



ALLIED
SCOTLAND
Chartered Surveyors

NATIONAL COVERAGE LOCAL KNOWLEDGE



the home report

single survey

survey report on:

| | |
|-------------------------|--|
| Property address | |
|-------------------------|--|

| | |
|-----------------|--|
| Customer | |
|-----------------|--|

| | |
|-------------------------|--|
| Customer address | |
|-------------------------|--|

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|--------------------|--|
| Prepared by | |
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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.

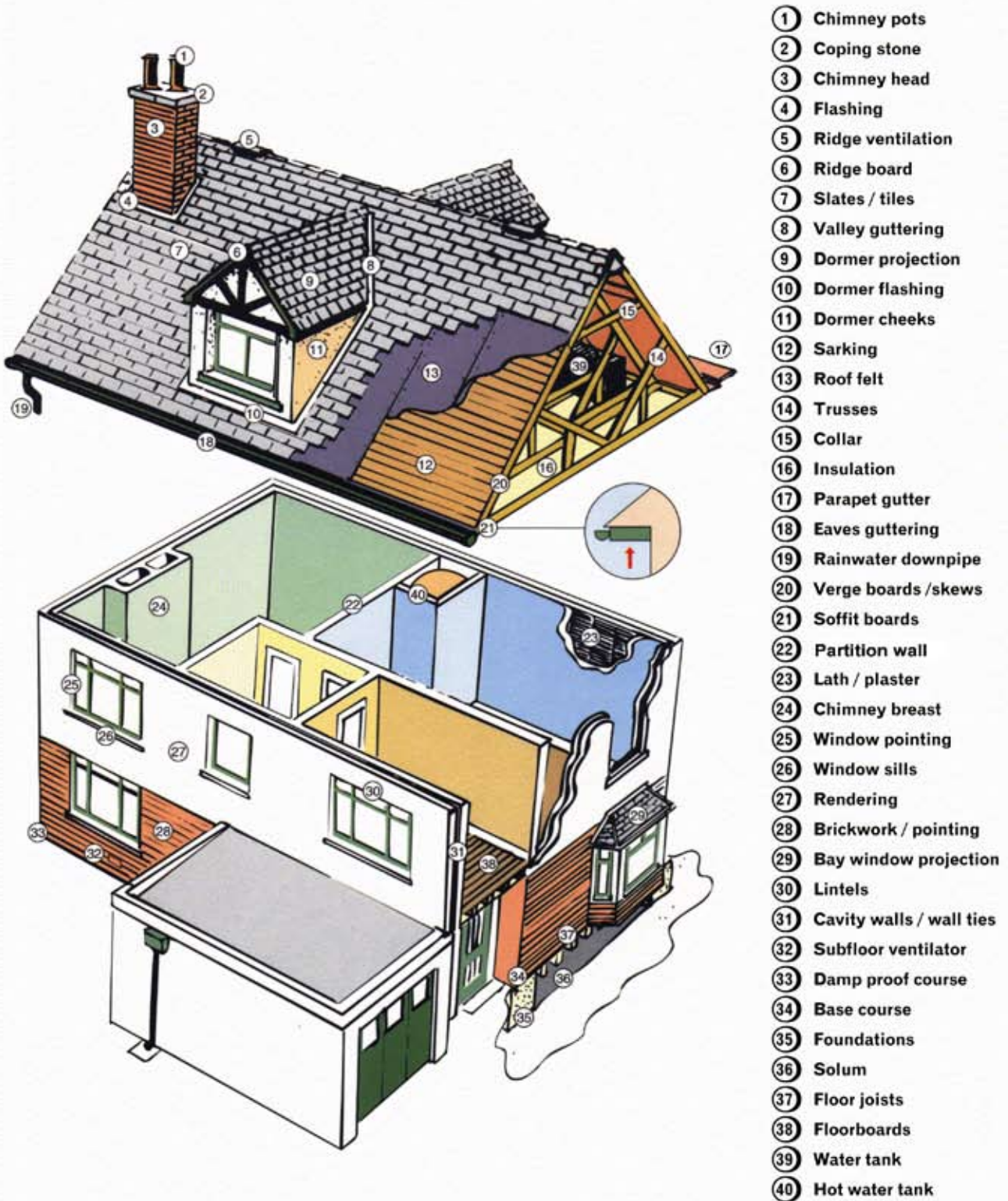
The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques 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 | |
| Accommodation | |
| Gross internal floor area (m²) | |
| Neighbourhood and location | |
| Age | |
| Weather | |
| Chimney stacks | |
| Roofing including roof space | |
| Rainwater fittings | |
| Main walls | |
| Windows, external doors and joinery | |
| External decorations | |
| Conservatories / porches | |

