



# Home Report

One triangle, all angles covered

RESIDENTIAL / COMMERCIAL / PROPERTY & CONSTRUCTION

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# Scottish Single Survey

# Single Survey

survey report on:

Property address	15b Holehouse Road LARGS KA30 9JH
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Customer	Flavia Pascariello
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Customer address	15b Holehouse Road LARGS KA30 9JH
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Prepared by	Shepherd Chartered Surveyors
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Date of inspection	14/07/2022
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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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, 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 to the Seller. It is the responsibility of the Seller to ensure that the amended Report is transmitted to every prospective Purchaser.

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

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.

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.

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

# Terms and Conditions

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 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.

## 1.5 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.

## 1.6 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.

# Terms and Conditions

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.

## 1.7 PRECEDENCE

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

## 1.8 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 "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.

### 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.

# Terms and Conditions

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.

<b>Description</b>	The subjects comprise a purpose built first and attic floor flat within a two storey and attic building, originally constructed by the Local Authority.
<b>Accommodation</b>	FIRST FLOOR - Entrance Hall, Living Room, Kitchen, Two Bedrooms and Bathroom with WC.  ATTIC FLOOR - Bedroom.
<b>Gross internal floor area (m<sup>2</sup>)</b>	Approximately 99m <sup>2</sup> or thereby.
<b>Neighbourhood and location</b>	The subjects are located within a well established Local Authority residential estate in the town of Largs where local amenities can be found.
<b>Age</b>	Approximately 85 years.
<b>Weather</b>	It was dry with clouds overhead during the time of our inspection.
<b>Chimney stacks</b>	The chimneys have been removed above roof level.

## Single Survey

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</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>Access to the roof void is via eaves hatches formed in the attic floor area. The roof was found to be of timber frame construction in a mansard style overlaid in slate with tiled ridge details and slate covered elevations.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Guttering fitted to eaves is of half round design with rounded downpipes and waste pipes run in PVC and cast iron.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of cavity brickwork construction, rendered externally with areas of feature stonework, pointed externally. The area around the mansard elevations is of timber framework.</p>
Windows, external doors and joinery	<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>The windows are of PVC frame double glazed units and timber frame Velux units with the access door being a timber unit of panel design. The eaves and soffits pertaining to the property are clad in PVC and of painted timber.</p>
External decorations	<p>Visually inspected.</p> <p>Exterior timbers and cast iron rainwater goods/waste pipes have been painted.</p>

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Conservatories / porches	None.
Communal areas	<p><b>Circulation areas visually inspected.</b></p> <p>There is a communal access close which has a solid floor and stairwell with hard rendered walls. Access is via timber doors and there is a timber framed single glazed window within the close.</p>
Garages and permanent outbuildings	None.
Outside areas and boundaries	<p><b>Visually inspected.</b></p> <p>There are grounds to the front, side and rear of the property overlaid in a mixture of materials including lawn and paving which is bound in part by timber fencing, metal railings and masonry walls, some of which are retaining in nature. There is a small parking area for the flats in the development.</p> <p>The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.</p>
Ceilings	<p><b>Visually inspected from floor level.</b></p> <p>The ceilings within the property appear to be of lath and plaster/plasterboard with areas of paper finishes noted.</p>
Internal walls	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p>The internal walls are of solid construction, plastered on the hard and of stud partitions, plasterboard lined.</p>
Floors including sub floors	<p>The flooring is of suspended timber which is assumed to be overlaid with timber tongue and groove boarding or similar. Various coverings exist above.</p>
Internal joinery and kitchen fittings	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Skirting and architraves pertaining to the property are of painted timber with the internal pass doors being timber units of panel design. The kitchen has wall and floor mounted units. The staircase is a timber tread and riser unit.</p>
Chimney breasts and fireplaces	The former fireplaces within the property have been removed.

