

DIXON HEANEY KEAN KENNEDY

CHARTERED SURVEYORS

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SINGLE SURVEY REPORT

on

**25F NEWBIGGING
MUSSELBURGH
EAST LoTHIAN
EH21 7AL**

Client: MR GRAEME CARLYLE

**Client address: 20 DALRYMPLE CRESCENT
MUSSELBURGH
EAST LoTHIAN
EH21 6DT**

Date of inspection: 27 JANUARY 2015

**Prepared by: RODERICK I MORRISON, BSc MRICS
Director
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Dixon Heaney Kean Kennedy is the trading name of DHKK Ltd. (Company No. SC339964)

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Member Firm of
FIRST SURVEYORS SCOTLAND
National Valuation & Property Consultancy Service



Company No. 201050 Registered Office: Ground Floor, London House, 20 - 22 East London Street, Edinburgh EH7 4BQ

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	The subjects form a second floor flat contained within a four storey section of an end terraced block.
Accommodation	Second floor: Hall, livingroom with kitchen off, two bedrooms and bathroom.
Gross internal floor area (m²)	65 m ² approximately.
Neighbourhood and location	<p>The subjects form part of a development of flatted units originally constructed by the district council for the purposes of letting.</p> <p>The development is located within a central, mixed residential/commercial area of Musselburgh.</p> <p>Good local amenities and facilities are readily available nearby.</p>
Age	50 years approximately.
Weather	Dry but dull.
Chimney stacks	<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>There are no chimney stacks over the subject building.</p>

Roofing including roof space

Sloping roofs were visually inspected with the aid of binoculars where appropriate.

Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.

Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.

The roof over the building is of a mono pitched design and our view of the roof was severely restricted.

The roof coverings appear to be of a membrane type material.

The building has a small roof terrace area over.

There are no roof spaces.

Rainwater fittings

Visually inspected with the aid of binoculars where appropriate.

The rainwater fittings, being the gutters and downpipes, are integral to the roof structure and drained to ground level by internal downpipes.

Main walls

Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.

The main walls are of cavity brick and roughcast construction on a structural concrete frame.

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 within the subject flat are mixed in style, some being of the original single glazed units within timber frames, whilst others have been replaced in PVC framed units of a double glazed style.

The main entrance door to the subject property is of timber and glass.

Further entrance doors exist at ground level serving the common parts of the building and these are of timber and glass.

External decorations	<p><i>Visually inspected.</i></p> <p>The external decoration comprises paintwork to the remaining timber framed window units as well as paint or woodwork finishes to doors.</p>
Conservatories / porches	<p><i>Visually inspected.</i></p> <p>There are no conservatories nor porches with the property.</p>
Communal areas	<p><i>Circulation areas visually inspected.</i></p> <p>The communal areas comprise the entrance passages, stairs and landings.</p>
Garages and permanent outbuildings	<p><i>Visually inspected.</i></p> <p>There is no space for a garage but off street car parking exists to the rear of the development.</p> <p>The subject property benefits from a large storage cupboard at ground level.</p>
Outside areas and boundaries	<p><i>Visually inspected.</i></p> <p>The subject property has right to use a roof terrace shared with two other flats in the building.</p> <p>Further communal outside areas exist at ground level in the form of drying green areas and these are bounded by brick walls.</p>
Ceilings	<p><i>Visually inspected from floor level.</i></p> <p>The ceilings within the subject property are of plasterboard with skimcoat or textured plaster finish.</p>
Internal walls	<p><i>Visually inspected from floor level.</i></p> <p><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>The internal walls are of plaster on brick and of timber stud partitioning.</p>

Floors including sub floors	<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</i></p> <p><i>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</i></p> <p>The floors throughout the property are of timber over concrete beam.</p> <p>A residential unit exists beneath the subject property and there are no sub floor areas.</p>
Internal joinery and kitchen fittings	<p><i>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</i></p> <p>The woodwork within the property is mixed in age and style following various improvement works.</p> <p>The majority of internal doors are of a timber style.</p> <p>The kitchen fittings comprise basic worktop and storage cupboard space.</p>
Chimney breasts and fireplaces	<p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>There are no chimney breasts nor fireplaces within the property.</p>
Internal decorations	<p><i>Visually inspected.</i></p> <p>The internal decoration comprises paintwork to internal timbers as well as paint and wallpaper finishes to walls and ceilings.</p>
Cellars	<p><i>Visually inspected where there was safe and purpose-built access.</i></p> <p>There are no cellar areas.</p>
Electricity	<p><i>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</i></p>

Mains electricity is connected.

