

espc::home report



26 Milnacre
EDINBURGH
EH6 5TD

23/10/2012

Home Report Index

1. Single Survey
2. Energy Report
3. Property Questionnaire



SINGLE SURVEY

survey report on:

Property address	26 Milnacre Edinburgh EH6 5TD
-------------------------	-------------------------------------

Customer	Ms S Cann
-----------------	-----------

Customer address	26 Milnacre Edinburgh EH6 5TD
-------------------------	-------------------------------------

Prepared by	Nick Bonnar, MRICS
--------------------	--------------------



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	The subjects comprise a purpose built two story mid terraced villa with garden grounds.
Accommodation	Ground floor: Entrance vestibule, lounge, kitchen. First Floor: Landing, bedroom and bathroom.
Gross internal floor area (m²)	43m ²
Neighbourhood and location	The property is located within the Bonnington district of Edinburgh approximately 1 north of the city centre, where surrounding properties are mixed in both age and character. All amenities can be found close by.
Age	24 years
Weather	Fair.
Chimney stacks	None



Roofing including roof space	<p>The roof is of pitched timber truss design and covered with tiles.</p> <p>Access to the roof space is via a hatch located on the first floor landing. The inspection was limited due to stored items and laid insulation.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p> <p><i>Where flat roofs exist they were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3 metre ladder externally.</i></p> <p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access from a 3 metre ladder within the property.</i></p> <p><i>Fixed access hatches will not be opened.</i></p>
Rainwater fittings	<p>The rainwater fittings are of upvc. plastic type.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>The walls are of traditional cavity brick/block construction with a render finish externally.</p> <p><i>Visually inspected with the aid of binoculars. Foundations and concealed parts were not exposed or inspected.</i></p>
Windows, external doors and joinery	<p>Windows are of replacement upvc. framed double glazed units. Doors are of similar design.</p> <p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p>
External decorations	<p>External timbers and metal work are paint finished.</p> <p><i>Visually inspected.</i></p>
Conservatories / porches	<p>Not applicable.</p> <p><i>Visually inspected where appropriate.</i></p>
Communal areas	<p>Not applicable.</p> <p><i>Circulation areas visually inspected where appropriate.</i></p>
Garages and permanent outbuildings	<p>Not applicable.</p> <p><i>Visually inspected where appropriate.</i></p>



Outside areas and boundaries	<p>The property benefits from garden grounds to the front and rear. Boundaries are of timber fences.</p> <p><i>Visually inspected where appropriate.</i></p>
Ceilings	<p>The ceilings are plasterboard.</p> <p><i>Visually inspected from floor level.</i></p>
Internal Walls	<p>The internal walls are of timber studwork framed construction and lined with plasterboard.</p> <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>
Floors including sub floors	<p>Floor coverings have restricted the inspection although flooring is assumed of suspended timber design.</p> <p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>Whenever possible, access is taken to sub-floor areas having a minimum clearance of 1 metre between underside of floor joists and solum as determined from the access hatch.</i></p> <p><i>Otherwise, sub-floor areas were inspected only to the extent visible from a readily accessible hatch by way of an inverted head and shoulders inspection at the access point.</i></p> <p><i>Fixed access hatches will not be opened.</i></p>
Internal joinery and kitchen fittings	<p>Internal joinery is of original design comprising timber sections which are paint finished.</p> <p>The kitchen provides an adequate amount of wall and floor mounted units with worktop surfaces.</p> <p><i>Built-in cupboards were looked into but no stored items were moved.</i></p> <p><i>Kitchen units were visually inspected excluding appliances.</i></p>
Chimney breasts and fireplaces	<p>Not applicable.</p> <p><i>Visually inspected where appropriate. No testing of the flues or fittings was carried out.</i></p>
Internal decorations	<p>Internal decorations are based on emulsion paint and wallpaper finishes.</p> <p><i>Visually inspected where appropriate.</i></p>



