

8 NEW ROW

**TRANENT
EH33 2AA**



Home Report

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Energy Performance Certificate

Energy Performance Certificate

Address of dwelling and other details


8 NEW ROW
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Dwelling type: End-terrace house
Name of approved organisation: RICS
Membership number: RICS124117
Date of certificate: 30 October 2009
Reference number: 2090-9963-0420-6025-1013
Total floor area: 64 m²
Main type of heating and fuel: Boiler and radiators, mains gas


This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 261 kWh/m² per year

Approximate CO₂ emissions: 43 kg/m² per year

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

1 Low energy lighting for all fixed outlets

A full energy report is attached to this certificate



Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: GORDON STUART
Company name/trading name: DM Hall
Address: 35, Bridge Street, Musselburgh,
EH21 6AA
Phone number: 0131 665 6782
Fax number: 0131 653 6485
E-mail address: gordon.stuart@dmhall.co.uk
Related party disclosure:

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 261 kWh/m ² per year | 257 kWh/m ² per year |
| Carbon dioxide emissions | 2.8 tonnes per year | 2.7 tonnes per year |
| Lighting | £46 per year | £32 per year |
| Heating | £455 per year | £458 per year |
| Hot water | £94 per year | £94 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

| Elements | Description | Current performance | |
|---|--|---------------------|-------------------|
| | | Energy Efficiency | Environmental |
| Walls | Cavity wall, filled cavity | Good | Good |
| Roof | Pitched, 150 mm loft insulation Flat, no insulation (assumed) | Good Very poor | Good Very poor |
| Floor | Suspended, no insulation (assumed) | - | - |
| Windows | Fully double glazed | Good | Good |
| Main heating | Boiler and radiators, mains gas | Good | Good |
| Main heating controls | Programmer, room thermostat and TRVs | Average | Average |
| Secondary heating | Room heaters, electric | - | - |
| Hot water | From main system | Good | Good |
| Lighting | Low energy lighting in 55% of fixed outlets | Good | Good |
| Current energy efficiency rating | | D 67 | |
| Current environmental impact (CO₂) rating | | | D 66 |

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere.

There are none applicable to this home.

Recommended measures to improve this home's energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

| Lower cost measures (up to £500) | Typical savings per year | Performance ratings after improvement | |
|---|-----------------------------|---------------------------------------|---------------|
| | | Energy efficiency | Environmental |
| 1 Low energy lighting for all fixed outlets | £11 | D 68 | D 67 |
| Sub-total | £11 | | |
| Higher cost measures | | | |
| 2 Replace boiler with Band A condensing boiler | £99 | C 75 | C 72 |
| Total | £110 | | |
| Potential energy efficiency rating | | C 75 | |
| Potential environmental impact (CO₂) rating | | | C 72 |

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

| | | | |
|--|------|-------------|-------------|
| 3 Solar water heating | £20 | C 77 | C 74 |
| 4 Solar photovoltaic panels, 2.5 kWp | £167 | B 89 | B 85 |
| Enhanced energy efficiency rating | | B 89 | |
| Enhanced environmental impact (CO₂) rating | | | B 85 |

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 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.

Higher cost measures (typically over £500 each)

2 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available or call 0800 512 012 (Energy Saving Trust). Building regulations may apply to this work.

4 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available, or call 0800 512 012 (Energy Saving Trust). Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a suitably qualified electrician.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.



Single Survey

Single Survey

survey report on:

| | |
|-------------------------|----------------------------------|
| Property address | 8 NEW ROW TRANENT EH33 2AA |
|-------------------------|----------------------------------|

| | |
|-----------------|---------------------------------|
| Customer | S MACDONALD, A SCOTT & W GORDON |
|-----------------|---------------------------------|

| | |
|-------------------------|--|
| Customer address | 52 DUDDINGSTON PARK EDINBURGH EH15 1JY |
|-------------------------|--|

| | |
|--------------------|---------|
| Prepared by | DM Hall |
|--------------------|---------|

| | |
|---------------------------|-------------------|
| Date of inspection | 26th October 2009 |
|---------------------------|-------------------|



chartered surveyors

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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 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.

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

Terms and Conditions

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions. The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

WARNING:

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" 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.

