N J Coward

surveying options

Single Survey Report

on

Abundaflo
St Ola

Customer:	Mr and Mrs A Coghill
Customer address:	Abundaflo St Ola
Date of inspection:	25/07/2018
Prepared by:	N J Coward, MRICS The Mart Hatston Kirkwall KW15 1FL

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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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

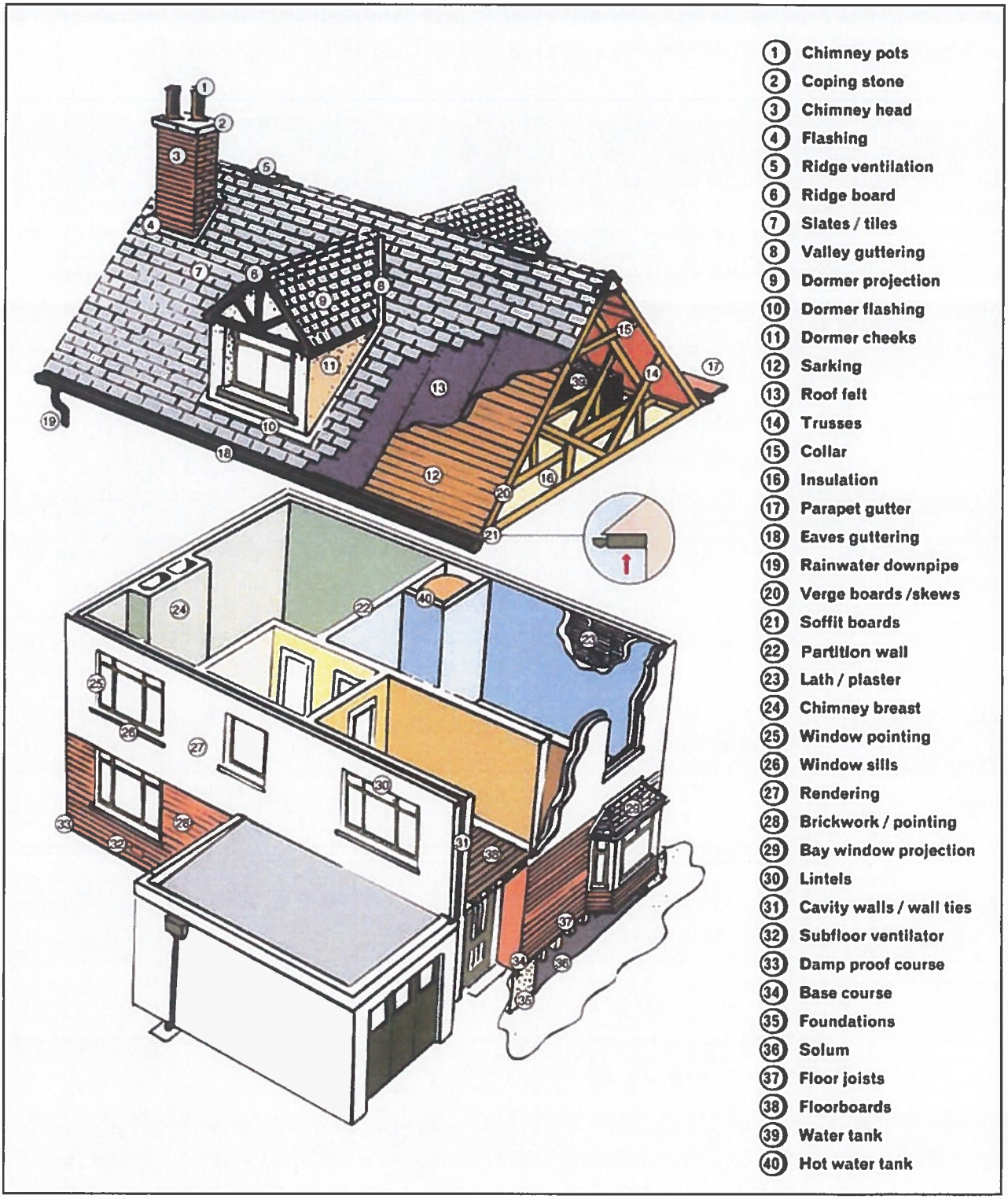
Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. were not inspected or reported on.