Gas

Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.

Mains gas is connected.

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 water is connected directly to outlets within the kitchen and bathroom.

The plumbing system appears to be of a modern copper and plastic piped style.

The bathroom fittings comprise a modern three piece white suite with shower over the bath.

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.

The subjects benefit from a full gas fired central heating system sourced from the boiler which is located within the kitchen cupboard.

This boiler feeds panel radiators in each of the rooms.

The same boiler heats water for domestic purposes on an instantaneous basis.

Drainage

Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

Drainage is to the main sewer.

Fire, smoke and burglar alarms

Visually inspected. No tests whatsoever were carried out to the system or appliances.

There are smoke detectors fitted within the property.

Any additional limits to inspection:

Only the subject flat and internal communal areas giving access to the flat were inspected.

If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.

The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.

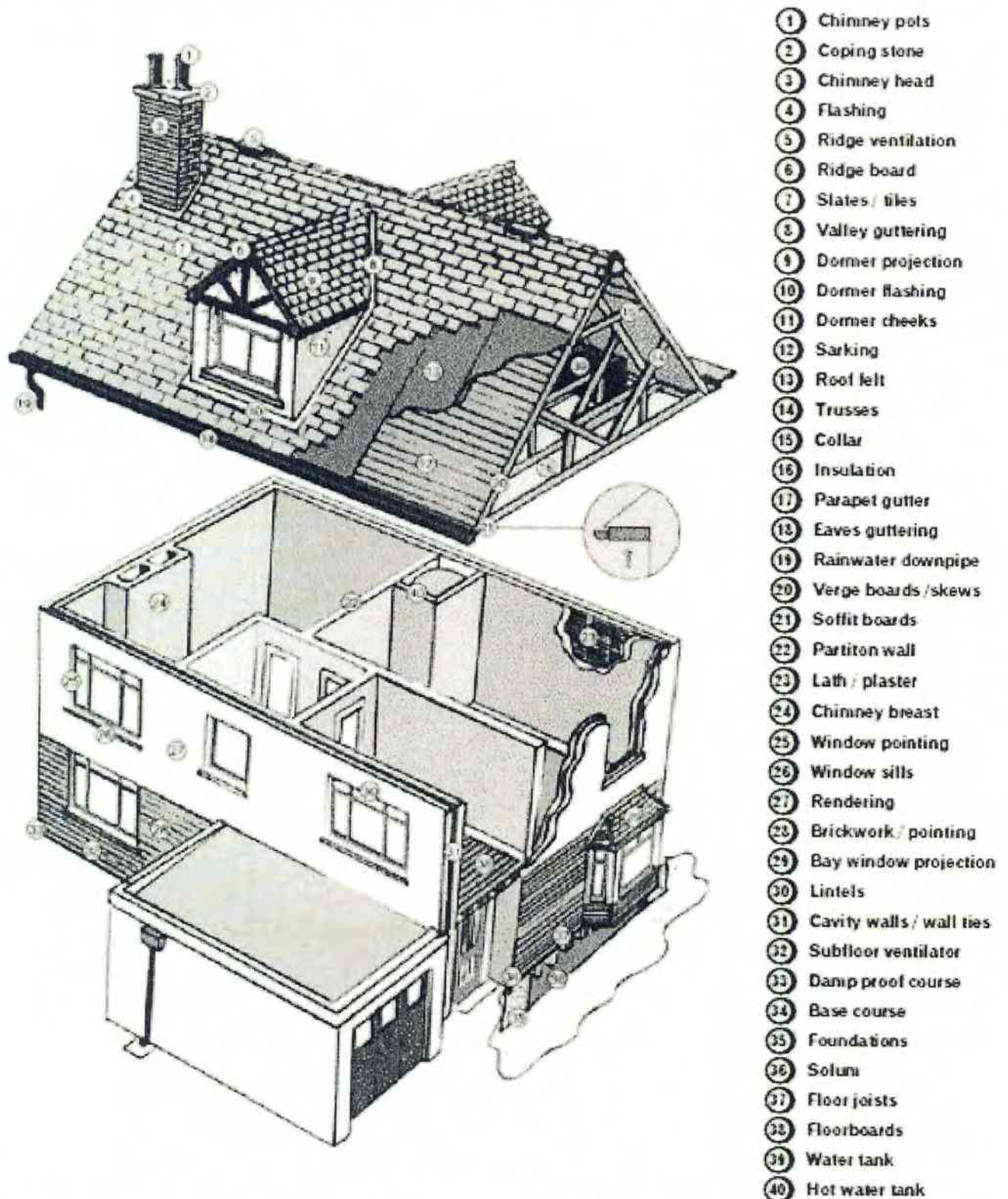
An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.