1. Information and scope of inspection

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

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

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

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

| | |
|--|--|
| Description | END-TERRACED TWO STOREY VILLA. |
| Accommodation | ON GROUND FLOOR: Entrance Hall, Lounge and Dining Room with Kitchenette off. ON FIRST FLOOR: Landing, Two Bedrooms and Bathroom with WC. |
| Gross internal floor area (m²) | 64.41 |
| Neighbourhood and location | The subjects are situated within an established residential area where surrounding properties are of mixed age, use and design. Close to Tranent town centre and therefore convenient for all residential amenities. |
| Age | Around 79 years. |
| Weather | At the time of inspection it was overcast, although dry. |
| Chimney stacks | Visually inspected with the aid of binoculars where appropriate. There is one chimney stack pertaining to the property which is located at gable elevation. It would appear to be constructed in brick and was rendered over externally. All chimney cans had been removed and flues capped with concrete slab. Flashings were formed in cement and a TV aerial had been fixed to stack. |

| | |
|---|---|
| <p>Roofing including roof space</p> | <p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>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.</p> <p>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.</p> <p>The roof is pitched and slated with tile ridging. Cement skewers had been formed at gable wallhead. There was a flat felt covered roof over rear outshot.</p> <p>Access to roof space was through hatch in landing ceiling. The roof is timber framed with timber sarking and it would appear that underslating felt has been provided. Glass wool insulation had been laid between ceiling joists.</p> |
| <p>Rainwater fittings</p> | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Rainwater gutters were cast iron half round type with both UPVC and cast iron round downpipes.</p> |
| <p>Main walls</p> | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>External walls are traditional brickwork cavity roughcasted "wet dash" externally and painted over. Cavity wall insulation has been provided. The gable wall appeared to be at least partly constructed in stone. Plain concrete sills had been provided to window openings with smooth rendered surrounds to the front elevation. The property appeared to have been originally Mid-Terraced with adjacent property having now been demolished and brick staircases constructed to gable elevation. Adequate underfloor vents appeared to have been provided, although ground levels were high adjacent to rear outshot.</p> |
| <p>Windows, external doors and joinery</p> | <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Replacement UPVC framed double glazed windows had been installed which are both full and top opening type. Both front and rear doors were timber panelled type set in timber door frames with single glazed inserts. Timber fascia-boarding had been provided to rear outshot.</p> |

Single Survey

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| External decorations | Visually inspected. External masonry had been painted over, as had rainwater goods, doors and door frames. |
| Conservatories / porches | None. |
| Communal areas | None. |
| Garages and permanent outbuildings | None. |
| Outside areas and boundaries | Visually inspected. Small garden area to front was enclosed by low rendered brick wall with wrought iron gate providing access. Elevated garden area to rear with mutual concrete steps providing access. High stone/brick walls enclosed garden to one side and rear with small brick wall to attached neighbour. The rear garden had been mainly concrete slabbed over. |
| Ceilings | Visually inspected from floor level. Ceilings were mainly lath and plaster and had been papered over with plain coving to lounge and dining room. Ceiling to rear outshot was formed in plasterboard. |
| Internal walls | Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls were a mixture of solid construction plastered on the hard and dry lined. Similarly, partitions were a mixture of solid construction plastered over and timber stud. Walls to kitchen and bathroom were partly tiled with hardboard linings to dining room and gable wall in lounge. |
| Floors including sub floors | Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Floors were suspended timber and assumed to be traditional tongue and groove floorboards over timber joists. Fitted floor coverings had been provided throughout. No access was available to any sub floor area. |
| Internal joinery and kitchen fittings | Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Small plain softwood skirtings and door frames throughout with timber framed part single glazed doors to lounge, dining room and bathroom, having flush panelled doors to bedrooms. Timber stair |

Single Survey

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| | <p>provided access to first floor areas and a plain timber handrail had been fixed to both walls. Cupboards both under and over stair were fitted with timber louvre doors. A built-in wardrobe was provided to main bedroom with mirrored sliding doors and was shelved and railed internally. Adequate floor and wall mounted units had been provided within kitchenette and through to dining room.</p> |
| <p>Chimney breasts and fireplaces</p> | <p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>All fireplaces within the property had been removed and built-up. A timber surround had, however, been formed in lounge which was fitted with electric fire.</p> |
| <p>Internal decorations</p> | <p>Visually inspected.</p> <p>The majority of walls and ceilings were papered and emulsioned over. Internal woodwork was mainly gloss painted, although timber louvre doors were stained/varnished.</p> |
| <p>Cellars</p> | <p>None.</p> |
| <p>Electricity</p> | <p>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.</p> <p>Mains supply with single rate meter and fusebox located in small cupboard at foot of stairs. Visible wiring was of UPVC coated cabling with 13 amp power sockets throughout the property.</p> |
| <p>Gas</p> | <p>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.</p> <p>Mains supply with meter located in external box to front elevation.</p> |
| <p>Water, plumbing, bathroom fittings</p> | <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains supply with stopcock located in dining room adjacent to kitchenette access. Visible pipework was of UPVC and copper materials. A lagged UPVC cold water storage tank was located in roof space. Modern coloured sanitary fittings had been provided to bathroom with tap shower over bath.</p> |