Description	Detached Bungalow.
Accommodation	Entrance Lobby, Hall, Sitting-room, Kitchen/Diner, Utility Room, Bathroom and 3 Bedrooms. The Master Bedroom has an en-suite Shower-room.
Gross internal floor area (M2)	122
Neighbourhood	Rural location. Forms part of a scattered housing community on the southern outskirts of Kirkwall.
Age	25
Weather	Sunny and windy

Chimney stacks	Block built stack, externally harled, with cast concrete soaker and clay chimneypot.
Roofing including roof space	Pitched roof clad in interlocking concrete tiles. Access to the roof void is by a folding timber ladder through a hatch in the ceiling of the Hall. The void is lit and partially floored. Glass wool insulation has been laid between and across the roof timbers.
Rainwater fittings	Black plastic, squareline, gutters and downpipes are fitted.
Main walls	Timber frame with outer skin of concrete block, externally harled.
Windows, external doors and joinery	All double glazed windows in pvc frames. Hardwood entrance door. Timber eaves, verges and soffits are fitted.
External decorations	All external joinery has been stained.
Conservatories / porches	None present
Communal areas	A shared access drive leads from the public road past the property and provides access to the house.
Garages and permanent outbuildings	A block built garage is set against the gable wall of the house. It has a pitched roof of interlocking tiles and is harled to match the dwelling.
Outside areas and boundaries	A lawn lies to both the front and rear of the dwelling. A hard core car parking area lies between the access road and the dwelling. The site is bounded by timber and wire fences. Hedges opf shrubs and fruit bushes shield the north and western boundaries.
Ceilings	Generally plasterboard sheeting, taped and filled.
Internal walls	Stud partitions clad with plasterboard are installed throughout.
Floors including sub-floors	Suspended timber floors.
Internal joinery and kitchen fittings	Skirtings and facings are of hardwood. Basic units are fitted in the Kitchen.

Chimney breasts and fireplaces	An open fire is situated in the Sitting-room. The fire is set within a tiled fireplace and surrounded by a timber mantle. The fireplace was obscured by an electric fire at the time of inspection.
Internal decoration	All walls and ceilings have been emulsioned and/or papered.
Cellars	None present.
Electricity	Mains electricity wired in double insulated cable.
Gas	Bottle butane gas plumbed to cooker hob.
Water, plumbing and bathroom fittings	Mains supply to storage tank situated in the roof void. Copper pipework distribution system. Modern sanitaryware installed.
Heating and hot water	Night storage and convector heaters are fitted throughout. Domestic hot water is heated by immersion heater. A hot water storage tank is installed in a cupboard in the Hall.
Drainage	Drainage is to a private septic tank
Fire smoke and burglar alarms	Smoke detectors are present throughout.
Any additional limits to inspection	None.

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 terms.

2 CONDITION

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

Structural movement

Repair Category	1
Notes	No evidence of any current movement noted.

Dampness, rot and infestation

Repair Category	1
Notes	No current dampness, rot or infestation was noted.

Chimney stacks

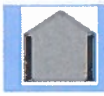
Repair Category	1
Notes	No major defects were noted. A horizontal hairline crack was noted in the harling of the stack.

Roofing including roof space

Repair Category	1
Notes	Main roof and void are functional.

Rainwater fittings

Repair Category	1
Notes	The guttering and downpipes appear to be fitted correctly. Weather conditions prevent comment on their efficacy.



Main walls

Repair Category	1
Notes	Walls are plumb and true.

Windows, external doors and joinery

Repair Category	1
Notes	All are generally satisfactory.

External Decorations

Repair Category	2
Notes	Decoration of the western verges has faded and flaked. The verges require redecoration.