The valuation assumes that no deleterious nor hazardous materials nor techniques have been used in the construction, and that the land is not contaminated.

A structural survey was not instructed and we have not inspected the woodwork or other parts of the property which are covered, unexposed or inaccessible and we are therefore unable to report than any such part of the property is free from defect.

All external details were inspected from ground level only.







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:	We noted no evidence of any significant structural movement to be affecting the building.
 Dampness, rot and infestation	
Repair category:	1
Notes:	<p>Damp meter readings were taken at intervals throughout the property where appropriate.</p> <p>No evidence of any significant dampness was noted.</p> <p>We noted no evidence of timber rot nor infestation.</p>
 Chimney stacks	
Repair category:	Not applicable.
Notes:	Not applicable.
 Roofing including roof space	
Repair category:	1
Notes:	<p>Our inspection of the roof was severely restricted to a very limited view from ground level.</p> <p>The roof appears to be covered in a membrane type material but we cannot comment on condition.</p>
 Rainwater fittings	
Repair category:	1
Notes:	The gutters and downpipes serving the building are not immediately visible but no evidence of defects were noted in the form of water staining.
 Main walls	
Repair category:	2
Notes:	The main external elevations are now in need of maintenance to missing

	<p>sections of roughcast finish.</p> <p>We would recommend that this is undertaken in the near future at shared expense.</p>
 Windows, external doors and joinery	
Repair category:	1
Notes:	<p>The original timber framed windows and the replaced PVC framed windows all appear in satisfactory order.</p> <p>The main entrance door to the subject flat and the doors serving the common parts of the building also appear satisfactory.</p>
 External decorations	
Repair category:	1
Notes:	The external paintwork has been maintained to a reasonable standard.
 Conservatories / porches	
Repair category:	Not applicable.
Notes:	Not applicable.
 Communal areas	
Repair category:	1
Notes:	The entrance passages, stairs and landings are maintained to a reasonable standard.
 Garages and permanent outbuildings	
Repair category:	1
Notes:	<p>The car parking areas are presented in reasonable condition.</p> <p>No access was available to the store cupboard at the time of inspection.</p>
 Outside areas and boundaries	
Repair category:	1
Notes:	<p>No access was available on to the roof terrace at the time of inspection.</p> <p>The communal drying areas at ground level appear reasonable although some of the wall boundaries were noted to require mutual repair.</p>

 Ceilings	
Repair category:	1
Notes:	The ceilings within the subject flat are presented in satisfactory order.
 Internal walls	
Repair category:	1
Notes:	The internal walls and partitions have been maintained to a satisfactory level.
 Floors including sub-floors	
Repair category:	1
Notes:	The floors throughout the property have fitted coverings which did restrict our inspection, however, we noted no evidence of any significant defect.
 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	<p>The woodwork within the property is presented in reasonable order.</p> <p>The kitchen fittings are of a modern but basic style. These fittings appear to be serviceable at the present time.</p>
 Chimney breasts and fireplaces	
Repair category:	Not applicable.
Notes:	Not applicable.
 Internal decorations	
Repair category:	1
Notes:	The internal decoration is presented in good order.
 Cellars	
Repair category:	Not applicable.
Notes:	Not applicable.