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Internal decorations	<p><b>Visually inspected.</b></p> <p>Internal decoration is of wallpaper and paint.</p>
Cellars	N/A
Electricity	<p><b>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.</b></p> <p>Electricity is from the mains grid with the meter and fuse box located within a cupboard in a bedroom.</p>
Gas	<p><b>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.</b></p> <p>Gas is from the main supply.</p>
Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Cold water is from the mains supply and where seen plumber fittings are of copper and PVC pipework. The sanitary arrangements comprise a four piece bathroom suite.</p>
Heating and hot water	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Hot water is supplied via a wall mounted combination boiler situated within the kitchen. The boiler serves the central heating system via radiators.</p>

## Single Survey

<b>Drainage</b>	<b>Drainage covers etc. were not lifted.</b> <b>Neither drains nor drainage systems were tested.</b> All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.
<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected.</b> <b>No tests whatsoever were carried out to the system or appliances.</b> There appears to be smoke detection equipment in place and although not tested, this may not fully comply with Scottish Government guidelines on Fire and Smoke alarms, effective from February 2022. Further checks should be made and the system upgraded as necessary.

<p>Any additional limits to inspection</p>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p> <p>The property was partly furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>No access was available to any sub-floor areas.</p> <p>Full and safe access was not available to the roof void area due to limited access and flooring.</p> <p>Our view of parts of the exterior was restricted.</p>
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## 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	Evidence of settlement/movement has affected the building. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.



### Dampness, rot and infestation

Repair category	1
Notes	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.



### Chimney stacks

Repair category	N/A
Notes	N/A



### Roofing including roof space

Repair category	2
Notes	Loose and broken slates were noted along with weathered lead work and flashings. Condensation and corroding nails were noted within the roof void area. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul work may be required in future.

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## Rainwater fittings

Repair category	1
Notes	<p>Within the limitations of our inspection rainwater goods were seen to be free from significant defect.</p> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p>



## Main walls

Repair category	2
Notes	Areas of cracked and weathered masonry were noted. Repairs and general ongoing maintenance will be required.



## Windows, external doors and joinery

Repair category	2
Notes	<p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.</p> <p>Worn decoration was noted to exterior timbers with the possibility of spots of decay in places. Repairs and redecoration will be required.</p>



## External decorations

Repair category	2
Notes	Worn decoration noted.



## Conservatories/porches

Repair category	N/A
Notes	N/A

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## Communal areas

Repair category	2
Notes	<p>Worn decoration and spots of decay were noted to timbers along with damp staining. Repairs and general ongoing maintenance will be required.</p> <p>Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed.</p>



## Garages and permanent outbuildings

Repair category	N/A
Notes	N/A



## Outside areas and boundaries

Repair category	1
Notes	<p>Boundary walls and fences should be regularly checked and maintained as necessary.</p> <p>There are retaining walls. These appear to be in sound condition at present but should be regularly checked and maintained in good condition to prevent landslip.</p>



## Ceilings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



## Internal walls

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



## Floors including sub-floors

Repair category	1
Notes	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

# Single Survey



## Internal joinery and kitchen fittings

Repair category	2
Notes	The kitchen units appear serviceable, however, they are of an older style and some upgrading/modernisation may be required.



## Chimney breasts and fireplaces

Repair category	N/A
Notes	N/A



## Internal decorations

Repair category	1
Notes	The property is in reasonable decorative order.



## Cellars

Repair category	N/A
Notes	N/A



## Electricity

Repair category	1
Notes	The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.



## Gas

Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor

# Single Survey



## Water, plumbing and bathroom fittings

Repair category	1
Notes	The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.



## Heating and hot water

Repair category	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.



## Drainage

Repair category	1
Notes	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.

# 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	N/A
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	N/A
Communal areas	2
Garages and permanent outbuildings	N/A
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	N/A
Internal decorations	1
Cellars	N/A
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.

