

Home Report

12 GATE STREET
EMBO
DORNOCH
IV25 3PS



**Walker Fraser Steele
Chartered Surveyors**

Energy Performance Certificate



Energy Performance Certificate (EPC)

Scotland

Dwellings

12 GATE STREET, EMBO, DORNOCH, IV25 3PS

Dwelling type: End-terrace house
Date of assessment: 21 October 2025
Date of certificate: 21 October 2025
Total floor area: 91 m²
Primary Energy Indicator: 283 kWh/m²/year

Reference number: 3515-5920-7009-0539-9226
Type of assessment: RdSAP, existing dwelling
Approved Organisation: ECMK
Main heating and fuel: Room heaters, electric

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*	£11,736	See your recommendations report for more information
Over 3 years you could save*	£4,014	

* 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
39	70

Energy Efficiency Rating

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

Your current rating is **band E (39)**. 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
80	84

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 (80)**

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	£267.00
2 Internal wall insulation	£7,500 - £11,000	£723.00
3 Floor insulation (solid floor)	£5,000 - £10,000	£228.00

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)	★★☆☆☆	★★☆☆☆
	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Flat, limited insulation	★★☆☆☆	★★☆☆☆
	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Room heaters, electric	★★☆☆☆	★★★★★
Main heating controls	Appliance thermostats	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★★★★
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 27 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 2.4 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

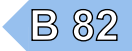
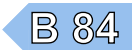
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£9,996 over 3 years	£6,096 over 3 years	
Hot water	£1,527 over 3 years	£1,404 over 3 years	
Lighting	£213 over 3 years	£222 over 3 years	
Totals	£11,736	£7,722	

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	£89		
2 Internal wall insulation	£7,500 - £11,000	£241		
3 Floor insulation (solid floor)	£5,000 - £10,000	£76		
4 Add additional 80 mm jacket to hot water cylinder	£20 - £40	£27		
5 High heat retention storage heaters and dual immersion cylinder	£2,000 - £4,000	£906		
6 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£253		

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)

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 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 (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect 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 and may also require a building warrant so it is best to check with your local authority building standards department.

4 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and 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 High heat retention storage heaters

Modern storage heaters are less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the national wiring standards. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified electrical heating engineer. Ask the engineer to explain the options, which might also include switching to other forms of electric heating.

6 Solar photovoltaic (PV) panels

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

Low and zero carbon energy sources

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

LZC energy sources present: There are none provided for this home

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	13,942.79	N/A	N/A	N/A
Water heating (kWh per year)	2,057.93			

Addendum

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

About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by ECMK (www.ecmk.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Jennifer Swanson
Assessor membership number:	ECMK303576
Company name/trading name:	Walker Fraser Steele
Address:	27 Waterloo Street Glasgow G2 6BZ
Phone number:	01412210442
Email address:	jenniferswanson@outlook.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



Single Survey



Single Survey

Property Address	12 Gate Street Embo Dornoch IV25 3PS
Customer	Ms Fiona Fraser
Date of Inspection	21/10/2025
Prepared by	Jennifer Swanson Walker Fraser Steele

TERMS AND CONDITIONS

PART 1 - GENERAL

1.1

THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who will have sufficient current local knowledge of the particular market to competently survey, value and report upon Residential Property.¹

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



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

1.2

THE REPORT

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

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

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

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

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

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

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

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

1.3

LIABILITY

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

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

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

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

1.4

GENERIC MORTGAGE VALUATION REPORT

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

1.5

TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6

INTELLECTUAL PROPERTY

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

1.7

PAYMENT

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

1.8

CANCELLATION

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

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as

detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

2.4 SERVICES

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

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

2.5

ACCESSIBILITY

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

2.6

ENERGY REPORT

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

2.7

VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property comprises an end-terraced three bedroom over two floors, set in an area of garden ground.
Accommodation	Ground Floor: Entrance Hall, Sitting room, Inner Hall, Kitchen/Dining room and rear Entrance Vestibule First Floor: Landing, Shower room and three Bedrooms
Gross internal floor area (sqm)	92 or thereby
Neighbourhood and location	The property stands to the heel of the pavement on Gate Street in the village of Embo on the East Sutherland coast. There are limited amenities available in Embo, but schooling, shops and a range of amenities are all available in Dornoch some three miles distant.
Age	1900
Weather	At the time of the inspection, it was dry.
Chimney stacks	Visually inspected with the aid of binoculars where required. There is one stone chimney stack which is pointed externally with mortar flashings, stone cope and fireclay pots.