 Electricity	
Repair category:	1
Notes:	The electrical wiring circuits appear to be of a relatively modern style.
 Gas	
Repair category:	1
Notes:	The mains gas connections appear satisfactory but were not tested.
 Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	<p>The mains water connections and the plumbing system generally appear to be of a modern style.</p> <p>The bathroom fittings are presented in reasonable condition.</p>
 Heating and hot water	
Repair category:	1
Notes:	<p>The central heating boiler has been replaced in recent years. The system appears to be satisfactory and relatively modern.</p> <p>We understand that the original central heating boiler for this flat remains within one of the hall cupboards. No access was available into this cupboard and we cannot comment on materials or condition.</p> <p>The same system heats water for domestic purposes and the same comments apply.</p>
 Drainage	
Repair category:	1
Notes:	Drainage is to the main sewer and although a close inspection could not be undertaken we noted no evidence of surface defects.

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	Not applicable.
Roofing including roof space	1
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	Not applicable.
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	Not applicable.
Internal decorations	1
Cellars	Not applicable.
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	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?	Second.
2. Are there three steps or fewer to a main entrance door of the property?	No
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?	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

We noted no evidence of any significant alterations to have been carried out.


Estimated re-instatement cost for insurance purposes

£130,000 (ONE HUNDRED AND THIRTY THOUSAND POUNDS).

Valuation and market comments

Taking all points into consideration, we are of the opinion that the subjects have a market value of £105,000 (ONE HUNDRED AND FIVE THOUSAND POUNDS).

The subjects offer well maintained flatted accommodation close to the centre of Musselburgh. We would anticipate reasonable demand existing for such a property within the current market.

Report author:	RODERICK I MORRISON, BSc MRICS Ref: 10205/RIM/MB
Address:	DHKK Limited 54 Corstorphine Road, Edinburgh EH12 6JQ
Signed:	
Date of report:	05 February 2015

PART 1 – GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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The Surveyors have a written Complaints Handling Procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

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

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

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

TERMS AND CONDITIONS

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 the chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in the 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 the 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 adviser 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 Report² will be prepared from information contained in the Report and the generic Mortgage Valuation Report.

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.**

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

TERMS AND CONDITIONS

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 the light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

TERMS AND CONDITIONS

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.

TERMS AND CONDITIONS

"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.

Energy Performance Certificate (EPC)

25F NEWBIGGING, MUSSELBURGH, EH21 7AL

Dwelling type: Mid-floor flat
Date of assessment: 27 January 2015
Date of certificate: 27 January 2015
Total floor area: 65 m²

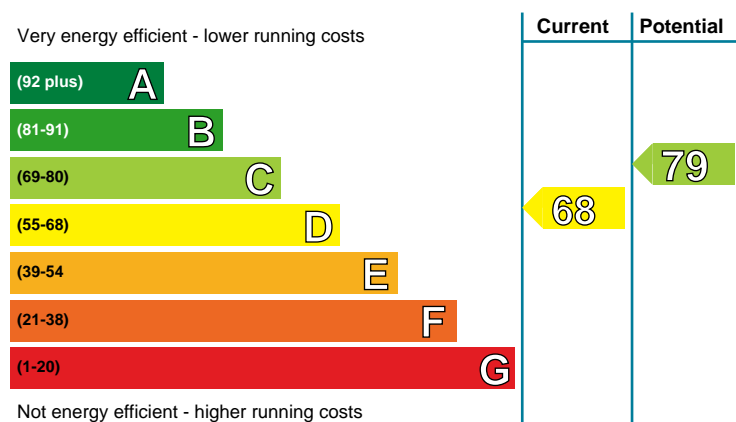
Reference number: 0100-2973-1090-9325-3461
Type of assessment: RdSAP, existing dwelling
Primary Energy Indicator: 245 kWh/m²/year
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£2,076	See your recommendations report for more information
Over 3 years you could save*	£735	