## 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?	First and attic.			
2. Are there three steps or fewer to a main entrance door of the property?	Yes	<input type="checkbox"/>	No	<input checked="" 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 checked="" type="checkbox"/>	No	<input 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

Alterations have taken place including living accommodation formed within the roof void area. Our valuation assumes that all necessary Local Authority certification has been obtained along with ownership rights to this area.

We have also been informed that the large store cupboard on the attic floor did have permission to be an en-suite bathroom with Velux window unit to be installed.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

As the subjects form part of a Local Authority/Housing Association block of flats it may be the case that they have the right to authorise any repair or improvement schemes they deem necessary. Checks should be made with the relevant authority to establish if there are any proposed works for the building as it will be appreciated that these types of programmes can prove costly.

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

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £230,000 (TWO HUNDRED AND THIRTY THOUSAND POUNDS STERLING).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £110,000 (ONE HUNDRED AND TEN THOUSAND POUNDS STERLING).

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



# Single Survey

<b>Signed</b>	<i>David Breingan</i> Electronically signed :- 21/07/2022 08:21
<b>Report author</b>	David Breingan
<b>Company name</b>	J & E Shepherd Chartered Surveyors
<b>Address</b>	31 Hamilton Street Saltcoats KA21 5DT
<b>Date of report</b>	14/07/2022

# Mortgage Valuation Report



[www.shepherd.co.uk](http://www.shepherd.co.uk)

## Property Address

Address 15b Holehouse Road, LARGS, KA30 9JH  
Seller's Name Flavia Pascariello  
Date of Inspection 14/07/2022

## 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 ☐ Other

## 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

None.

# 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 and any non mains services:

Full gas via radiators (not tested).

## 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 ☐ Shared service connections  
☐ 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

At the time of inspection the property was found to be in reasonable condition having regard to its character and age with items of disrepair noted which can be remedied during the course of routine maintenance and repair.

Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

Evidence of settlement/movement has affected the building. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.

Alterations have taken place including living accommodation formed within the roof void area. Our valuation assumes that all necessary Local Authority certification has been obtained along with ownership rights to this area.

We have also been informed that the large store cupboard on the attic floor did have permission to be an en-suite bathroom with Velux window unit to be installed.

## Essential Repairs

None.

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

## Comment on Mortgageability

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

## Valuation

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £

(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? ☐ Yes ☒ No

# Mortgage Valuation Report

## Declaration

Signed	<i>David Breingan</i> Electronically signed :- 21/07/2022 08:21
Surveyor's name	David Breingan
Professional qualifications	BSc, Pg Dip, MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	31 Hamilton Street, Saltcoats, KA21 5DT
Telephone	01294 464228
Email Address	saltcoats@shepherd.co.uk
Date of Inspection	14/07/2022



# Energy Performance Certificate

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

15B HOLEHOUSE ROAD, LARGS, KA30 9JH

**Dwelling type:** Top-floor flat  
**Date of assessment:** 14 July 2022  
**Date of certificate:** 18 July 2022  
**Total floor area:** 99 m<sup>2</sup>  
**Primary Energy Indicator:** 275 kWh/m<sup>2</sup>/year

**Reference number:** 9349-1014-4203-0582-6200  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**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 CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,970	See your recommendations report for more information
Over 3 years you could save*	£102	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
66	67

## 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 D (66)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
61	61

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (61)**. The average rating for EPCs 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
1 Low energy lighting	£20	£102.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerScotland.org](http://greenerScotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

## Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Roof room(s), insulated (assumed)	★★★★★	★★★★★
Floor	(another dwelling below)	—	—
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	Low energy lighting in 56% of fixed outlets	★★★★★	★★★★★

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment


One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 48 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 4.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.



## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,355 over 3 years	£2,367 over 3 years	
Hot water	£249 over 3 years	£249 over 3 years	
Lighting	£366 over 3 years	£252 over 3 years	
<b>Totals</b>	<b>£2,970</b>	<b>£2,868</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

## Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Low energy lighting for all fixed outlets	£20	£34		

## 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 bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

## Low and zero carbon energy sources

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

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

## Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	16,221	(4,029)	N/A	(586)
Water heating (kWh per year)	2,022			

## About this document

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

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

Assessor's name:	Mr. David Breingan
Assessor membership number:	EES/012883
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	<a href="mailto:dundee@shepherd.co.uk">dundee@shepherd.co.uk</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

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



# Property Questionnaire

# property questionnaire

<b>Property address</b>	<b>15b Holehouse Road LARGS</b>
<b>Seller(s)</b>	<b>Flavia Pascariello</b>
<b>Completion date of property questionnaire</b>	<b>11/07/2022</b>

# property questionnaire

## Information to be given to prospective buyer(s)

1.	Length of ownership	
	Length of ownership	5 years and 4 months
2.	Council tax	
	Property Council tax band:	B
3.	Parking	
	Arrangements for parking at property	
	Garage	<input type="text" value="No"/>
	Allocated parking space	<input type="text" value="No"/>
	Driveway	<input type="text" value="No"/>
	Shared parking	<input type="text" value="Yes"/>
	On street	<input type="text" value="Yes"/>
	Resident permit	<input type="text" value="No"/>
	Metered Parking	<input type="text" value="No"/>
	Other:	<input type="text" value="No"/>
4.	Conservation area	
	Is the 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

# property questionnaire

5.	<b>Listed buildings</b>	
	<b>Is the property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?</b>	<b>No</b>
6.	<b>Alterations/additions/extensions</b>	
a.	<p><b>(i)</b> During the time in the property, has there been carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p>	<b>No</b>
	<p><b>(ii)</b> Have planning permission, building warrant, completion certificate and other consents for this work been obtained?</p> <p><b>If answered yes</b>, the relevant documents will be needed by the purchaser and, you should give them to your solicitor as soon as possible for checking.</p>	
b.	<p><b>Have any windows, doors, patio doors or double-glazing replacements installed on your property?</b></p> <p><b>(i)</b> Were the replacements the same shape and type as the ones replaced? <b>Not applicable</b></p> <p><b>(ii)</b> Did this work involve any changes to the window or door openings? <b>Not applicable</b></p> <p><b>(iii)</b> Changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p>	<b>No</b>

# property questionnaire

<b>7.</b>	<b>Central heating</b>	
<b>a.</b>	<p><b>Is there a central heating in the property?</b></p> <p><b>Central Heating Coverage</b> <b>Full central heating</b></p> <p><b>Type of central heating</b> <b>gas</b></p> <p><b>Date of the installation</b> <b>April 2018</b></p> <p><b>Is there a maintenance contract for the central heating system?</b> <b>Yes</b></p> <p><b>Maintenance contract supplier</b> <b>Derek Campbell Gas Services</b></p> <p><b>When was the maintenance agreement last renewed?</b> <b>April 2022</b></p> <p><b>(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).</b></p>	<b>Yes</b>
<b>8.</b>	<b>Energy Performance Certificate</b>	
	<b>Does the property have an Energy Performance Certificate that is less than 10 years old?</b>	<b>Yes</b>
<b>9.</b>	<b>Issues that may have affected your property</b>	
<b>a.</b>	<p><b>Has there been any storm, flood, fire or other structural damage to the property while you have owned it?</b></p> <p><b>If answered yes, is the damage the subject of any outstanding insurance claim?</b></p>	<b>No</b>
<b>b.</b>	<b>Are you aware of the existence of asbestos on your property?</b>	<b>No</b>



# property questionnaire

<b>10.</b>	<b>Services</b>		
<b>a.</b>	<b>Services connected to the property and supplier details:</b>		
	<b>Service</b>	<b>Connected</b>	<b>Supplier</b>
	Gas or liquid petroleum gas	Yes	E.ON Next
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	E.ON Next
	Mains drainage	Yes	Local Authority
	Telephone	Yes	Talk Talk
	Cable TV or satellite	Yes	there is the connection but we don't have TV at home
	Broadband	Yes	Talk Talk
<b>b.</b>	<b>Is there a septic tank system at the property?</b>  <u><b>If answered yes:</b></u>  (i) Are there appropriate consents for the discharge from your septic tank? (ii) Is there a maintenance contract for your septic tank?  <u><b>If have answered yes, details of the company with which you have a maintenance contract:</b></u>		<b>No</b>