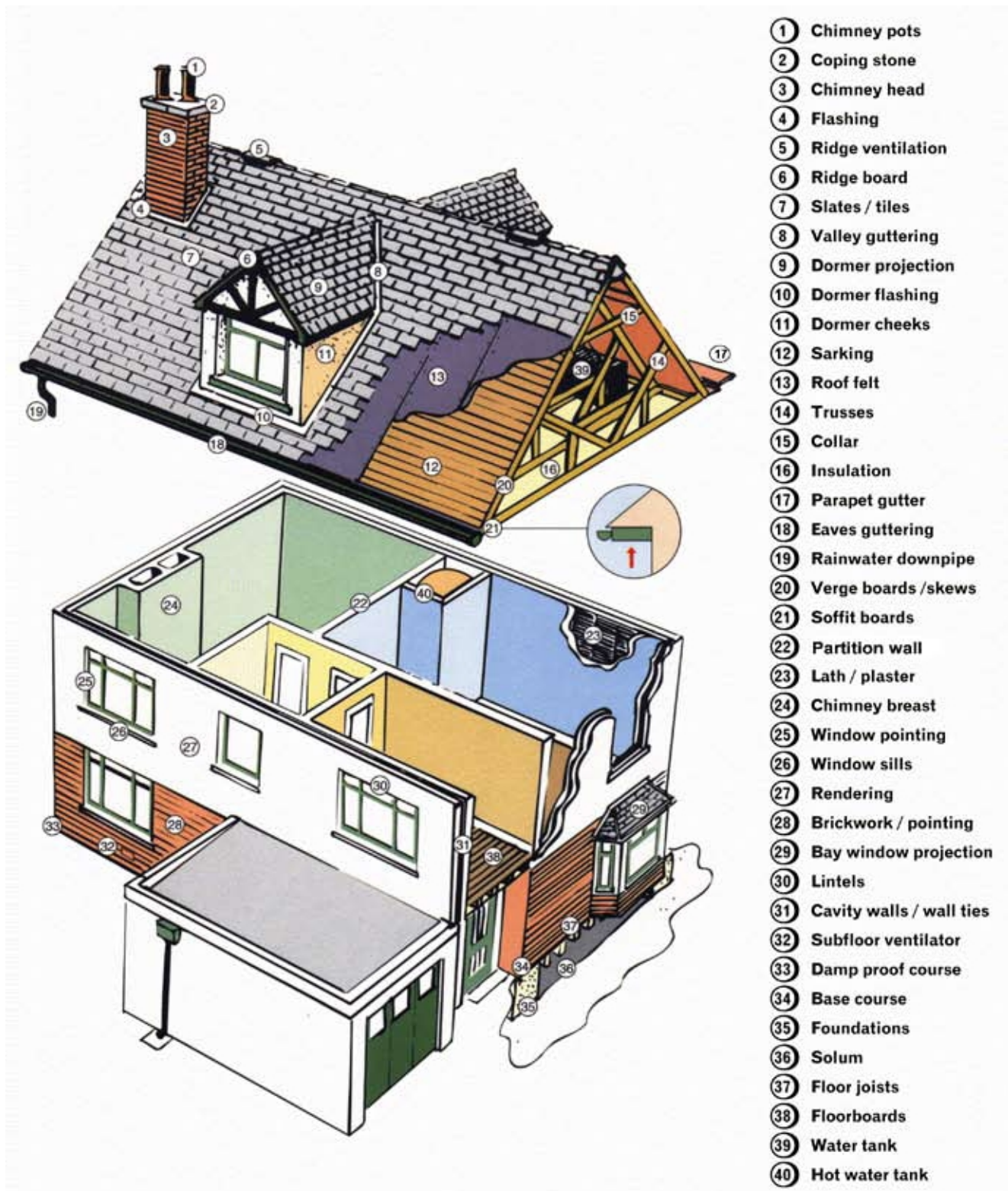
Cellars	<p>Not applicable.</p> <p><i>Visually inspected where there was safe and purpose-built access.</i></p>
Electricity	<p>Mains electricity is connected with power points located throughout the property. The electrical switchgear is located in the cupboard off the entrance vestibule.</p> <p><i>Accessible 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 or 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>
Gas	<p>Gas is supplied from the mains.</p> <p><i>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 or 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>
Water, plumbing, bathroom fittings	<p>Where visible, plumbers pipe work is run in copper and plastic materials. The bathroom provides adequate fittings comprising bath with shower over, sink and toilet.</p> <p><i>Visual inspection of the accessible pipe work, water tanks, cylinders and fittings without removing any insulation.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p>
Heating and hot water	<p>Central heating is by way of a gas fired boiler serving panel radiators located through the property. Domestic hot water is assumed supplied from the central heating system on a direct demand basis.</p> <p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p>
Drainage	<p>The property is believed to be connected to mains drainage.</p> <p><i>Drainage covers etc were not lifted.</i></p> <p><i>Neither drains nor drainage systems were tested.</i></p>