Conservatories / porches

Repair Category	n/a
Notes	None present.

Communal areas

Repair Category	1
Notes	No defects were noted.

Garages and permanent outbuildings

Repair Category	1
Notes	Garage is sound and tight. Soft spots were noted in the timber verges which can be repaired at the next redecoration.

Outside areas and boundaries

Repair Category	1
Notes	All satisfactory. Boundaries are clearly defined.

Ceilings

Repair Category	1
Notes	No defects noted.

Internal walls

Repair Category	1
Notes	Generally no defects were noted.

Floors including sub-floors

Repair Category	1
Notes	Floors are firm and level and without significant defect. Fitted coverings prevented close examination.

Internal joinery and kitchen fittings

Repair Category	1
Notes	All joinery is in functional condition.

Chimney breasts and fireplaces

Repair Category	1
Notes	The fire was not operating during inspection. Informed that the fire is used during the winter.

Internal decoration

Repair Category	1
Notes	Decoration is adequate. removal of fitted units and shelves has left "shadows" on the walls.

Cellars

Repair Category	n/a
Notes	

Electricity

Repair Category	1
Notes	No defects noted. It is recommended that the installation be checked by an electrical engineer and his recommendations be implemented.

Gas

Repair Category	1
Notes	No comment can be made about the installation. However it is understood that it has been checked by a CORGI engineer and that his recommendations have been implemented.

Water, plumbing and bathroom fittings

Repair Category	1
Notes	Generally no defects were noted and the system was functional.

Heating and hot water

Repair Category	1
Notes	All satisfactory. It is recommended that the heating be checked by a heating engineer and his recommendations be implemented.

Drainage

Repair Category	1
Notes	No 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	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	n/a
Communal areas	1
Garages and permanent outbuildings	1
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	n/a
Electricity	1
Gas	1
Water, plumbing and bathroom fitting	1
Heating and hot water	1
Drainage	1

Repair Categories

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

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

Category 1:
No immediate action or repair is needed.

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

1. Which floor(s) is the living accommodation on?	Ground Floor
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?	Yes
5. Is there a toilet on the same level as the living room and kitchen?	Yes
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?	Yes
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

The share of the cost of upkeep of the access track should be confirmed.

Estimated re-instatement cost for insurance purposes

£250,000.00

Valuation and market comments

I am of the opinion that the open market value of Abundaflo St Ola, as inspected, is fairly stated at £220000

Report author:	N J Coward
Address:	The Mart Hatston Kirkwall KW15 1FL
Signed:	
Date of report:	Wednesday, 25, July, 2018

Terms and Conditions

PART 1 - GENERAL

1.1 The Surveyor

The Seller has engaged the Surveyor to provide the Single Survey Report. The Seller has also engaged the Surveyor to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyor is 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 Surveyor, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyor during the conveyancing process which materially affects the valuation stated in the Report, the Surveyor reserves the right to reconsider the valuation. Where the Surveyor requires to amend the valuation in consequence of such information, they will issue an amended Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report is 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 Surveyor has had a previous business relationship within the past two years with the Seller or Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box. [✓]

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

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

N J Coward, MRICS, The Mart, Hatston, Kirkwall. KW15 1FL
Tel: (01856) 873342 Fax: (01856) 875712
Web site: www.njcoward.co.uk – email: nick@njcoward.co.uk

RICS

Regulated by RICS

1.2 The Report

The Surveyor 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.

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 Surveyor.

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 Surveyor acknowledges that his duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyor accepts 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 Surveyor accepts 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 Surveyor undertakes 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 Surveyor undertakes 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 Surveyor and shall remain his exclusive property unless they assign the same to any other party in writing.

1.7 Payment

The Surveyor is 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

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

1.8 Cancellation

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

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.
In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 Precedence

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

1.10 Definitions

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

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

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

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

transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion

- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and the firm 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.