# property questionnaire

11.	<b>Responsibilities for shared or common areas</b>	
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 answered yes:</u></p>	No
b.	<p>Is there a responsibility to contribute to the repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If answered yes:</u> All neighbours normally tip in if some work is needed in the common areas</p>	Yes
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	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 answered yes:</u></p>	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 answered yes:</u></p>	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 answered yes:</u> Additional information: There is a common path that encircle the building and that is accessible to all neighbours of the block</p>	Yes
12.	<b>Charges associated with the property</b>	
a.	<p>Is there a factor or property manager for the property?</p> <p><u>If answered yes,</u> please provide the name and address, and give details of any deposit held and approximate charges:</p>	No
b.	<p>Is there a common buildings insurance policy?</p> <p><u>If answered yes,</u> is the cost of the insurance included in monthly/annual factor's charges?</p>	No
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p>	

# property questionnaire

13.	<b>Specialist work</b>													
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? <b>If answered yes</b> , what the repairs were for, if repairs were carried by previous owner or by the current, and when were they completed?	No												
b.	Has any preventative work for dry rot, wet rot, or damp ever been carried out to the property? <b>If answered yes</b> : Additional information: Due to some dampness in the downstairs flat, some checks were done also to my property, which result was that there's no dampness and no other issues.	Yes												
c.	<b>If answered yes</b> : to 13(a) or (b), are there any guarantees relating to the work?  <b>If answered yes</b> , 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, <b>please write below who has these documents</b> 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:	No												
14.	<b>Guarantees</b>													
a.	<p>Are there any guarantees or warranties for any of the following?</p> <table border="0"> <tr> <td>Electrical work</td> <td><input type="text" value="No"/></td> </tr> <tr> <td>Roofing</td> <td><input type="text" value="Don't know"/></td> </tr> <tr> <td>Central heating</td> <td><input type="text" value="Yes"/></td> </tr> <tr> <td>National House Building Council (NHBC)</td> <td><input type="text" value="Don't know"/></td> </tr> <tr> <td>Damp course</td> <td><input type="text" value="No"/></td> </tr> <tr> <td>Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)</td> <td><input type="text" value="No"/></td> </tr> </table>		Electrical work	<input type="text" value="No"/>	Roofing	<input type="text" value="Don't know"/>	Central heating	<input type="text" value="Yes"/>	National House Building Council (NHBC)	<input type="text" value="Don't know"/>	Damp course	<input type="text" value="No"/>	Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	<input type="text" value="No"/>
Electrical work	<input type="text" value="No"/>													
Roofing	<input type="text" value="Don't know"/>													
Central heating	<input type="text" value="Yes"/>													
National House Building Council (NHBC)	<input type="text" value="Don't know"/>													
Damp course	<input type="text" value="No"/>													
Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	<input type="text" value="No"/>													
b.	<b>If answered 'yes' or 'with title deeds'</b> : details of the work or installations to which the guarantee(s) relate(s):													
c.	Are there any outstanding claims under any other guarantees listed above?  <b>If answered yes</b> ,	No												

# property questionnaire

15.	<b>Boundaries</b>	
	<b>So far as you are aware, has any boundary of your property been moved in the last 10 years?</b> <b><u>If answered yes:</u></b>	<b>No</b>
16.	<b>Notices that affect your property</b>	
	<b>In the past three years were there received any notice:</b>	
a.	<b>Advising that the owner of a neighbouring property has made a planning application?</b>	<b>Yes</b>
b.	<b>That affects the property in some other way?</b>	<b>No</b>
c.	<b>That required current owner of the property to do any maintenance, repairs or improvements to the property?</b>	<b>No</b>