Roofing including roof space	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 defines as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. Roofs are prone to water penetration in extreme storms but it is not always possible for surveyors to identify this likelihood in good or dry weather. All slated roofs in particular should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms. The main roof is pitched, timber framed, assumed timber sarked and is slate clad with stone skews and ridge tiling. There are two stone faced dormer windows to the front elevation. The rear extension roof is flat and is mineral felt clad. Insulation has been fitted in the main roof space at the joists. Additional timber boards have been fitted to the rafters. The roof space was accessed via a ceiling hatch in the Landing.
Rainwater fittings	Visually inspected with the aid of binoculars where required. Rainwater fittings are formed in plastic and cast iron.
Main walls	Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected. The main walls are solid stone construction and pointed on the outer face. The rear extension walls are assumed timber framed construction with a concrete block outer leaf and roughcast on the outer face. The type of damp-proof course to the walls cannot be ascertained.

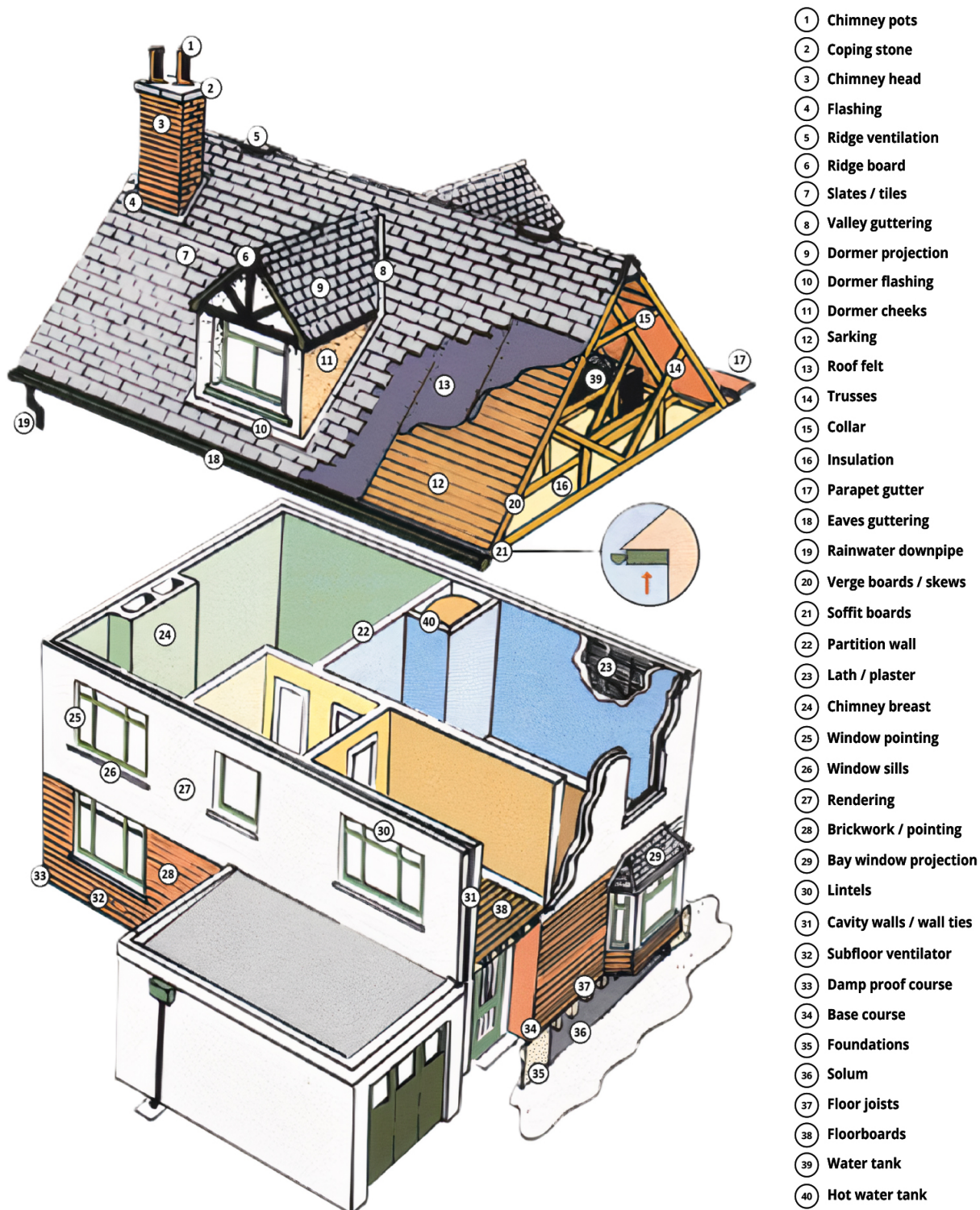
Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. The windows to the front elevation are double glazed with timber casements. The windows to the rear elevation are double glazed with wood grained effect upvc casements. The fascias to the extension are formed in upvc. The external doors are of upvc manufacture.
External decorations	Visually inspected The external joinery has a paint finish. The cast iron rainwater goods have a paint finish.
Conservatories / porches	None
Communal areas	None
Garages and permanent outbuildings	Visually inspected There is no garage. There is a semi-detached timber framed, timber clad Store under a mono pitched box profile sheeting clad roof. There is a timber framed and panelled access door to the front and a woodgrain effect upvc double glazed window to the front.
Outside areas and boundaries	Visually inspected The garden grounds are to the front and the rear of the property. The grounds to the front are separated from the house by the public road. The grounds to the front are hard landscaped with gravel. There is a lower section providing off street vehicle parking space. The higher ground sites the semi-detached Store. There is a small retaining masonry wall. Boundaries to the front are enclosed by a mix of hedging and concrete block wall. To the rear the garden ground is also hard landscaped with gravel and a small paved patio area. The boundaries are enclosed by a mix of timber fencing and masonry wall which is roughcast on the outer face.