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

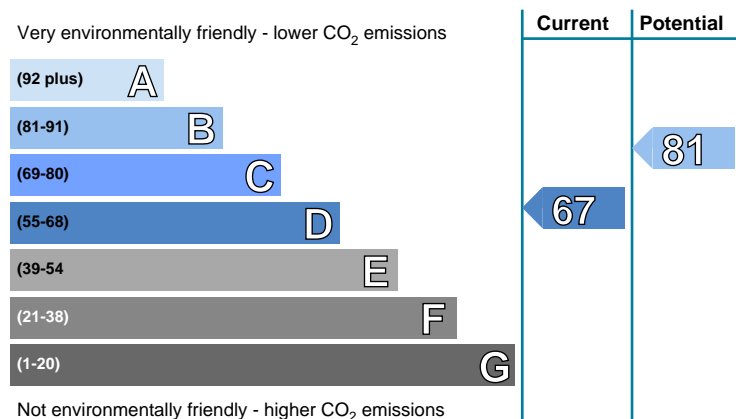


Energy Efficiency Rating

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

Based on calculated energy use of **245 kWh/m²/yr**, your current rating is **band D (68)**. The average rating for a home in Scotland is **band D (61)**.

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



Environmental Impact (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.

Based on calculated emissions of **2 kg CO₂/m²/yr**, your current rating is **band D (67)**. The average rating for a home in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£417	✓
2 Internal or external wall insulation	£4,000 - £14,000	£108	✓
3 Low energy lighting	£35	£111	

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.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Partial double glazing	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	No low energy lighting	★☆☆☆☆	★☆☆☆☆

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 average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.8 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 1.2 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	£1,524 over 3 years	£915 over 3 years	
Hot water	£285 over 3 years	£291 over 3 years	
Lighting	£267 over 3 years	£135 over 3 years	
Totals	£2,076	£1,341	

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		Green Deal
			Energy	Environment	
1 Cavity wall insulation	£500 - £1,500	£139	C 74	C 75	✓
2 Internal or external wall insulation	£4,000 - £14,000	£36	C 76	C 77	✓
3 Low energy lighting for all fixed outlets	£35	£37	C 78	C 79	
4 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£33	C 79	B 81	✓

Measures which have a green deal tick ✓ are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick ⚠ may need additional finance. To find out how you could use Green Deal finance to improve your property, visit www.greenerscotland.org or contact the Home Energy Scotland hotline on 0808 808 2282.

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.

- External insulation with cavity wall insulation

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 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the Building Standards Division's section of the Scottish Government website (www.scotland.gov.uk/Topics/Built-Environment/Building/Building-standards/publications/pubguide/cavitywallinsul) or the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Internal or external wall insulation

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

3 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

4 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

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

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	7,449	N/A	(2,822)	(734)
Water heating (kWh per year)	1,941			

Addendum

About this document

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

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

Assessor's name:	Mr. Roderick Morrison
Assessor membership number:	EES/009254
Company name/trading name:	Dixon Heaney Kean Kennedy
Address:	54 Corstorphine Road Edinburgh EH12 6JQ
Phone number:	0131 313 0444
Email address:	survey@dhkk.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

This Certificate and Recommendations Report will be available to view online by any party with access to the report reference number (RRN) and to organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK Governments. If you are the current owner or occupier of this building and do not wish this data to be used by these organisations to contact you in relation to such initiatives, please opt out by visiting www.scottishepcregister.org.uk and your data will be restricted accordingly. Further information on this and on Energy Performance Certificates in general can be found at www.scotland.gov.uk/epc.