Fire, smoke and burglar alarms	<p>Smoke detection devices were noted although not tested at the time of inspection.</p> <p><i>Visually inspected where appropriate.</i></p> <p><i>No tests whatsoever were carried out to the system or appliances.</i></p>
Any additional limits to inspection	<p>The property was inspected within the limits imposed. At the time of inspection the property was occupied, fully furnished with floor coverings fitted throughout. Stored items were not removed from inbuilt cupboards.</p> <p>Where walls are lined internally, for example with plasterboard or timber, the structure behind the lining could not be tested with an electronic moisture meter.</p> <p>Roof coverings have been inspected from ground level only.</p> <p>The inspection of the roof space was limited to a head and shoulders inspection only due to stored items and laid insulation.</p> <p>No access was gained to any sub-floor area within the property.</p> <p><i>In the case of flats, only the subject flat and internal communal areas giving access to the flat were inspected.</i></p> <p><i>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.</i></p> <p><i>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.</i></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.



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 visible evidence of significant structural movement was noted within the limitations of the inspection.
Dampness, rot and infestation	
Repair category	1
Notes	Where accessible, random testing was carried out with an electronic moisture meter throughout the property. No significant signs of dampness were noted.
Chimney stacks	
Repair category	Not applicable
Notes	
Roofing including roof space	
Repair category	1
Notes	The inspection of the roof space was restricted, although no significant defects were noted. The roof coverings appear to be in satisfactory condition.
Rainwater fittings	
Repair category	1
Notes	The rainwater goods are satisfactory. Localised leakage and vegetation growth was noted.
Main walls	
Repair category	1
Notes	The walls are satisfactory.
Windows, external doors and joinery	
Repair category	1
Notes	The windows and doors were found to be satisfactory.
External decorations	
Repair category	1
Notes	The external decorations are satisfactory. Localised weathering was noted to timbers.



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.

Conservatories/porches	
Repair category	Not applicable
Notes	
Communal areas	
Repair category	Not applicable
Notes	
Garages and permanent outbuildings	
Repair category	Not applicable
Notes	
Outside areas and boundaries	
Repair category	1
Notes	Garden grounds and boundary demarcations are in fair repair.
Ceilings	
Repair category	1
Notes	The ceilings are satisfactory.
Internal walls	
Repair category	1
Notes	The internal walls are in reasonable condition for their age.
Floors including sub-floors	
Repair category	1
Notes	The floors are satisfactory.
Internal joinery and kitchen fittings	
Repair category	1
Notes	Internal joinery is of original design and appears generally serviceable. Doors, skirtings and facings etc have suffered wear consistent with age.
Chimney breasts and fireplaces	
Repair category	Not applicable
Notes	
Internal decorations	
Repair category	1
Notes	The internal decorations are satisfactory.



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.

Cellars	
Repair category	Not applicable
Notes	
Electricity	
Repair category	2
Notes	The installation appears largely original. It should be appreciated that only the most recently constructed or re-wired properties will have installations that fully comply with present day regulations. It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check.
Gas	
Repair category	1
Notes	The gas installation appears to be generally commensurate with the age of the installation. The gas meter and supply should be checked on an annual basis. All gas appliances should be subject to an initial safety check prior to use.
Water, plumbing and bathroom fittings	
Repair category	1
Notes	The plumbing installation and bathroom fittings appeared generally satisfactory commensurate with its type and age.
Heating and hot water	
Repair category	1
Notes	The system was switched off at the time of inspection, but no obvious defects were noted.
Drainage	
Repair category	1
Notes	The above ground drainage pipes appeared satisfactory.