| | |
|--|--|
| Communal areas | |
| Garages and permanent outbuildings | |
| Outside areas and boundaries | |
| Ceilings | |
| Internal walls | |
| Floors including sub floors | |
| Internal joinery and kitchen fittings | |
| Chimney breasts and fireplaces | |
| Internal decorations | |
| Cellars | |
| Electricity | |
| Gas | |
| Water, plumbing, bathroom fittings | |
| Heating and hot water | |
| Drainage | |
| Fire, smoke and burglar alarms | |
| Any additional limits to inspection | |

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 | |
| Notes | |
| Dampness, rot and infestation | |
| Repair category | |
| Notes: | |
| Chimney stacks | |
| Repair category | |
| Notes | |
| Roofing including roof space | |
| Repair category | |
| Notes | |
| Rainwater fittings | |
| Repair category | |
| Notes | |
| Main walls | |
| Repair category | |
| Notes | |
| Windows, external doors and joinery | |
| Repair category | |
| Notes | |
| External decorations | |
| Repair category | |
| Notes | |
| Conservatories/porches | |
| Repair category | |
| Notes | |

| 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. |

| Communal areas | |
|---------------------------------------|--|
| Repair category | |
| Notes | |
| Garages and permanent outbuildings | |
| Repair category | |
| Notes | |
| Outside areas and boundaries | |
| Repair category | |
| Notes | |
| Ceilings | |
| Repair category | |
| Notes | |
| Internal walls | |
| Repair category: | |
| Notes: | |
| Floors including sub-floors | |
| Repair category: | |
| Notes: | |
| Internal joinery and kitchen fittings | |
| Repair category: | |
| Notes: | |
| Chimney breasts and fireplaces | |
| Repair category | |
| Notes | |
| Internal decorations | |
| Repair category | |
| Notes | |
| Cellars | |
| Repair category | |
| Notes | |

| 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. |

| Electricity | |
|---------------------------------------|--|
| Repair category | |
| Notes | |
| Gas | |
| Repair category | |
| Notes | |
| Water, plumbing and bathroom fittings | |
| Repair category | |
| Notes | |
| Heating and hot water | |
| Repair category | |
| Notes | |
| Drainage | |
| Repair category | |
| Notes | |

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

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? | |
| 2. Are there three steps or fewer to a main entrance door of the property? | Yes <input 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 type="checkbox"/> |
| 4. Are all door openings greater than 750mm? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 5. Is there a toilet on the same level as the living room and kitchen? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 6. Is there a toilet on the same level as a bedroom? | Yes <input 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 type="checkbox"/> |
| 8. Is there unrestricted parking within 25 metres of an entrance door to the building? | Yes <input 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

| |
|--|
| |
|--|

Estimated reinstatement cost for insurance purposes

| |
|--|
| |
|--|

Valuation and market comments

| |
|--|
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| | |
|----------------------|--|
| Report author | |
|----------------------|--|

| | |
|----------------|--|
| Address | |
|----------------|--|

| | |
|---------------|--|
| Signed | |
|---------------|--|

| | |
|-----------------------|--|
| Date of report | |
|-----------------------|--|

Office

Tel: Fax:
Email: @alliedsurveyors.com



Mortgage Valuation Report

Property:

Client:

Introducer:

Tenure:

Date of Inspection:

Reference:

*This Mortgage Valuation Report has been issued as part of **The Home Report** prepared on the property referred to above. This report and associated Home Report together with the inspection has been carried out in accordance with the RICS Appraisal and Valuation Standards (The Red Book) and the RICS Rules of Conduct. Potential purchasers must not read this report in isolation and your attention is drawn to the additional comments contained in The Single Survey and also the Terms and Conditions of the associated Home Report and Single Survey. This report has been prepared solely for mortgage lenders to consider the properties suitability for mortgage finance. Your attention is also drawn to the fact that neither the whole nor any part of the report or any reference thereto may be included in any document, circular or statement without prior approval in writing as to the form in which it will appear.*