Single Survey

| | |
|--|---|
| Heating and hot water | <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Gas fired central heating is provided by wall mounted Worcester boiler which was located in cupboard over stair and supplies radiators which are located throughout the property which were fitted with thermostatic valves. The boiler is combination type and also provides instantaneous hot water.</p> |
| Drainage | <p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to main public sewer.</p> |
| Fire, smoke and burglar alarms | <p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains powered smoke alarms had been provided to hall and upper landing. Battery powered smoke alarms had been provided to dining room and upper landing.</p> |
| Any additional limits to inspection | <p>At the time of inspection the subjects were vacant, although all floors were covered. My inspection was consequently restricted.</p> |

Sectional Diagram showing elements of a typical house




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


Single Survey


2. Condition


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

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

|  Structural movement | |
|---|--|
| Repair category | 1 |
| Notes | No obvious evidence of movement noted within the limitations of my inspection. |

|  Dampness, rot and infestation | |
|--|--|
| Repair category | 1 |
| Notes | Woodworm infestation was noted to roof timbers and there is a risk that further infestation exists in concealed areas of the building. Ideally, woodwork infestation should be treated using guaranteed methods. |

|  Chimney stacks | |
|--|--|
| Repair category | 1 |
| Notes | Cracking was noted to render and cement flashings. |

|  Roofing including roof space | |
|--|---|
| Repair category | 1 |
| Notes | A few broken slates were noted. Flat roof of rear outshot is finished in a material with a limited life, although it would appear to have been recently replaced and there is no indication of rain penetration. There was evidence of dampness to roof timbers at gable wallhead and adjacent stonework is soft and deteriorating. It is important to remedy water ingress timeously to prevent deterioration of the building. |

Single Survey



Rainwater fittings

| | |
|------------------------|------------------------------------|
| Repair category | 1 |
| Notes | No significant defects were noted. |



Main walls

| | |
|------------------------|------------------------------------|
| Repair category | 1 |
| Notes | No significant defects were noted. |



Windows, external doors and joinery

| | |
|------------------------|------------------------------------|
| Repair category | 1 |
| Notes | No significant defects were noted. |



External decorations

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | Paintwork to external masonry had been patched and was mis-matched. External paintwork generally will require regular repainting to prevent deterioration. |



Conservatories/porches

| | |
|------------------------|-------|
| Repair category | - |
| Notes | None. |



Communal areas

| | |
|------------------------|-------|
| Repair category | - |
| Notes | None. |



Garages and permanent outbuildings

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | Felt roof coverings to outhouse will have a limited life and rainwater downpipe requires to be refixed. |

Single Survey



Outside areas and boundaries

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | Garden walls were seen to be weathered and damaged with areas of missing pointing. |



Ceilings

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | Whilst ceilings had been papered over to increase stability, there is evidence of cracking and uneven areas. The strength of this type of ceiling depends on how well the plaster keys into the laths. Small cracks in this type of ceiling can develop into a large repair also. Cracking to plasterboard joints and to edge where ceiling abuts external walls within outshot which are considered to be the result of expansion and contraction following changes in temperature and moisture content. Cracking of this type is considered to be cosmetic and can usually be made good during the normal course of redecoration. |



Internal walls

| | |
|------------------------|------------------------------------|
| Repair category | 1 |
| Notes | No significant defects were noted. |



Floors including sub-floors

| | |
|------------------------|-------------------------------------|
| Repair category | 1 |
| Notes | A few loose floorboards were noted. |



Internal joinery and kitchen fittings

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | Typical wear and tear was evident. Glass within glazed doors is unlikely to be safety type. |



Chimney breasts and fireplaces

| | |
|------------------------|-------|
| Repair category | - |
| Notes | None. |

Single Survey



Internal decorations

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | It is likely that an incoming occupier will wish to redecorate in accordance with personal taste and requirements. |



Cellars

| | |
|------------------------|-------|
| Repair category | - |
| Notes | None. |



Electricity

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | There are aspects of the electrical installation which may not satisfy current day needs and, in particular, fusebox was noted to be older type. It is recommended that all electrical installations be checked every five years to keep up to date with frequent changes in safety regulations. |



Gas

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | It is assumed that all gas appliances were installed in accordance with regulations in force at the time. |