Opportunity to benefit from a Green Deal on this property

Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit **www.greenerscotland.org** or call **0808 808 2282**.



property questionnaire

Property Address	25 F NEWBIGGING MUSSELBURGH EH21
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Seller(s)	GRAEME CARLYLE PER STURROCK ARMSTRONG & THOMSON
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Completion date of Property Questionnaire	30/1/15
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PROPERTY INFORMATION QUESTIONNAIRE

- 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 for the seller to complete (to be completed by the seller)

1.	Length of Ownership
	How long have you owned the property? <input type="text" value="9 years"/>
2.	Council Tax
	Which Council Tax band is your property in? <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
3.	Parking
	<p>What are the arrangements for parking at your property?</p> <p>(Please tick all that apply)</p> <p>Garage <input type="checkbox"/></p> <p>Allocated parking space <input type="checkbox"/></p> <p>Driveway <input type="checkbox"/></p> <p>On street <input checked="" type="checkbox"/></p> <p>Resident Permit <input type="checkbox"/></p> <p>Metered parking <input type="checkbox"/></p> <p>Shared parking <input type="checkbox"/></p> <p>Other (please specify) <input type="text"/></p>

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.	<p>(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:</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div> <p>(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.</p>	<p>Please select NO</p> <p>Please select N/A</p>
b.	<p>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:</p> <p>(i) Were the replacements the same shape and type as the ones you replaced?</p> <p>(ii) Did this work involve any changes to the window or door openings?</p> <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <div style="border: 1px solid black; padding: 5px;"> REPLACED MOST WINDOWS WITH WID PVC DOUBLE GLAZED UNITS </div>	<p>Please select YES</p> <p>Please select YES</p> <p>Please select NO</p>

7.	Central heating	
	<p>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).</p> <p>If you have answered yes or partial — what kind of central heating is there?</p> <div data-bbox="148 472 1126 544" style="border: 1px solid black; padding: 5px; margin: 10px 0;">GAS COMBI BOILER</div> <p>(examples: gas-fired, solid fuel, electric storage heating, gas-warm air).</p> <p>If you have answered yes, please answer the three questions below:</p>	<p>Please select</p> <p style="color: blue; font-size: 1.2em;">YES</p>
	<p>(i) When was your central heating system or partial central heating system installed?</p> <div data-bbox="148 808 1126 880" style="border: 1px solid black; padding: 5px; margin: 10px 0;">APPROX 2012 (JULY)</div> <p>(ii) Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> <div data-bbox="148 1077 1126 1149" style="border: 1px solid black; padding: 5px; margin: 10px 0;">NONE</div> <p>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p> <div data-bbox="148 1272 1126 1344" style="border: 1px solid black; height: 30px; margin: 10px 0;"></div>	<p>Please select</p>
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate, which is less than 10 years old?	<p>Please select</p> <p style="color: blue; font-size: 1.2em;">YES</p>
9.	Issues that may have affected your property	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p>If you have answered yes, is the damage the subject of any outstanding insurance claim?</p>	<p>Please select</p> <p style="color: blue; font-size: 1.2em;">NO</p> <p>Please select</p> <p style="color: blue; font-size: 1.2em;">N/A</p>

b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes, please give details:</u></p> <div style="border: 1px solid black; height: 40px; width: 600px;"></div>	<p>Please select</p> <p>NO</p>																								
10.	Services																									
a.	<p>Please tick which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td><input checked="" type="checkbox"/></td> <td>BRITISH GAS</td> </tr> <tr> <td>Water mains or private water supply</td> <td><input checked="" type="checkbox"/></td> <td>SCOT WATER</td> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td>BRITISH GAS</td> </tr> <tr> <td>Mains drainage</td> <td><input checked="" type="checkbox"/></td> <td>SCOT WATER</td> </tr> <tr> <td>Telephone</td> <td><input type="checkbox"/></td> <td></td> </tr> <tr> <td>Cable TV or satellite</td> <td><input type="checkbox"/></td> <td>sky</td> </tr> <tr> <td>Broadband</td> <td><input type="checkbox"/></td> <td></td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	<input checked="" type="checkbox"/>	BRITISH GAS	Water mains or private water supply	<input checked="" type="checkbox"/>	SCOT WATER	Electricity	<input checked="" type="checkbox"/>	BRITISH GAS	Mains drainage	<input checked="" type="checkbox"/>	SCOT WATER	Telephone	<input type="checkbox"/>		Cable TV or satellite	<input type="checkbox"/>	sky	Broadband	<input type="checkbox"/>		
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Broadband	<input type="checkbox"/>																									
b.	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes, please answer the two questions below:</u></p> <p>(i) Do you have appropriate consents for the discharge from your septic tank?</p> <p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes, please give details of the company with which you have a maintenance contract:</u></p> <div style="border: 1px solid black; height: 40px; width: 600px;"></div>	<p>Please select</p> <p>NO</p> <p>Please select</p> <p>N/A</p> <p>Please select</p> <p>N/A</p>																								