2.2 The Inspection

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

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

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

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

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

2.3 The Report

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

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

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

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

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

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

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

2.4 Services

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

2.5 Accessibility

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

2.6 Energy Report

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

2.7 Valuation and Conveyancer Issues

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

"Market Value*" 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 .* 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.

property questionnaire

Property Address	ABUNDAFLO, CANNIGAL RD., ST. OLA

Seller(s)	MR + MRS A. COGHILL

Completion date of Property Questionnaire	4/9/18

property questionnaire

Note for sellers

- Please complete this form carefully. It is important 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 you solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1.	**Length of Ownership**
	How long have you owned the property? Almost 25 yrs
2.	**Council Tax**
	Which Council Tax band is your property in? ☐ A ☐ B ☐ C ☑ D ☐ E ☐ F ☐ G
3.	**Parking**
	What are the arrangements for parking at your property? (Please tick all that apply) Garage ☑ Allocated parking space ☐ Driveway ☑ On street ☐ Resident Permit ☐ Metered parking ☐ Shared parking ☐ Other (please specify)

4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**Please select** No
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)?	**Please select** 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)? If you have answered yes, please describe below the changes which you have made:	**Please select** No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? 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.	**Please select**
b.	Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered yes, please answer the three questions below:	**Please select** YES
	(i) Were the replacements the same shape and type as the ones you replaced?	**Please select** YES
	(ii) Did this work involve any changes to the window or door openings?	**Please select** No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): REPACEMENT WINDOWS BETWEEN 3-11 YEARS AGO	

7.	**Central heating**	
	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). If you have answered yes or partial – what kind of central heating is there? ELECTRIC STORAGE HEATING (examples: gas-fired, solid fuel, electric storage heating, gas-warm air). If you have answered yes, please answer the three questions below:	**Please select** Yes
	(i) When was your central heating system or partial central heating system installed? WHEN HOUSE BUILT **(ii)** Do you have a maintenance contract for the central heating system? 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).	No
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate, which is less than 10 years old?	**Please select** 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? First few months slates loose - not properly chipped since rectified If you have answered yes, is the damage the subject of any outstanding insurance claim?	**Please select** **Please select** No

b.	Are you aware of the existence of asbestos in your property? If you have answered yes, please give details:	**Please select** No
10.	**Services**	
a.	Please tick which services are connected to your property and give details of the supplier:	

Services	Connected	Supplier
Gas or liquid petroleum gas	☑	CALOR GAS
Water mains or private water supply	☑	SCOTTISH WATER
Electricity	☑	SSE
Mains drainage	☐	
Telephone	☑	SKY
Cable TV or satellite	☑	SKY
Broadband	☑	SKY

b.	**Is there a septic tank system at your property?** If you have answered yes, please answer the two questions below: **(i)** Do you have appropriate consents for the discharge from your septic tank? **(ii)** Do you have a maintenance contract for your septic tank? If you have answered yes, please give details of the company with which you have a maintenance contract:	**Please select** YES **Please select** YES **Please select** No

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: ROAD MATERIALS	**Please select** YES
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:	**Please select** No
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property? In First Year	**Please select** Yes
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:	**Please select** 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:	**Please select** 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 privately-owned)? If you have answered yes, please give details:	**Please select** 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:	**Please select** No
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?	**Please select** No **Please select**
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.	NONE

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:	**Please select** No
b.	As far as you were 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:	**Please select** 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:	**Please select**

14.	**Guarantees**	
a.	Are there any guarantees or warranties for any of the following: **(i)** Electrical work **(ii)** Roofing **(iii)** Central heating **(iv)** National House Building Council (NHBC) **(v)** Damp course **(vi)** Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy)	**Please select** No **Please select** No **Please select** No **Please select** No **Please select** No **Please select** No
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:	**Please select**
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:	**Please select** No

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?	**Please select** No
b.	that affects your property in some other way?	**Please select** No
c.	that requires you to do any maintenance, repairs or improvements to your property?	**Please select** 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.