Water, plumbing and bathroom fittings

| | |
|------------------------|---------------------------------------|
| Repair category | 1 |
| Notes | Shower screen was seen to be missing. |



Heating and hot water

| | |
|------------------------|---------------------------|
| Repair category | 1 |
| Notes | No obvious defects noted. |



Drainage

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | No obvious surface evidence of chokage or leakage. |

Single Survey

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

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

Single Survey

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

| Matters for a solicitor or licensed conveyancer |
|---|
| None. |

| Estimated reinstatement cost for insurance purposes |
|---|
| ONE HUNDRED AND TWENTY THOUSAND POUNDS (£120,000). |

| Valuation and market comments |
|--|
| ONE HUNDRED AND THIRTY THOUSAND POUNDS (£130,000). Prevailing market conditions are slow, although there has been a slight increase in the number of completed transactions within the past few months. |

| | |
|---------------|---|
| Signed | Security Print Code [368495 = 8626] Electronically signed |
|---------------|---|

| | |
|----------------------|---------------|
| Report author | GORDON STUART |
|----------------------|---------------|

| | |
|---------------------|---------|
| Company name | DM Hall |
|---------------------|---------|

| | |
|----------------|---|
| Address | 35 Bridge Street, Musselburgh, EH21 6AA |
|----------------|---|

| | |
|-----------------------|-------------------|
| Date of report | 4th November 2009 |
|-----------------------|-------------------|

Mortgage Valuation Report

DM HALL

chartered surveyors

Property Address

Address 8 NEW ROW, TRANENT, EH33 2AA
Seller's Name S MACDONALD, A SCOTT & W GORDON
Date of Inspection 26th October 2009

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

Brick outhouse with flat felt covered roof.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

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

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

Service Connections

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

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

Brief description of Central Heating:

Gas fired with radiators.

Site

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

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

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The subjects would appear to have been adequately maintained in the past and were generally considered to be in reasonable condition consistent with age and type. Some repairs were noted, although these were generally of a minor nature and would normally be remedied during the course of routine maintenance works. It is, however, recommended that cause of dampness to roof timbers be investigated and appropriate repair works carried out. It is also assumed that previous treatment works have been carried out for woodwork infestation and appropriate guarantees can be made available.

At the time of inspection the subjects were vacant, although all floors were covered. My inspection was consequently restricted.

Essential Repairs

None.

Estimated cost of essential repairs £ Retention recommended? Yes No Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property forms suitable security for normal mortgage purposes.

Valuations

Market value in present condition £ 130,000
Market value on completion of essential repairs £ N/A
Insurance reinstatement value £ 120,000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)
Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £
Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [368495 = 8626]
Electronically signed by:-
Surveyor's name GORDON STUART
Professional qualifications MRICS
Company name DM Hall
Address 35 Bridge Street, Musselburgh, EH21 6AA
Telephone 0131 665 6782
Fax 0131 653 6485
Report date 4th November 2009



Property Questionnaire



property questionnaire

| | |
|---|--|
| Property address | 8 NEW ROW TRANENT EAST LOTHIAN EH33 2AA |
| Sellers(s) | ALISON R. SCOTT WILLIAM J GORDON + SHEILA A MACDONALD |
| Completion date of property questionnaire | 25 OCTOBER 2009 |



Note for sellers

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

Information to be given to prospective buyer(s)

| | | |
|----|--|-------------------------------------|
| 1. | Length of ownership | |
| | How long have you owned the property? | 10 YEARS |
| 2. | Council tax | |
| | Which Council Tax band is your property in? (Please circle) | |
| | A B C D E F G H | |
| 3. | Parking | |
| | What are the arrangements for parking at your property? | |
| | (Please tick all that apply) | |
| | • Garage | <input type="checkbox"/> |
| | • Allocated parking space | <input type="checkbox"/> |
| | • Driveway | <input type="checkbox"/> |
| | • Shared parking | <input type="checkbox"/> |
| | • On street | <input checked="" type="checkbox"/> |
| | • Resident permit | <input type="checkbox"/> |
| | • Metered parking | <input type="checkbox"/> |
| | • Other (please specify): | <input type="text"/> |
| 4. | Conservation area | |
| | Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)? | Yes/No/ Don't know |



