YOUR ONESURVEY

HOME REPORT

ADDRESS

Carmethhine Cottage
Tealing, Dundee
DD4 0PT

PREPARED FOR

D & J Menzies

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

Harmony Homes Estate Agency

HOME REPORT GENERATED BY:

oneSURVEY HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Dundee - Allied Surveyors Scotland Ltd	22/10/2025
Mortgage Certificate	Final	Dundee - Allied Surveyors Scotland Ltd	22/10/2025
Property Questionnaire	Final	Mr & Mrs. D & J Menzies	23/10/2025
EPC	FileUploaded	Dundee - Allied Surveyors Scotland Ltd	22/10/2025
Additional Documents	FileUploaded		

Important Notice:

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

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

PART 1.

SINGLE SURVEY

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

Single Survey

Survey report on:

Customer	Mr & Mrs. D & J Menzies

Selling address	Carmethhine Cottage Tealing, Dundee DD4 0PT

Date of Inspection	21/10/2025

Prepared by	Blair Ferguson, MRICS Dundee - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property. [1]

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

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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.

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report. 2

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the “Lender” is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the “Transcript Mortgage Valuation Report for Lending Purposes” means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.

- the “Market Value*” is The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*

- the “Property” is the property which forms the subject of the Report;

- the “Purchaser” is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property.

- the “Report” is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;

- the “Seller” is/are the proprietor(s) of the Property;

- the “Surveyor” is the author of the Report on the Property; and

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

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.

- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor’s opinion, are not

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

2.3.1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 Category 1: No immediate action or repair is needed.

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value*" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an*

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property under review comprises a one and a half storey (extended) semi-detached cottage in an idyllic countryside setting.
Accommodation	GROUND FLOOR Entrance Vestibule, Living Room, Sun Room, Bedroom, Shower Room, Inner Hall, Bedroom (with walk in wardrobe), Utility Area/Single Bedroom and Kitchen. FIRST FLOOR Landing, Bedroom and Bathroom.
Gross internal floor area (m2)	Approximately 128sqm.
Neighbourhood and location	The property is situated approximately seven and a half miles to the north of Dundee and is located in an idyllic countryside setting where surrounding properties are residential/agricultural in nature. There are stunning uninterrupted panoramic views of the countryside and all the usual facilities and amenities, can be reached within a short drive.
Age	The original building dates back to the late 19th century and the age of the recent extension is circa 18 years old.
Weather	It was wet with showers.
Chimney stacks	The chimneys appear to be of brick/render construction and protected by cement flashings. Visually inspected with the aid of binoculars where required.

Roofing including roof space	The main roof has a timber frame; bitumen membrane; timber sarking boards and clad externally with slates. There are also roof valleys lined in lead materials; lead flashings elsewhere; solar panels and access into the void, is via two eaves' hatches on the upper floor, where insulation material has been laid between/over ceiling joists and along stud walls. The roof over the eastern side of the house also has a timber frame; timber sarking boards and is too, covered externally with slates. This attic can be accessed via a small hatch off the bedroom, where this area is also insulated. Finally, the roof over the front sun room appears to be timber framed and is clad externally with slate and the roof over the kitchen, is completely flat and clad in a bituminous felt material. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. 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. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.
Rainwater fittings	The rainwater goods are a combination of cast iron and plastic materials. Visually inspected with the aid of binoculars where required.
Main walls	The building is of substantial solid stone/brick construction with a facing stone finish. The dormers have a hung slate finish; the front extension appears to be timber framed and has a synthetic stone finish. The kitchen conversion from the former garage appears to be brick/block construction with a smooth render and a partially uPVC clad finish. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	The windows are of mixed age/design and comprise uPVC/double glazed units; there are uPVC/double glazed entrance doors and two plastic/glass skylights within the kitchen. In addition, the external facias are also plastic. 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.