11.	Responsibilities for shared or common areas	
a.	<p>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?</p> <p>If you have answered yes, please give details:</p> <div data-bbox="145 479 1126 651" style="border: 1px solid black; height: 77px; width: 615px;"></div>	<p>Please select</p> <p><i>NO</i></p>
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p>If you have answered yes, please give details:</p> <div data-bbox="145 882 1126 1055" style="border: 1px solid black; padding: 5px;"> <p><i>East Lothian Council will organise repairs and households will be charged</i></p> </div>	<p>Please select</p> <p><i>YES</i></p>
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<p>Please select</p> <p><i>NO</i></p>
d.	<p>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?</p> <p>If you have answered yes, please give details:</p> <div data-bbox="145 1420 1126 1592" style="border: 1px solid black; padding: 5px;"> <p><i>AREAS ARE COMMUNAL</i></p> </div>	<p>Please select</p> <p><i>NO</i></p>
e.	<p>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?</p> <p>If you have answered yes, please give details:</p> <div data-bbox="145 1854 1126 2027" style="border: 1px solid black; height: 77px; width: 615px;"></div>	<p>Please select</p> <p><i>NO</i></p>

f.	<p>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)?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="148 376 1129 551" style="border: 1px solid black; height: 78px; width: 615px;"></div>	<p>Please select</p> <p style="text-align: center;">No</p>
12.	<p>Charges associated with your property</p>	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p> <div data-bbox="148 864 1129 1039" style="border: 1px solid black; height: 78px; width: 615px;"></div>	<p>Please select</p> <p style="text-align: center;">NO</p>
b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Please select</p> <p style="text-align: center;">NO</p> <p>Please select</p>
c.	<p>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.</p> <div data-bbox="148 1491 1129 1666" style="border: 1px solid black; height: 78px; width: 615px;"></div>	

13.	Specialist works	
a.	<p>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:</p> <div data-bbox="148 488 1129 660" style="border: 1px solid black; height: 77px; width: 615px;"></div>	<p>Please select</p> <p style="color: blue;">No</p>
b.	<p>As far as you were aware, has any preventative work for dry rot, wet rot, or damp, ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p> <div data-bbox="148 898 1129 1070" style="border: 1px solid black; height: 77px; width: 615px;"></div>	<p>Please select</p> <p style="color: blue;">No</p>
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u> these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:</p> <div data-bbox="148 1473 1129 1574" style="border: 1px solid black; height: 45px; width: 615px;"></div>	<p>Please select</p> <p style="color: black;">N/A</p>

14.	Guarantees	
a.	<p>Are there any guarantees or warranties for any of the following:</p> <ul style="list-style-type: none"> (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) 	<p>Please select No Please select No Please select No Please select No Please select No Please select No</p>
b.	<p>If you have answered yes or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>N/A</p>
c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Please select No</p>
15.	Boundaries	
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Please select No</p>

16.	Notices that affect your property	
	<p>In the past three years have you ever received a notice:</p> <p>a. advising that the owner of a neighbouring property has made a planning application?</p> <p>b. that affects your property in some other way?</p> <p>c. that requires you to do any maintenance, repairs or improvements to your property?</p> <p><u>If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.</u></p>	<p>Please select NO</p> <p>Please select NO</p> <p>Please select NO</p>

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):

James Dyke

Date:

30/1/15