| | | |
|----|--|---------------|
| 5. | Listed buildings | Yes/No |
| | 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)? | |
| 6. | Alterations/additions/extensions | |
| a. | (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u> , please describe below the changes which you have made: | Yes/No |
| | (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <u>If you have answered yes</u> , the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them: | Yes/No N/A |
| b. | Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u> , please answer the three questions below: | Yes/No |
| | (i) Were the replacements the same shape and type as the ones you replaced? | Yes/No |
| | (ii) Did this work involve any changes to the window or door openings? | Yes/No |
| | (iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): UPSTAIRS WINDOWS 'TILT AND TURN' - PREVIOUSLY ONLY TOP TOP HOPPERS OPENED ALL DOUBLE GLAZING INSTALLED 2001 2003 | |
| | Please give any guarantees which you received for this work to your solicitor or estate agent. | |



| | | |
|----|--|--------------------|
| 7. | Central heating | |
| a. | <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><u>If you have answered yes or partial – what kind of central heating is there?</u> (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p>GAS FIRED WITH COMBI BOILER</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p> | Yes/No/ Partial |
| | i) When was your central heating system or partial central heating system installed? | 2006 |
| | (ii) Do you have a maintenance contract for the central heating system? | |
| | <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> | Yes/No |
| | (iii) When was your maintenance agreement last renewed? (Please provide the month and year). | |
| 8. | Energy Performance Certificate | |
| | Does your property have an Energy Performance Certificate which is less than 10 years old? | Yes/No |
| 9. | Issues that may have affected your property | |
| a. | <p>Has there been any storm, flood, fire or other structural damage to you property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p> | Yes/No Yes/No |
| b. | <p>Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:</p> | Yes/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 | ✓ GAS | SCOTTISH POWER |
| Water mains or private | MAINS | ELCOUNCIL/ SCOTTISH WATER |
| water supply | | |
| Electricity | ✓ | SCOTTISH POWER |
| Mains drainage | ✓ | ELCOUNCIL/ SCOTTISH WATER |
| Telephone | LINE TO HOUSE - NOT CURRENTLY CONNECTED | |
| Cable TV or satellite | NO | |
| Broadband | NO | |

b. Is there a septic tank system at your property?

Yes/No

If you have answered yes, please answer the two questions below:

(i) Do you have appropriate consents for the discharge from your septic tank?

Yes/No/
Don't Know

(ii) Do you have a maintenance contract for your septic tank?

Yes/No

If you have answered yes, please give details of the company with which you have a maintenance contract:



| | | |
|-----|---|---------------------------|
| 11. | | |
| 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><u>If you have answered yes, please give details:</u></p> | Yes/No/ Don't Know |
| b. | <p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p> | Yes/No/ Not applicable |
| c. | <p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property? <i>FLAT ROOF OVER EXTENSION REMOVED 2004?</i></p> | Yes/No |
| 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><u>If you have answered yes, please give details:</u></p> | Yes/No |
| 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><u>If you have answered yes, please give details:</u></p> | Yes/No |
| 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 which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p> | Yes/No |



| | | |
|-----|---|--|
| 12. | Charges associated with your property | |
| a. | Is there a factor or property manager for your property? <u>If you have answered yes</u> , please provide the name and address, and give details of any deposit held and approximate charges: | Yes/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? | Yes/No/ Don't Know Yes/No/ Don't Know |
| c. | Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund. N/A | |
| 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? <u>If you have answered yes</u> , please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property. | Yes/No |
| | Treatment of damp was carried out to gable walls of the living and dining room by Kingston Property Preservation which has a 30 year guarantee. | |



| | | | | | | |
|--------|--|--------|-----|------------|------------------|------|
| b. | <p>As far as you are 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> | Yes/No | | | | |
| 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 please <u>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.</p> <p>Guarantees are held by:</p> | Yes/No | | | | |
| 14. | | | | | | |
| a. | Are there any guarantees or warranties for any of the following: | | | | | |
| (i). | Electrical work | No | Yes | Don't know | With title deeds | Lost |
| (ii). | Roofing | No | Yes | Don't know | With title deeds | Lost |
| (iii). | Central heating | No | Yes | Don't know | With title deeds | Lost |
| (iv). | National House Building Council (NHBC) | No | Yes | Don't know | With title deeds | Lost |
| (v). | Damp course | No | Yes | Don't know | With title deeds | Lost |
| (vi). | Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy) | No | Yes | Don't know | With title deeds | Lost |
| 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> | | | | | |



| | | |
|---|---|--------|
| c. | Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details: | N/A |
| 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: | 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? | Yes/No |
| b. | that affects your property in some other way? | Yes/No |
| c. | that requires you to do any maintenance, repairs or improvements to your property? | Yes/No |
| If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property. | | |

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

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

Signature(s): Alison R Scott William J Gordon
Shirley Macdonald

Date: 25 October 2009

for more information call:
0131 477 6000
or visit www.dmhall.co.uk

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