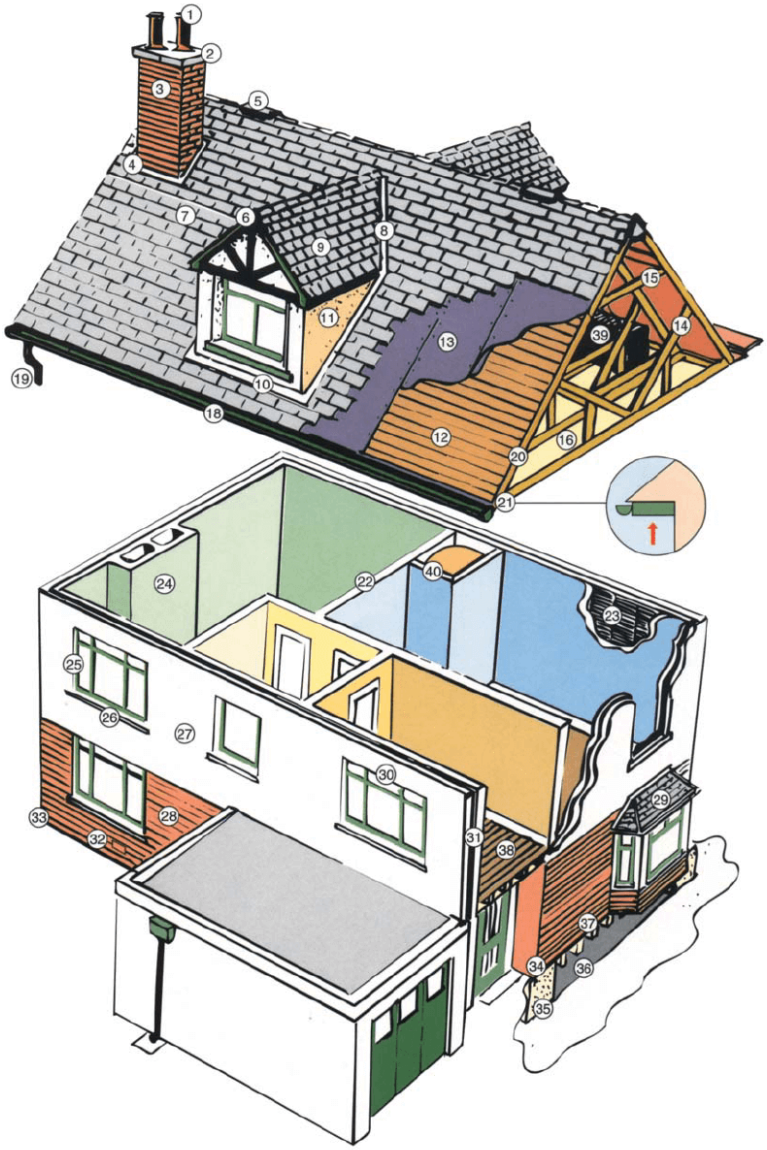
External decorations	The aforementioned metals have a paint finish. Visually inspected.
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	Not applicable.
Outside areas and boundaries	There are private gardens to the front and rear, incorporating a small driveway for off-street parking. Boundaries are formed by drystone walls and timber/metal fencing. Visually inspected.
Ceilings	The ceilings are lath/plaster and plasterboard and some areas have a timber clad finish. Visually inspected from floor level.
Internal walls	The internal walls comprise hard plaster; lath/plaster and plasterboard materials and some areas have a stone finish. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	The flooring is a mix of solid concrete and suspended timber joist construction. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.
Internal joinery and kitchen fittings	The kitchen has a plastic sink; fitted floor/wall mounted units and there is an electric range/hob. The internal doors are a mix of hardwood/glass, with skirtings/facings/trims, being in timber materials. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces	There is an attractive log burning stove within the main living room. Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	Decorated areas include walls and ceilings. Visually inspected.
Cellars	Not applicable.
Electricity	The property has a mains electricity supply and the circuit board consumer units; uPVC cabling and meter, can be found within the inner hall. 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.
Gas	Not applicable.
Water, plumbing and bathroom fittings	There is a mains cold water supply and the ground floor shower room has a white three-piece suite with electric shower. The bathroom has a white four-piece suite. 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. Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.
Heating and hot water	Heating is provided from an electric boiler which is located in the attic. This provides central heating by means of small bore piping to panel radiators/underfloor heating and is also the source of domestic hot water, in conjunction with a jacket insulated immersion tank, which is also located in the attic. Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.
Drainage	Drainage is understood to be to a shared septic tank. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms	There are smoke/heat detectors. Visually inspected. No test whatsoever were carried out to any systems or appliances. There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required. The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022. We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.