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	–
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	–
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	2
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.



3. Accessibility Information

Guidance notes on accessibility information

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

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

1. Which floor(s) is the living accommodation on?	Ground Floor
2. Are there three steps or fewer to a main entrance door of the property?	Yes <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 checked="" type="checkbox"/> No <input 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

The tenure is understood to be Outright Ownership.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries.

Replacement windows have been installed. It has been assumed the windows comply with local authority guidelines or relaxation of the guidelines would be made available.

It is understood a small maintenance charge is applicable for upkeep/maintenance of common areas within the development. All details of the maintenance charge should be established prior to purchase.

The subject development sits adjacent to the Water of Leith. Improvements to the flood prevention measures have recently taken place. It is understood the subject property has not been adversely effected in this regard.

The property benefits from an area of private garden to the front and rear. It is always sensible when purchasing any property to find out who owns all boundaries and who is responsible for their maintenance. Your legal advisors will obtain this information.


Estimated reinstatement cost for insurance purposes

£85,000 (Eighty Five Thousand Pounds)

Valuation and market comments

In its present condition the opinion of valuation for the Outright Ownership interest of the property with vacant possession on the 19th of October 2012 is £110,000 (One hundred and ten thousand pounds sterling).



Report author	Nick Bonnar, MRICS
Address	Harvey Donaldson & Gibson 8 Manor Place Edinburgh Lothian EH3 7DD
Signed	
Date of report	23/10/2012

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

- the Purchaser; and
- the professional advisers of any of these.

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid.

Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- 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.

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

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



VALUATION REPORT

Addendum to the Single Survey on

**26 Milnacre
Edinburgh
EH6 5TD**

RESIDENTIAL PROPERTY VALUATION REPORT

This document provides the information which a mortgage lender will require in considering the suitability of the property for mortgage purposes. It should be noted however that most lenders will require the report to be retyped onto their own report formats. You should contact your agent or HDG for further advice in this respect.



VALUATION REPORT

Property Address: 26 Milnacre Edinburgh EH6 5TD

Seller's Name(s) Ms S Cann

Date of Inspection 19/10/2012

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 ☐ No. of units in block ☐ Lift provided? ☐ Yes ☐ No

Approximate year of construction 1988

Tenure ☒ Absolute Ownership ☐ Leasehold
Ground Rent £ Unexpired Years

Accommodation - (specify number of rooms)

Living Room/s Bedroom/s Kitchen/s Bathroom/s WCs Other (Specify in General Remarks)

Gross Floor Area (Excluding garages & outbuildings) Internal sq.m External sq.m

Residential Element - greater than 40% ☒ Yes ☐ No

Garage/Parking ☐ Single garage ☐ Double garage ☐ Parking space On site? ☐ Yes ☐ No
☒ No garage / garage space / parking space

Permanent Outbuildings

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 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
Gas: ☒ Mains ☐ Private ☐ None **Electricity:** ☒ Mains ☐ Private ☐ None
Central Heating ☒ Yes ☐ Partial ☐ None Brief Description: Full Gas System

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, please comment in General Remarks

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

General Remarks

The general condition of the property appears consistent with its age and type of construction, but some works of repair and maintenance are required.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries.

Replacement windows have been installed. It has been assumed the windows comply with local authority guidelines or relaxation of the guidelines would be made available.

It is understood a small maintenance charge is applicable for upkeep/maintenance of common areas within the development. All details of the maintenance charge should be established prior to purchase. (Continued)

Essential Repairs

None.

Estimated cost of essential repairs £

Retention recommended ☐ Yes ☒ No

Amount £

Comment on Mortgageability

This property forms suitable security for normal lending purposes.

Valuations

Market value in present condition

£ 110,000

Market value on completion of essential repairs

£

Insurance Reinstatement Value

£ 85,000

(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



Date

23/10/2012

Valuer's Name

Nick Bonnar

Company Name

Harvey Donaldson & Gibson

Professional Qualifications

MRICS

Address

8 Manor Place
Edinburgh
Lothian EH3 7DD

Telephone Number

0845 5553131

Fax Number

01908 228710



VALUATION REPORT

Property Address: 26 Milnacre Edinburgh EH6 5TD
Seller's Name(s) Ms S Cann
Date of Inspection 19/10/2012

General Remarks (continued)

The subject development sits adjacent to the Water of Leith. Improvements to the flood prevention measures have recently taken place. It is understood the subject property has not been adversely effected in this regard.