Ceilings	Visually inspected from floor level The ceilings are timber framed and faced with plasterboard which has been taped and filled. Some ceilings at first floor level are gently coombed
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls and partitions are timber framed and faced with plasterboard which has been taped and filled. Section of internal wall in the Shower room is wet wall lined.
Floors including sub floors	Surface of exposed floors were visually inspected. No carpets or floor covering were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted “head and shoulders” inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. The floors at ground floor level are of solid and suspended timber construction. The first floor is of 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. Standard modern joinery has been fixed throughout and proprietary kitchen units have been fitted.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. The chimney breast is formed in stone and faced with plasterboard. A multi-fuel stove has been fitted in the fireplace opening in the Sitting room. The fireplace is formed in artificial stone with a timber mantle and marble effect hearth. At the time of inspection an electric fire had been placed in front of the stove.

Internal decorations	Visually inspected The walls and ceilings are finished in wallpaper and emulsion. The internal joinery has a paint/varnish finish.
Cellars	None
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 grid supplied electricity. The visible cabling is PVC sheathed and 13 Amp power points have been fitted. The consumer unit and meter are located at high level in the Landing.
Gas	None
Water, plumbing and 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. Mains supply water. The distribution pipes are in copper and PVC. Ceramic sanitary fittings have been fixed. The hot water cylinder is located in a Bedroom cupboard.
Heating and hot water	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. Space heating is provided by electric panel heaters. Hot water is provided from an electric immersion heater in the hot water tank. Space heating is supplemented by the multi-fuel stove in the Sitting room.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage system were tested. Drainage is assumed to connect into the public sewer.

Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Smoke alarms, a heat alarm and a carbon monoxide alarm have all been fitted throughout the property
Any additional limits to inspection	Access to the roof void was limited due to space restrictions. No access to the sub floor void was available. The floors were close covered and a detailed inspection of the floor was not possible. The inspection of the roof timbers was restricted due to insulation laid at the joists. Moisture meter readings and the inspection of some areas of internal walls was restricted in due to furniture placement and the storage of personal belongings. The inspection of various cupboards was restricted as they were locked. In areas where no inspection was possible, the surveyor has assumed there are no defects that have a material effect on the valuation. There is a possibility that asbestos may be present within components and fittings of properties built prior to the year 2000. It is impossible to positively identify asbestos 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 a specialist to undertake an appropriate test. We have not made checks to ascertain whether the property lies within a Radon area. Further advice should be sought from the National Radiological Protection Board. No checks have been made with regard to flood risk. 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. Not all roof coverings were clearly visible due to the height/configuration of the roof and the layout of the site.

Sectional Diagram showing elements of a typical house



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

2. CONDITION

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

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

Structural movement	
Repair category:	
Notes	Not Applicable

Dampness, rot and infestation	
Repair category:	1
Notes	Light scattered woodworm was noted in the roof timbers. This appears to be historic and we are advised it was treated by the seller, however a timber and damp proofing specialist can advise on the need for and the cost of any necessary remedial works.

Chimney stacks	
Repair category:	1
Notes	Chimney stack appears to be in a fair state of repair within the limitations of our inspection but can be vulnerable to defect and should be regularly maintained.

Roofing including roof space

Repair category:	2
Notes	The fire break separation walls are timber framed and timer clad within the roof space. This may present a fire and security hazard. Ideally, full separation walls should be constructed. Light scattered woodworm was noted in the roof timbers. This appears to be historic and we are advised it was treated by the seller, however a timber and damp proofing specialist can advise on the need for and the cost of any necessary remedial works. Given the age of the roof covering regular routine maintenance should be anticipated. A competent roofing contractor should be instructed to inspect the roofs and carry out all appropriate repairs and provide advice on future repair/replacement liabilities. The flat roof to the extension has a limited life only and will require regular maintenance and eventual renewal.

Rainwater fittings

Repair category:	1
Notes	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. There are no obvious or significant defects affecting the rainwater conductors.

Main walls

Repair category:	1
Notes	Weathered stone work and some minor pointing defects were noted to external walls and a degree of ongoing maintenance/repairs will be required. Repairs to traditional stone materials can be expensive, particularly to ornate finishes.

Windows, external doors and joinery

Repair category:	1
Notes	Timber window frames are noted to be affected by wear and tear.

External decorations

Repair category:	1
Notes	There are no obvious or significant defects affecting external decorations.

Conservatories / porches

Repair category:	
Notes	Not Applicable

Communal areas

Repair category:	
Notes	Not Applicable

Garages and permanent outbuildings

Repair category:	1
Notes	The Store was inspected externally only. No obvious or significant defects are affecting the Store.

Outside areas and boundaries

Repair category:	2
Notes	There are sections of cracked/loose and missing roughcast at low level to the boundary wall in the rear garden grounds. Elsewhere outside areas have been well maintained.

Ceilings

Repair category:	1
Notes	There are no obvious or significant defects affecting ceilings.

Internal walls

Repair category:	1
Notes	There are no obvious or significant defects affecting the internal walls.

Floors including sub floors

Repair category:	1
Notes	At first floor level the floors are uneven in place and move and creak a little underfoot.

Internal joinery and kitchen fittings

Repair category:	1
Notes	There are no obvious or significant defects affecting kitchen fittings. There are no obvious or significant defects affecting internal joinery.