Any additional limits to inspection	Some of the floor surfaces were hidden by fitted floor coverings and heavy furniture. No sub floor inspection could be carried out. Due to the design of the roof, as well as insulation material and some attic flooring, this severely limited our inspection of structural roof timbers. In addition, not all sections of roof coverings could be seen from ground/street level and the small flat section between the two pitched roofs, was not viewed. Elsewhere, not all areas of the chimney heads could be inspected; sections of boundaries were hidden and the storage areas within the property, also contained household goods. Finally, no proper access to the boiler could be obtained. Asbestos was commonly used in building material up to the end of the 20th century by which time it became a banned substance. The current informed view is that provided these remain in good condition and undisturbed then they should present no significant hazard to health. In the event of damage or disturbance, however, above average costs may be incurred for repair or removal by a Specialist Contractor. Care should be taken when carrying out maintenance, repair or renewal. 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. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive. Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	There was no evidence to suggest any significant or recent movement has taken place.

Dampness, rot and infestation	
Repair category:	1
Notes:	There is evidence of woodworm, however, this has been treated under guarantee. Any paperwork should be transferred to the incoming purchaser.

Chimney stacks	
Repair category:	1
Notes:	From our limited inspection, there is weathering to the roughcast. Normal works of repairs and maintenance, should continue to be carried out.

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.

Roofing including roof space	
Repair category:	2
Notes:	SLATE ROOF The slater work is older with evidence of loose/cracked/uneven roof coverings; corroded ridge straps; slight undulation/unevenness to the eastern pitch and again, our inspection was limited. Within the roof space, there is evidence of woodworm; staining/discolouration to lining boards and again, our inspection was limited. The roof covering is now of an age where ongoing repair and regular maintenance will be required, and it would be prudent to seek the advice of a reputable Roofing Contractor to comment on its current condition and expected lifespan. FLAT ROOF The flat/felt roof is older/discoloured and there was evidence of water ponding during the inspection. More importantly, these types of roofs have a limited lifespan, therefore, future works of repair and replacement, will be anticipated.

Rainwater fittings	
Repair category:	1
Notes:	No significant defects noted.

Main walls	
Repair category:	1
Notes:	No immediate action is required.

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

Windows, external doors and joinery	
Repair category:	2
Notes:	The windows are of mixed age and the older units are beginning to show age related deterioration with stiff/difficult ironmongery/mechanisms. In addition, some of the external mastic/sealant has deteriorated and the skylights within the kitchen are of a slightly older type. Double glazed/replacement windows and doors can become problematic and over time the operation of same can be affected with opening mechanisms becoming damaged. It is therefore, likely that maintenance repairs maybe required as part and parcel of an ongoing maintenance programme.

External decorations	
Repair category:	1
Notes:	No major defects were noted.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	
Notes:	Not applicable.

Garages and permanent outbuildings	
Repair category:	
Notes:	Not applicable.

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

Outside areas and boundaries	
Repair category:	1
Notes:	Sections were hidden.

Ceilings	
Repair category:	1
Notes:	No immediate action is required.

Internal walls	
Repair category:	1
Notes:	Shrinkage and cracking noted in places.

Floors including sub-floors	
Repair category:	1
Notes:	Sections of flooring were slightly creaky/uneven underfoot.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Some minor wear and tear noted.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	The log burner was in operation during the inspection and no significant defects were apparent. Our valuation assumes that the flue is swept on a regular basis.

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.

Internal decorations	
Repair category:	1
Notes:	No immediate action is required.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	No significant defects were noted. The NIC/EIC recommend re-testing of the electrical supply every five years or upon change of occupancy. Test certification, therefore, should be obtained.

Gas	
Repair category:	
Notes:	Not appicable.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No major defects were apparent.