1.0 LOCATION

2.0 DESCRIPTION

2.1 Age:

3.0 CONSTRUCTION

4.0 ACCOMMODATION

5.0 SERVICES *(No tests have been applied to any of the services)*

Water

Electricity:

Gas:

Drainage:

Central Heating:

Double Glazing:

6.0 OUTBUILDINGS

Garage:

Others:

Address:

Client:

7.0 GENERAL CONDITION - A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect.

8.0 ESSENTIAL REPAIR WORK (as a condition of any mortgage or, to preserve the condition of the property)

8.1 Retention recommended:

9.0 ROADS & FOOTPATHS

| 10.0 BUILDINGS INSURANCE | £ | GROSS EXTERNAL FLOOR AREA | Square metres |
|--|----------|----------------------------------|----------------------|
| <i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i> | | | |

11.0 GENERAL REMARKS

12.0 VALUATION – On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.

| | |
|--|----------|
| 12.1 Market Value in present condition: | £ |
| 12.2 Market Value on completion of essential works: | £ |
| 12.3 Suitable security for normal mortgage purposes | |

Signature

Surveyor:

ALLIED SURVEYORS SCOTLAND PLC

Date :

Energy Performance Certificate


Address of dwelling and other details

| | | |
|-----------|--------------------------------|---------------------------------|
| [address] | Dwelling type: | Semi-detached house |
| | Name of approved organisation: | N/A |
| | Membership number: | N/A |
| | Date of certificate: | 22 March 2011 |
| | Reference number: | N/A |
| | Type of assessment: | SAP, new dwelling |
| | Total floor area: | 62 m ² |
| | Main type of heating and fuel: | Boiler and radiators, mains gas |

This dwelling's performance ratings

This dwelling has been assessed using the SAP 2009 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating


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

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

Approximate current energy use per square metre of floor area: 110 kWh/m² per year

Approximate current CO₂ emissions: 19 kg/m² per year

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| Scotland | EU Directive 2002/91/EC |  |

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

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above.

Not applicable

A full energy report is appended to this certificate



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

Energy Report

The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006.

Assessor's name: [assessor name]
Company name/trading name: [company name]
Address: [company address]
[address continued]
Phone number: [phone]
Fax number: [fax]
E-mail address: [e-mail]
Related party disclosure: No related party

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

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 110 kWh/m ² per year | 110 kWh/m ² per year |
| Carbon dioxide emissions | 1.2 tonnes per year | 1.2 tonnes per year |
| Lighting | £41 per year | £41 per year |
| Heating | £271 per year | £271 per year |
| Hot water | £37 per year | £37 per year |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

About the building's performance ratings

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

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

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

About the impact of buildings on the environment

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

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

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed 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).

| Element | Description | Current performance | |
|---|--|---------------------|---------------|
| | | Energy Efficiency | Environmental |
| Walls | Average thermal transmittance 0.19 W/m ² K | ★★★★★ | ★★★★★ |
| Roof | Average thermal transmittance 0.13 W/m ² K | ★★★★★ | ★★★★★ |
| Floor | Average thermal transmittance 0.14 W/m ² K | ★★★★★ | ★★★★★ |
| Windows | Fully double glazed | ★★★★☆ | ★★★★☆ |
| Main heating | Boiler and radiators, mains gas | ★★★★☆ | ★★★★☆ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ | ★★★★☆ |
| Secondary heating | Room heaters, wood logs | – | – |
| Hot water | From main system, plus solar | ★★★★★ | ★★★★★ |
| Lighting | Low energy lighting in 80% of fixed outlets | ★★★★★ | ★★★★★ |
| Air tightness | Air permeability 6.0 m ³ /h.m ² (assessed average) | ★★★★☆ | ★★★★☆ |
| Current energy efficiency rating | | C 80 | |
| Current environmental impact (CO₂) rating | | B 85 | |
| Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance. Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness. | | | |

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. The following are provided for this home:

- Biomass secondary heating
- Solar water heating

Renewable Heat Incentive

You could receive 20 years of RHI payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated to 150 mm and cavity walls filled. The energy required for space and water heating shown below would form the basis of the payments. The Department of Energy and Climate Change has up-to date information on technologies supported and the support levels at www.decc.gov.uk/rhi.

| | |
|------------------------------|-------|
| Heat demand for RHI | |
| Space heating (kWh per year) | 3,737 |
| Water heating (kWh per year) | 1,968 |