The property benefits from an area of private garden to the front and rear. It is always sensible when purchasing any property to find out who owns all boundaries and who is responsible for their maintenance. Your legal advisors will obtain this information.

*** End of Report ***



ENERGY REPORT

Property address	26 Milnacre Edinburgh EH6 5TD
Customer	Ms S Cann
Customer address	26 Milnacre Edinburgh EH6 5TD
Prepared by	Nick Bonnar, MRICS

Energy Performance Certificate (EPC)

26 MILNACRE, EDINBURGH, EH6 5TD

Dwelling type: Mid-terrace house
Date of assessment: 19 October 2012
Date of certificate: 23 October 2012
Total floor area: 43 m²

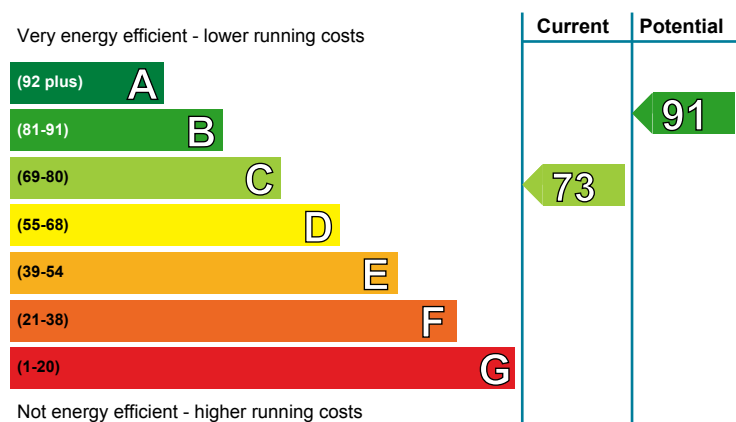
Reference number: 9180-2881-7100-9392-5661
Type of assessment: RdSAP, existing dwelling
Primary Energy Indicator: 203 kWh/m²/year
Main heating and fuel: Boiler and radiators, mains gas

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*	£1,299	See your recommendations report for more information
Over 3 years you could save*	£132	

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

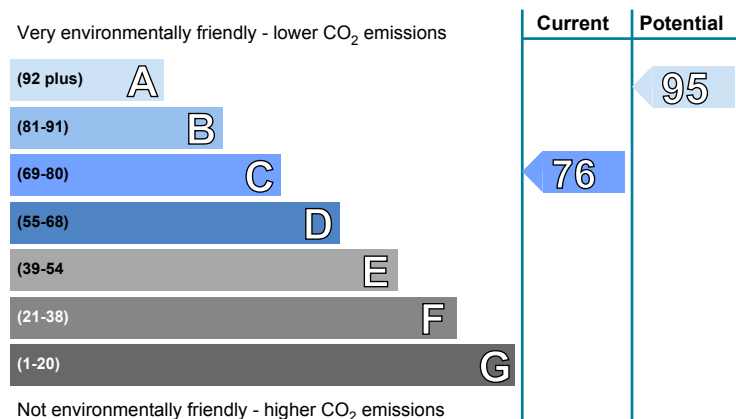


Energy Efficiency Rating

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

Your current rating is **band C (73)**. 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.

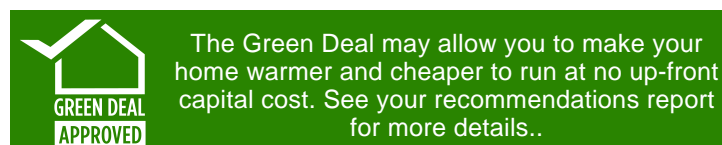
Your current rating is **band C (76)**. The average rating for a home in Scotland is **band D (59)**.

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 Low energy lighting	£35	£69	
2 Solar water heating	£4,000 - £6,000	£63	✓
3 Solar photovoltaic (PV) panels	£9,000 - £14,000	£600	✓

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.