Heating and hot water	
Repair category:	1
Notes:	No significant defects were noted. Any documentation with regards to service history should be transferred to the incoming purchaser.

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.

Drainage	
Repair category:	1
Notes:	Within the limits of the inspection, no major defects were noted.

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

Matters for a solicitor or licensed conveyancer
All rights of way, boundaries and maintenance liabilities should be verified for the property. There is a shared septic tank and full details should be confirmed. The property has been altered by means of the extensions and garage conversion. Where such works have taken place, our valuation assumes that full Local Authority consents, will have been obtained. Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.
Estimated re-instatement cost (£) for insurance purposes
540,000 Five Hundred and Forty Thousand Pounds.
Valuation (£) and market comments
275,000 Two Hundred and Seventy Five Thousand Pounds. Our valuation reflects current market conditions relating to this area. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

Report author:	Blair Ferguson, MRICS
Company name:	Dundee - Allied Surveyors Scotland Ltd
Address:	8 Whitehall Crescent Dundee DD1 4AU
Signed:	Electronically Signed: 297069-a8447c62-ba4c
Date of report:	22/10/2025

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.

Mortgage Valuation Report

Mortgage Valuation Report			
Property:	Carmethhine Cottage Tealing, Dundee DD4 0PT	Client: Mr & Mrs. D & J Menzies Tenure: Absolute Ownership	
Date of Inspection:	21/10/2025	Reference:	BF/KG/EA4361

This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2024 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0	**LOCATION**
The property is situated approximately seven and a half miles to the north of Dundee and is located in an idyllic countryside setting where surrounding properties are residential/agricultural in nature. There are stunning uninterrupted panoramic views of the countryside and all the usual facilities and amenities, can be reached within a short drive.	

2.0	**DESCRIPTION**	**2.1 Age:**	The original building dates back to the late 19th century and the age of the recent extension is circa 18 years old.	
The property under review comprises a one and a half storey (extended) semi-detached cottage in an idyllic countryside setting.				

3.0	**CONSTRUCTION**
Stone/brick/timber frame walls with slate/felt roof.	

4.0	**ACCOMMODATION**
GROUND FLOOR Entrance Vestibule, Living Room, Sun Room, Bedroom, Shower Room, Inner Hall, Bedroom (with walk in wardrobe), Utility Area/Single Bedroom and Kitchen. FIRST FLOOR Landing, Bedroom and Bathroom.	

5.0	**SERVICES (No tests have been applied to any of the services)**						
Water:	Mains	**Electricity:**	Mains	**Gas:**	None	**Drainage:**	Septic Tank
Central Heating:		Electric boiler					

6.0	**OUTBUILDINGS**
Garage:	None.
Others:	None.

7.0	**GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.*				
The property is in a structural condition consistent with its age and type of construction.					
8.0	**ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*				
None.					
8.1 Retention recommended:		-			
9.0	**ROADS & FOOTPATHS**				
Made.					
10.0	**BUILDINGS INSURANCE (£):**	540,000	**GROSS EXTERNAL FLOOR AREA**	151	**Square metres**
	This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.				
11.0	**GENERAL REMARKS**				
All rights of way, boundaries and maintenance liabilities should be verified for the property. There is a shared septic tank and full details should be confirmed. The property has been altered by means of the extensions and garage conversion. Where such works have taken place, our valuation assumes that full Local Authority consents, will have been obtained. Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.					
12.0	**VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.*				
12.1	**Market Value in present condition (£):**	**275,000**	Two Hundred and Seventy Five Thousand Pounds.		
12.2	**Market Value on completion of essential works (£):**				
12.3	**Suitable security for normal mortgage purposes?**	Yes			
12.4	**Date of Valuation:**	21/10/2025			
Signature:	Electronically Signed: 297069-a8447c62-ba4c				
Surveyor:	Blair Ferguson	MRICS		**Date:**	22/10/2025
Dundee - Allied Surveyors Scotland Ltd					

Office:	**8 Whitehall Crescent** **Dundee** **DD1 4AU**	**Tel: 01382 349 930** **Fax:** **email: dundee@alliedsurveyorsscotland.com**