Chimney breast and fire places

Repair category:	1
Notes	The fireplace is in reasonable condition and appears to be free from significant defect. It should be ensured that all flues, whether in use or not, are kept in a sound condition and are regularly checked and serviced. Flues which are in use would benefit from a regular smoke test.

Internal decorations

Repair category:	1
Notes	There are no obvious or significant defects affecting internal decorations.

Cellars

Repair category:	
Notes	Not Applicable

Electricity

Repair category:	1
Notes	It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC / SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.

Gas

Repair category:	
Notes	Not Applicable

Water, plumbing and bathroom fittings

Repair category:	1
Notes	There are no obvious defects affecting the visible plumbing apparatus. There are no obvious reportable defects affecting sanitary ware. No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted.

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. At the time of inspection, the heating system was not operating and we are therefore unable to comment on its performance.

Drainage

Repair category:	1
Notes	There are no obvious defects affecting the foul or surface water drainage systems. Systems not tested. Underground drainage and manholes were not inspected. A limited surface visual inspection found no reportable items of disrepair.

Single Survey

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

Structural movement	
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	1
Outside areas and boundaries	2
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

Category 1

1

No immediate action or repair is needed.

Category 2

2

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

Category 3

3

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

Unrestricted parking within 25 metres

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

It is assumed that a Property Enquiry Certificate will be exhibited and that the property has a clear Title.

At the time of inspection it is understood that the property is included within a title, shared with number 13 Gate Street, Embo, IV25 3PS. This report and valuation is provided on the understanding that prior to sale the title will be split and that the boundaries are as seen at the time of inspection and as described in the report.

The exact extent of the boundaries should be confirmed by the Title Deeds.

In respect of any mutual boundaries, any shared maintenance liabilities or responsibilities require verification.

There is a two storey rear extension, built circa 1978, the valuation assumes that all necessary Local Authority and other consents have been obtained for alterations and appropriate documentation, including building warrants and completion certificates issued. If any works did not require consent it is assumed that they meet the building standards required by the building regulations or are exempt.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractors advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

The Solicitor/Conveyancer must ensure that any prospective purchaser fully understands the nature, criteria and basis of a Home Report and in particular what a Home Report is and what it is not (an exhaustive Condition Report) This should be done before any prospective purchaser makes an offer for this property based on the content of this report. If the Solicitor or purchaser requires any clarification in relation to this they must contact the surveyor or familiarise themselves with the nature and criteria of this type of report.

Estimated re-instatement cost (£) for insurance purposes

THREE HUNDRED AND TWENTY FIVE THOUSAND POUNDS (£325,000)

Valuation (£) and market comments

ONE HUNDRED NAD NINETY FIVE THOUSAND POUNDS (£195,000)

Report author:	Jennifer Swanson
Company:	Walker Fraser Steele
Address:	First Floor, Suite 1/3, Cadell House 27 Waterloo Street Glasgow G2 6BZ
Electronically Signed By:	Jennifer Swanson
Date of report:	24/10/2025



Mortgage Valuation

Case Details

Seller name(s):	Mr & Mrs Fraser		
Address line 1:	12 Gate Street		
Address line 2:	Embo		
Address line 3:			
Town / City:	Dornoch	County:	
Postcode:	IV25 3PS		
Date of inspection (dd/mm/yyyy):	21/10/2025		

Property Details

Property type:	House
Property style:	End Terrace
Was the property built for the public sector?	No

Specific details for: flats & maisonettes

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

Tenure

Tenure:	Absolute Ownership
---------	--------------------

If Leasehold:

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

Accommodation

No. of living room(s):	1	No. of bedroom(s):	3	No. of kitchen(s):	1
No. of bathroom(s):	1	No. of WC(s):	0	No. of other room(s):	0
Description of other room(s):					
Floor area (m²):	112	Floor area type:	External		

Garages & Outbuildings

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

Construction

Wall construction:	Solid Stone
Roof construction:	Pitched slate
Approximate year of construction:	1900
Any evidence of alterations or extensions?	Yes
Alterations or extension details:	The property has been altered / extended with a two storey rear extension. Our valuation assumes these works have been carried out with all necessary consents. Legal advisors to confirm.