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, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 100 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
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 for 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 1.7 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 1.1 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	£981 over 3 years	£993 over 3 years	
Hot water	£159 over 3 years	£96 over 3 years	
Lighting	£159 over 3 years	£78 over 3 years	
Totals	£1,299	£1,167	

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 your local Energy Saving Scotland advice centre which can be contacted on 0800 512 012. 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 Low energy lighting for all fixed outlets	£35	£23	C 74	C 78	
2 Solar water heating	£4,000 - £6,000	£21	C 75	C 80	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£200	B 90	A 94	✓
4 Wind turbine	£1,500 - £4,000	£19	B 91	A 95	✓

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.energysavingtrust.org.uk/scotland or contact the Scottish Green Deal advice service at your local Energy Saving Scotland advice centre on 0800 512 012.

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact your local Energy Saving Scotland advice centre on 0800 512 012 or go to www.energysavingtrust.org.uk/scotland.

energy
saving
trust

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

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

1 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.

2 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

3 Solar photovoltaic (PV) panels

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

4 Wind turbine

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

Low and zero carbon energy sources

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

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

Your home's heat demand

For most homes, the vast majority of energy costs come from heating the home. Where applicable to your home, the table below shows the energy that could be saved by insulating the attic and walls, based upon the typical energy use for this building. Numbers shown in brackets are the reduction in energy use possible from each improvement measure.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	4,327	(265)	N/A	N/A
Water heating (kWh per year)	1,159			

About this document

The Energy Performance Certificate and Recommendations Report for this dwelling were produced following an energy assessment undertaken by an assessor accredited by Harvey Donaldson and Gibson, www.cwsurveyors.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.

Assessor's name:	Nicholas Bonnar
Assessor membership number:	NGIS802001
Company name/trading name:	Harvey Donaldson and Gibson
Address:	2 Boundary Court Willow Farm Business Park Derbyshire DE74 2NN
Phone number:	0870 2244463
Email address:	epcaudit@cwsurveyors.co.uk
Related party disclosure:	Employed by the professional dealing with the property transaction

This Certificate and report will be available to view online by any party with access to the report reference number 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 shared with third parties for purposes other than the sale or rental of the property, please notify the assessor listed above 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.

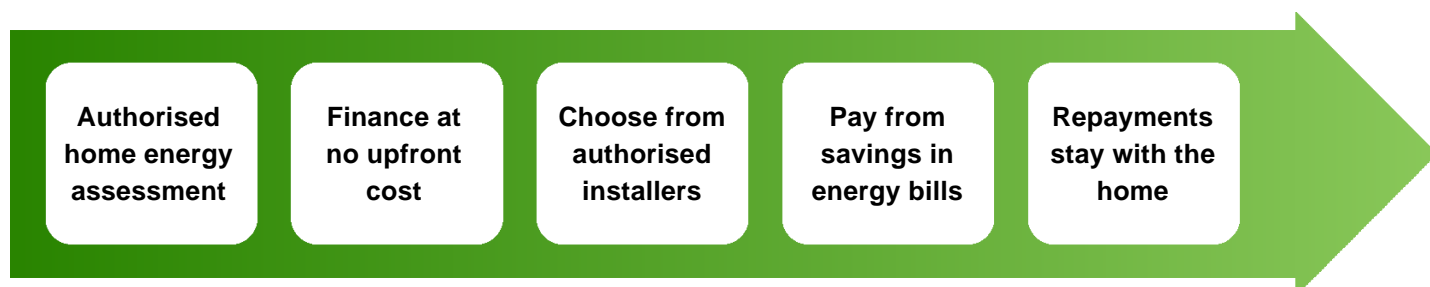
Opportunity to benefit from a Green Deal on this property

The Green Deal may enable tenants or owners to improve the property they live in to make it more energy efficient, more comfortable and cheaper to run, without having to pay for the installation work upfront.

This report identifies which measures recommended for this property are eligible for Green Deal finance. You can choose which measures you want and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised installer. You pay for the improvements over time through your electricity bill, at a level no greater than the estimated savings to energy bills. If you move home, the Green Deal charge stays with the property and the repayments pass to the new bill payer.