Carmethhine Cottage , Tealing, Dundee, DD4 0PT

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.

energy report on:

Property address	Carmethhine Cottage Tealing, Dundee DD4 0PT

Customer	Mr & Mrs. D & J Menzies

Customer address	Carmethhine Cottage Tealing, Dundee DD4 0PT

Prepared by	Blair Ferguson, MRICS Dundee - Allied Surveyors Scotland Ltd

Energy Performance Certificate (EPC)

Dwellings

Scotland

CARMETHINE COTTAGE, TEALING, DUNDEE, DD4 0PT

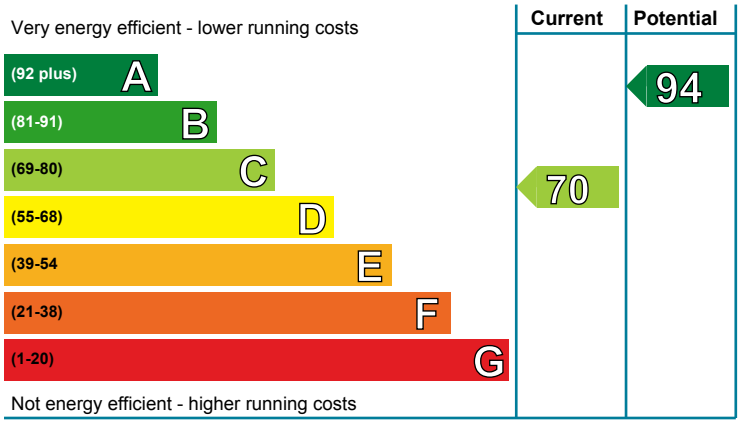
Dwelling type:	Semi-detached house	**Reference number:**	9130-2329-1200-2725-0451
Date of assessment:	21 October 2025	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	22 October 2025	**Approved Organisation:**	Elmhurst
Total floor area:	128 m²	**Main heating and fuel:**	Boiler with radiators and underfloor heating, electric
Primary Energy Indicator:	261 kWh/m²/year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	**£16,578**	See your recommendations report for more information
Over 3 years you could save*	**£4,017**	

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

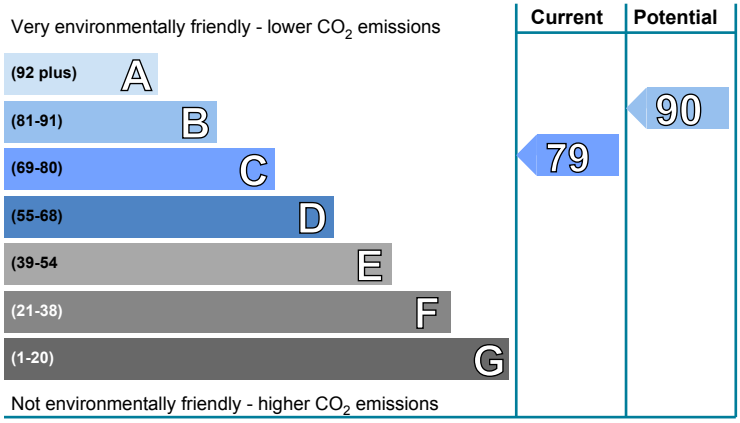


Energy Efficiency Rating

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

Your current rating is **band C (70)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band C (79)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£900 - £1,200	£777.00
2 Internal wall insulation	£7,500 - £11,000	£1860.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£1146.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 400+ mm loft insulation	★★★★★	★★★★★
	Pitched, insulated	★★★★☆	★★★★☆
	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Suspended, insulated (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler with radiators and underfloor heating, electric	★★★☆☆	★★★★★
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system, plus solar	★★★★☆	★★★★★
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

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

The impact of your home on the environment

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

The calculated emissions for your home are 24 kg $CO_2/m^2/yr$.