**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.**

**Name(s): Flavia Pascariello**

**Date: 11/07/2022**



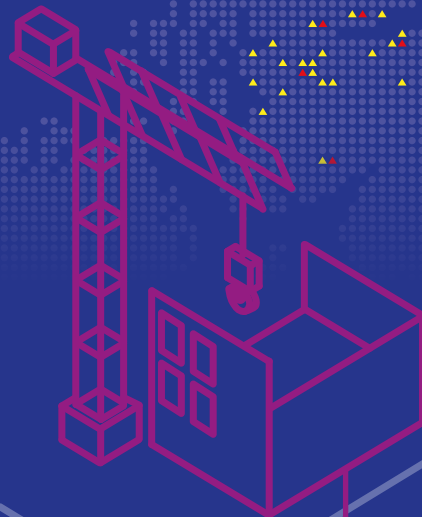
## Residential

Home Report  
Mortgage & Re-Mortgage Valuation  
Home & Flat Buyer Report  
Energy Performance Certificate (EPC)  
Private Sale Valuation  
Inheritance Tax Valuation  
Capital Gains Tax Valuation  
Separation Valuation  
Driveby Valuation  
Desktop Valuation  
New Build, Development & Plot Valuation  
Extension & Alteration Valuation  
Portfolio Valuation  
Rental Valuation  
Expert Witness Report  
Council Tax Appeal  
Bespoke Condition Report



## Commercial

Commercial Valuation  
Commercial Agency  
Acquisitions & Disposals  
Commercial Lease Advisory  
Rent Reviews  
Asset Management  
Project Consultancy  
Development Appraisals  
Rating  
Commercial Property Auctions  
Property Management  
Professional Services  
Licensed Trade / Leisure



## Property & Construction

Quantity Surveying  
Building Surveying  
Project Management  
Dispute Resolution Support Services  
Principal Designer  
Clerk of Works  
Commercial EPC  
Fire Engineering  
Health & Safety Management  
Employer's Agent  
Energy Department  
Housing Services  
Development Monitoring  
Mediation Services

**Aberdeen**  
▲ 01224 202800

**Ayr**  
▲ 01292 267987

**Coatbridge**  
▲ 01236 436561

**Cumbernauld**  
▲ 01236 780000

**Dalkeith**  
▲ 0131 663 2780

**Dumbarton**  
▲ 01389 731682

**Dumfries**  
▲ 01387 264333

**Dundee**  
▲ 01382 200454  
▲ 01382 220699

**Dunfermline**  
▲ 01383 722337  
▲ 01383 731841

**East Kilbride**  
▲ 01355 248535

**Edinburgh**  
▲ 0131 2251234  
▲ 0131 557 9300

**Elgin**  
▲ 01343 553939

**Falkirk**  
▲ 01324 635 999

**Fraserburgh**  
▲ 01346 517456

**Galashiels**  
▲ 01896 750150

**Glasgow**  
▲ 0141 331 2807

**Glasgow South**  
▲ 0141 649 8020

**Glasgow West End**  
▲ 0141 353 2080

**Greenock**  
▲ 01475 730717

**Hamilton**  
▲ 01698 897548

**Inverness**  
▲ 01463 712239

**Kilmarnock**  
▲ 01563 520318

**Kirkcaldy**  
▲ 01592 205442

**Livingston**  
▲ 01506 416777

**Montrose**  
▲ 01674 676768

**Motherwell**  
▲ 01698 252229

**Musselburgh**  
▲ 0131 653 3456

**Oban**  
▲ 01631 707 800

**Paisley**  
▲ 0141 889 8334

**Perth**  
▲ 01738 638188  
▲ 01738 631631

**Peterhead**  
▲ 01779 470766

**St Andrews**  
▲ 01334 477773  
▲ 01334 476469

**Saltcoats**  
▲ 01294 464228

**Stirling**  
▲ 01786 450438  
▲ 01786 474476