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

To find out how you could use Green Deal finance to improve your property, visit www.energysavingtrust.org.uk/scotland or contact the Scottish Green Deal advice service at your local Energy Saving Scotland advice centre on 0800 512 012.



Property Questionnaire

Property Address	26 Milnacre EDINBURGH EH6 5TD
-------------------------	---------------------------------------------

Seller(s)	Ms Sally Cann
------------------	---------------

Completion date of property questionnaire	16/10/2012
--------------------------------------------------	------------

1 Length of ownership

How long have you owned the property?

12 years 6 months

2 Council tax

Which Council Tax band is your property in?

C

3 Parking

What are the arrangements for parking at your property?

(Please tick all that apply)

Garage ☐

Allocated parking space ☐

Driveway ☐

Shared parking ☒

On street ☐

Resident permit ☐

Metered parking ☐

Other (please specify)

4 Conservation area

Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?

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)?

No

6 Alterations/additions/extensions

- a.(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?

No

If you have answered yes, please describe below the changes which you have made:

- (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:

- b. Have you had replacement windows, doors, patio doors or double glazing installed in your property?

Yes

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

- (i) Were the replacements the same shape and type as the ones you replaced?

Yes

- (ii) Did this work involve any changes to the window or door openings?

No

- (iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):

Please give any guarantees which you received for this work to your solicitor or estate agent.

7 Central heating

- a. Is there a central heating system in your property?

(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).

Yes

If you have answered yes or partial — what kind of central heating is there?

(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).

Gas fired

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

- (i) When was your central heating system or partial central heating system installed?

Before I moved in, I assume from when house built

- (ii) Do you have a maintenance contract for the central heating system?

Yes

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

Scottish Gas

- (iii) When was your maintenance agreement last renewed?

(Please provide the month and year).

07/2012

8 Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes

9 Issues that may have affected your property

- a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

No

If you have answered yes, is the damage the subject of any outstanding insurance claim?

- b. Are you aware of the existence of asbestos in your property?

No

If you have answered yes, please give details:

10 Services

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

Services	Connected	Supplier
Gas or liquid petroleum gas	<input checked="" type="checkbox"/>	E-on
Water mains or private water supply	<input checked="" type="checkbox"/>	Not known
Electricity	<input checked="" type="checkbox"/>	Scottish Power
Mains drainage	<input checked="" type="checkbox"/>	Not known
Telephone	<input checked="" type="checkbox"/>	Virgin Media
Cable TV or satellite	<input checked="" type="checkbox"/>	Virgin Media
Broadband	<input checked="" type="checkbox"/>	Virgin Media

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

No

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

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

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

11 Responsibilities for shared or common areas

a. Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?

Yes

If you have answered yes, please give details:

Shared garden to rear. Properties backing on to this each contribute money to pay for grass maintenance. Cost approx. £45 per annum

b. Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?

Not applicable

If you have answered yes, please give details:

c. Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

No

d. Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?

No

If you have answered yes, please give details:

e. As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?

No

If you have answered yes, please give details:

f. As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the

land is privately-owned.)

No

If you have answered yes, please give details:

12 Charges associated with your property

- a. Is there a factor or property manager for your property?

No

- b. Is there a common buildings insurance policy?

No

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?

- c. Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.

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?

No

If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.

- b. As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

No

If you have answered yes, please give details:

- c. If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?

If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate., 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 and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.

Guarantees are held by:

14 Guarantees

- a. Are there any guarantees or warranties for any of the following:

- (i) Electrical work

No

- (ii) Roofing
No
- (iii) Central heating
No
- (iv) National House Building Council (NHBC)
No
- (v) Damp course
No
- (vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)
No
- b. If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):
 - (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)
- c. Are there any outstanding claims under any of the guarantees listed above?

If you have answered yes, please give details:

15 **Boundaries**

So far as you are aware, has any boundary of your property been moved in the last 10 years?

No

If you have answered yes, please give details:

16 **Notices that affect your property**

In the past three years have you ever received a notice:

- a. advising that the owner of a neighbouring property has made a planning application?
No
- b. that affects your property in some other way?
No
- c. that requires you to do any maintenance, repairs or improvements to your property?
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.