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 3.0 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 1.4 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	£14,679 over 3 years	£10,911 over 3 years	You could save £4,017 over 3 years
Hot water	£1,683 over 3 years	£1,434 over 3 years	
Lighting	£216 over 3 years	£216 over 3 years	
Totals	**£16,578**	**£12,561**	

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

Recommendations for improvement

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

	Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Flat roof or sloping ceiling insulation	£900 - £1,200	£259	C 73	C 80
2	Internal wall insulation	£7,500 - £11,000	£620	C 79	B 84
3	Floor insulation (suspended floor)	£5,000 - £10,000	£382	B 83	B 85
4	Increase hot water cylinder insulation	£20 - £40	£47	B 83	B 86
5	Wind turbine	£5,000 - £20,000	£638	A 94	B 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.

energy saving trust

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

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

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

2 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).

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

4 Hot water cylinder insulation
Increasing the thickness of existing insulation around the hot water cylinder will help to maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. An additional cylinder jacket or other suitable insulation layer can be used. The insulation should be fitted over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

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

Low and zero carbon energy sources

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

LZC energy sources present:

- Solar water heating
- Solar photovoltaics

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	21,576.87	N/A	N/A	N/A
Water heating (kWh per year)	2,342.56			

Addendum

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

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. Blair Ferguson
Assessor membership number: EES/019846
Company name/trading name: Allied Surveyors Scotland Ltd
Address: 8 Whitehall Crescent
Dundee
DD1 4AU
Phone number: 01382 349930
Email address: gary.black@alliedsurveyorsscotland.com
Related party disclosure: No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

PART 4.

PROPERTY **QUESTIONNAIRE**

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

Property Questionnaire

Property Address	Carmethhine Cottage Tealing, Dundee DD4 0PT
Seller(s)	D & J Menzies
Completion date of property questionnaire	23/10/2025
Note for sellers	

1.	**Length of ownership**	
	How long have you owned the property? 4years and 7 months	
2.	**Council tax**	
	Which Council Tax band is your property in? (Please circle) [ ]A [ ]B [ ]C [x]D [ ]E [ ]F [ ]G [ ]H	
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)**	
	Garage	[ ]
	Allocated parking space	[x]
	Driveway	[ ]
	Shared parking	[ ]
	On street	[ ]
	Resident permit	[ ]
	Metered parking	[ ]
	Other (please specify):	Off the lane parking along stone wall & along side of house

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)?	[ ]YES [x]NO [ ]Don't know
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[ ]YES [x]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)?	[ ]YES [x]NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[ ]YES [ ]NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[ ]YES [x]NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[ ]YES [ ]NO
	(ii) Did this work involve any changes to the window or door openings?	[ ]YES [ ]NO
	(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).	[x]YES [ ]NO [ ]Partial

	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). *Electric Boiler*	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? *Unknown*	
	(ii) Do you have a maintenance contract for the central heating system?	[ ]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES [ ]NO
9.	**Issues that may have affected your property**	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[ ]YES [x]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[ ]YES [ ]NO
b	Are you aware of the existence of asbestos in your property?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
10.	**Services**	

a	Please tick which services are connected to your property and give details of the supplier:	

Services	Connected	Supplier
Gas or liquid petroleum gas	N	
Water mains or private water supply	N	Farmer - billed annually from Farmer
Electricity	N	
Mains drainage	Y	Ovo
Telephone	N	
Cable TV or satellite	Y	Starlink
Broadband	Y	Starlink

b	Is there a septic tank system at your property?	[x]YES [ ]NO
	If you have answered yes, please answer the two questions below:	
	(i) Do you have appropriate consents for the discharge from your septic tank?	[ ]YES [ ]NO [x]Don't know
	(ii) Do you have a maintenance contract for your septic tank?	[ ]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
11.	**Responsibilities for shared or common areas**	
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details: *Shared garden fence replaced May 2025 Septic tank shared by 4 houses, emptied in 2023/24 (50£ per house) Unknown last time emptied - thought to be 10+ years*	[x]YES [ ]NO [ ]Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	[ ]YES [x]NO [ ]N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	[ ]YES [x]NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:	[ ]YES [x]NO

e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	[ ]YES [x]NO
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privatelyowned.) If you have answered yes, please give details:	[ ]YES [x]NO
12.	**Charges associated with your property**	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[ ]YES [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. *NA*	
13.	**Specialist works**	
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[ ]YES [x]NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
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?	[ ]YES [x]NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[ ]YES [ ]NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