Risks

Is there any evidence of movement to the property?

No

If yes, does this appear longstanding?

Are there any further risk factors?

No

If yes, please provide details:

Services

Electricity:

Mains

Gas:

None

Water:

Mains

Central heating:

Full

Drainage:

Mains

Provide comments:

Electric panel heaters

Legal Matters

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

Yes

If yes, please provide details:

Property shares title with adjoining property. The conveyancer should obtain details. Our valuation assumes that the property will be split and have its own clear title prior to sale and that it is not adversely affected.

Location

Location details:

The property is situated within a mainly residential area with a limited level of local amenities.

Roads

Road description:

The road has been adopted.

General Remarks

The property is in a condition consistent with one of its age and type of construction
The surrounding properties are of a similar age and type of construction.



Essential Repairs

None



Mortgageability Remarks

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



Valuation

Market value in present condition:		£ 195000
Market value after essential repairs:		£
Insurance reinstatement value:		£ 325000
Retention required?	No	Retention amount: £



Declaration

Surveyor name:	Jennifer Swanson
Surveyor qualifications:	MRICS
Report date (dd/mm/yyyy):	21/10/2025
Company name:	Walker Fraser Steele
Address:	First Floor, Suite 1/3, Cadell House 27 Waterloo Street Glasgow G2 6BZ
Telephone number:	01412210442
Email address:	Enquiries@walkerfrasersteele.co.uk
Surveyor signature:	



Property Questionnaire

Property Questionnaire

Property address	12, 12 GATE STREET, EMBO, DORNOCH, SUTHERLAND, IV25 3PS
Seller(s)	FIONA FRASER
Completion date of property questionnaire	22 OCTOBER 2025

Property Questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? 1977	
2.	Council tax	
	Which Council Tax band is your property in? (Please circle) A B C 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 ☐ • Driveway ☒ • Shared parking ☐ • On street ☒ • Resident permit ☐ • Metered parking ☐ • Other (please specify):	
4.	Conservation area	
	Is your property in a designated Conservation Area (i.e. an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes / No / Don't know

Property Questionnaire

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	Yes / No
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: Renewed Kitchen and added 2 bedrooms above Kitchen	Yes / 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:	Yes / No
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:	Yes / No
	(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): Replaced old for new Double Glazing Please give any guarantees which you received for this work to your solicitor or estate agent.	

Property Questionnaire

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 / partial</u> - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). Electric Oil Fired Heating and Multi Fuel Stove <u>If you have answered yes</u>, please answer the three questions below:	Yes / No / Partial
b.	When was your central heating system or partial central heating system installed?	2022
c.	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:	Yes / No
d.	When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	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? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?	Yes / No Yes / No
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:	Yes / No

Property Questionnaire

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

Property Questionnaire

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? <u>If you have answered yes, please give details:</u>	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? <u>If you have answered yes, please give details:</u>	Yes / No / Not applicable
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes / 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? <u>If you have answered yes, please give details:</u> To put out Rubbish Bins	Yes / 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? <u>If you have answered yes, please give details:</u>	Yes / No
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.) <u>If you have answered yes, please give details:</u>	Yes / No
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property? <u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u>	Yes / No

Property Questionnaire

b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	Yes / No / Don't Know Yes / No / Don't Know
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? 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:	Yes / No
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? If you have answered yes, please give details:	Yes / No
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? 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:	Yes / No

Property Questionnaire

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

Property Questionnaire

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

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

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

Signature(s): _____

Date: _____



Walker Fraser Steele Chartered Surveyors

For further information, please
call 0141 221 0442 or email
enquiries@walkerfrasersteele.co.uk

Walker Fraser Steele
First Floor
Suite 1/3 Cadell House
27 Waterloo Street
Glasgow
G2 6BZ