens street
Dumfries

Surveyor - Mark Palmer CRST CSSW

Drawing - 1 OF 1 NOT TO SCALE

Date - 15th July 2026



**Richardson
& Starling**

Delivering Property Care since 1935

Richardson & Starling (Northern) Limited
Pacific House
Parkhouse
Carlisle, CA3 0LJ

Tel: 01228 546204
Email: carlisle@woodrot.com

QUOTATION

15th July 2026

Our Ref: MP/PK/26/0494

Neil Ogston
Cairnsmore
Dalbeattie Road
Dumfries
DG2 7PL

Property Surveyed: 34 Kirkowens Street, Dumfries, DG1 3DS

Item	Quotation	Specified Works (Excluding VAT)	VAT @ 20%	TOTAL inclusive of VAT
1	Insertion of a guaranteed damp proof course into the walls specified in our report dated 15 th July 2026 as detailed in the schedule of works under the heading "Our Operatives"	£1,220.00	£244.00	£1,464.00
	Contract Total	£1,220.00	£244.00	£1,464.00

Acceptance of Quotation

Dear Sirs,

Your quotation above is accepted in accordance with the Conditions of Tender and Contract shown below, which I have read and understood.

Signed..... Print.....Date.....

Please complete and return the above acceptance of quotation, alternatively, you can e-mail the completed acceptance to carlisle@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 re-instatement 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.

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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, fittings 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

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



Why choose Richardson & Starling?



Delivering Property Care Since 1935

We have been delivering solutions to property problems for 90 years and aim to give our clients a quality service they can trust.



Reviewed and Recommended

We have hundreds of positive reviews left on Google, Trustpilot, Yell and Facebook. You can read what our customers say about us on our website.



Guaranteed Peace of Mind

Our guarantees on remedial work range from 5 to 30 years. And if you ever sell your property, all our guarantees are fully transferable to the new owner.



Award-Winning Contractor

Our customer service and repair standards have seen us win multiple industry awards.



Richardson & Starling

1935

2025

Celebrating 90 Years in Business

FULLY ACCREDITED AND CERTIFIED SPECIALISTS



For more information please visit our website

www.richardsonandandstarling.co.uk



**Richardson
& Starling**

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

T: 01387 269681
E: dumfries@woodrot.com

WARRANTY

CHEMICAL DAMP-PROOFING TREATMENT

In the pursuance of the undernoted Contract

RICHARDSON AND STARLING (NORTHERN) LTD

Of Block 1, Unit 3, Maxwelltown Dev, Glasgow Road, Dumfries, DG2 0NW

(Reg. Office: Pacific House, Parkhouse, Carlisle, CA3 0LJ, hereinafter called (the Warrantor), HEREBY GUARANTEE for a period of 30 YEARS from the date of completion of the said Contract, subject to the terms and conditions given below, THAT in the event of a continuation or revival of dampness in accordance with the said contract, they will carry out all necessary re-treatment of the area or areas free of charge and bear the cost of all 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 the Warranty, the Company will require a deposit to cover the expense of examination, refundable in the event of a claim being found justified.

TERMS AND CONDITIONS

1.Nothing contained in the terms of this Warranty shall be construed as depriving either the 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, the warranty shall apply during the period it is in force to any subsequent owner or owners of the property treated.

3.The acceptance by the Warrantor of any claim for re-treatment under this Warranty shall be conditional upon:

- a) The satisfactory execution 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.This Warranty shall apply only to those areas specified in the Contract details set out overleaf.

5.This Warranty shall not apply to:

(a)Any area not fully treated in accordance with the Warrantors 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 Warrantors charges ruling at the time of such supplementary treatment.

CONTRACT DETAILS

Name(s) of customer or owner(s) (See Clause 2 of Terms and Conditions overleaf):

Neil Ogston

Address of property treated:

34 Kirkowens Street, Dumfries, DG1 3DS

Guarantee areas to which Warranty applies:

Guaranteed Rising Damp (as per our report dated 15 July 2026)

Date of acceptance of estimate : 16 July 2026

Date of completion of contract : 21 July 2026

Reference number : RSD26/0267

NOTE

Before questioning the efficacy of damp-proofing treatment, a reasonable time should be allowed for natural evaporation of water present in the fabric at the time of treatment. A drying time of one month per 25mm (one inch) thickness of wall is commonly experienced.

Yours faithfully,



Graham Bruce
Director

**For and on behalf of
Richardson & Starling (Northern) Limited**



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Compulsory Purchase
Contract Administration
Development Appraisals and Consultancy
Development/Bank Monitoring
Dispute Resolution Services
Drive By & Desktop Valuations
Employers Agent
Energy Services
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Executory Valuation
Expert Witness Reports

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01334 476469

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01346 517456

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01674 676768

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01294 464228

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0121 270 2266

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01383 722337
01383 731841

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01896 750150

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01463 712239

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0131 653 3456

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01786 450438
01786 474476

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01236 436561

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01355 229317

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0141 331 2807

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01563 520318

Oban
01631 707 800

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01236 780000

Edinburgh
0131 225 1234
0131 557 9300

Glasgow Bearsden
0141 611 1500

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01592 205442

Paisley
0141 889 8334

Dalkeith
0131 663 2780

Glasgow South
0141 649 8020

Lanark
01555 663058

Perth
01738 638188

Dumbarton
01389 731682

Elgin
01343 614 949

Glasgow West End
0141 353 2080

Livingston
01506 416777

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01779 470766