14.	Guarantees	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	[ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost
(ii)	Roofing	[ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost
(iii)	Central heating	[ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost
(iv)	National House Building Council(NHBC)	[ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost
(v)	Damp course	[ ]NO [ ]YES [x]Don't know [ ]With title deeds [ ]Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
c	Are there any outstanding claims under any of the guarantees listed above?	[ ]YES [ ]NO
	If you have answered yes, please give details:	

15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
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?	[ ]YES [x]NO
b	that affects your property in some other way?	[ ]YES [x]NO
c	that requires you to do any maintenance, repairs or improvements to your property?	[ ]YES [x]NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.	
Signature(s):	Jennifer Menzies
Capacity:	[x]Owner [ ]Legally Appointed Agent for Owner
Date:	23/10/2025

Inspection Report

HAMPTON
Timber Specialists (Dundee) Ltd

4th November 2025

Clients Name: Ms Jennifer Menzies

Client Address: as below

Property Address: **Carmethhine Cottage, Murroes Road, Tealing, Dundee, DD4 0PT**

Email Address: jmenzies7@live.com

Inspection Date: 26th November 2025

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Dear Ms Menzies

Thank you for inviting us to report on this property, the inspection of which was carried out by our surveyor Sandy Watson on 26th November 2025. In accordance with your instructions, we have confined our inspection to the under mentioned accessible areas. If there are any omissions or, if you believe that we have misunderstood your instructions please let us know without delay.

Our report and recommendations are set out below and should be read in conjunction with the attached specification.

The terms Left, Right, Front and Rear are used as if one is standing outside the building facing the front elevation.

All infestations referred to in this report are of Common Furniture Beetle **Anobium punctatum** unless otherwise stated.

PROPERTY DESCRIPTION: STONE BUILT COTTAGE

As instructed by yourself this survey was for Woodworm in Roof Void and damp issues at Ground Floor Level.

Eaves Void

Restricted inspection due to insulation materials laid over and between joists. Where seen from crawl boards, in our opinion, old inactive Woodworm was evident in roof timbers. This area is covered under the terms and conditions of our 10 year guarantee issued in 2018.

Solid constructed walls were tested using an electronic moisture meter and no significant damp readings were obtained therefore, in our opinion, damp proofing works are not required at this time.

Please note that we feel it is important that there are various concealed timbers that that cannot be inspected during a normal survey of a property such as timber safe lintels, bonding timbers, wall framing and lath, wall plugs, "built in" joist ends and wall plate etc which are hidden by wall linings. We therefore cannot comment on any of these or any other concealed timbers at this time.

We respectfully draw your attention to the fact that during this pre-purchase survey the inspection was limited due to fitted floor coverings etc therefore, the inspection was limited accordingly. We cannot be held responsible for any defect other than those mentioned in this report. Nor can we be held responsible for any structural defects found. This type of defect should be pointed out to yourself by your own Surveyor.

This report has been prepared for the exclusive use of the client named on the front page. It is based on the instructions provided and the conditions observed at the time of inspection. No responsibility or liability is accepted to any third party who may obtain sight of, or seek to rely upon, its contents. Should another party require reliance on this report, a separately issued copy can be provided upon request, subject to Data Protection requirements and our standard re-issue fee.

As a business we deliver the following Services:

- **Woodworm Eradication**
- **Condensation Control**
- **Dry Rot Eradication**
- **Wet Rot Eradication**
- **Rising Damp Control**
- **Penetrating Damp Control**
- **Basement Tanking (Water Management Systems)**
- **Insurance Repair Work**
- **General Joinery Work**

YOUR SURVEYOR AND HOW TO CONTACT US

The Surveyor dealing with your property is Sandy Watson

He can be contacted on 01382 450555 or by email at enquiries@hamptons.scot

Please do not hesitate to contact this office for any further information you may require.

Yours faithfully

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Mr Sandy Watson
Hampton Timber Specialists (Dundee) Ltd