Recommended measures to improve this home's energy performance

None

Further measures to achieve even higher standards

The measures listed below should be considered if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions. The indicative costs are representative for most properties but may not apply in a particular case.

| | Indicative cost | Typical savings per year | Ratings after improvement | |
|---|-------------------|--------------------------|---------------------------|----------------------|
| | | | Energy efficiency | Environmental impact |
| 1 Solar photovoltaic panels, 2.5 kWp | £11,000 - £20,000 | £207 | A 92 | A 96 |
| 2 Wind turbine | £1,500 - £4,000 | £74 | A 96 | A 101 |
| Enhanced energy efficiency rating | | | A 96 | |
| Enhanced environmental impact (CO ₂) rating | | | A 101 | |

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

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

Not applicable

About the further measures to achieve even higher standards

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

1 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 restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a suitably qualified electrician. 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.

2 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 restrictions and/or building regulations may apply and you should check this with the 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.

What can I do today?

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

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions. The papers you are given by the builder and the warranty provider will help you in this.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.

property questionnaire

Property address

Seller(s)

Completion date of property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

| | | |
|-----------|--|---|
| 1. | Length of ownership | |
| | How long have you owned the property? | |
| 2. | Council tax | |
| | Which Council Tax band is your property in? (Please circle) | |
| | A B C D E F G H | |
| 3. | Parking | |
| | What are the arrangements for parking at your property? | |
| | (Please tick all that apply) | |
| | • Garage | <input type="checkbox"/> |
| | • Allocated parking space | <input type="checkbox"/> |
| | • Driveway | <input type="checkbox"/> |
| | • Shared parking | <input type="checkbox"/> |
| | • On street | <input type="checkbox"/> |
| | • Resident permit | <input type="checkbox"/> |
| | • Metered parking | <input type="checkbox"/> |
| | • Other (please specify): | <input style="width: 100%;" type="text"/> |
| 4. | Conservation area | |
| | Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)? | Yes/No/ Don't know |

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

| | | |
|-----------|--|------------------------------------|
| 7. | Central heating | |
| a. | <p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p> | Yes/No/ Partial |
| | i) When was your central heating system or partial central heating system installed? | |
| | <p>(ii) Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> | Yes/No |
| | (iii) When was your maintenance agreement last renewed? (Please provide the month and year). | |
| 8. | Energy Performance Certificate | |
| | Does your property have an Energy Performance Certificate which is less than 10 years old? | Yes/No |
| 9. | Issues that may have affected your property | |
| a. | <p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p> | Yes/No Yes/No |
| b. | <p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p> | Yes/No |

10. Services

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

| Services | Connected | Supplier |
|-------------------------------------|-----------|----------|
| Gas or liquid petroleum gas | | |
| Water mains or private water supply | | |
| Electricity | | |
| Mains drainage | | |
| Telephone | | |
| Cable TV or satellite | | |
| Broadband | | |

| | | |
|-----------|--|-------------------------------|
| b. | Is there a septic tank system at your property? | Yes/No |
| | <u>If you have answered yes, please answer the two questions below:</u> | |
| | (i) Do you have appropriate consents for the discharge from your septic tank? | Yes/No/ Don't know |
| | (ii) Do you have a maintenance contract for your septic tank? | Yes/No |
| | <u>If you have answered yes, please give details of the company with which you have a maintenance contract:</u> | |

property questionnaire

| | | |
|------------|---|-----------------------------------|
| 11. | Responsibilities for shared or common areas | |
| a. | <p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes, please give details:</u></p> | Yes/No/ Don't know |
| b. | <p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p> | Yes/No/ Not applicable |
| c. | Has there been any major repair or replacement of any part of the roof during the time you have owned the property? | Yes/No |
| d. | <p>Do you have the right to walk over any of your neighbours' property – for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p> | Yes/No |
| e. | <p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p> | Yes/No |
| f. | <p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p> | Yes/No |
| 12. | Charges associated with your property | |
| a. | <p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></p> | Yes/No |

property questionnaire

| | | |
|------------------------------------|--|---|
| b. | <p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p> | <p>Yes/No/ Don't know</p> <p>Yes/No/ Don't know</p> |
| c. | <p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> | |
| <p>13. Specialist works</p> | | |
| a. | <p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p> | <p>Yes/No</p> |
| b. | <p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p> | <p>Yes/No</p> |
| c. | <p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p> | <p>Yes/No</p> |

| | | | | | | |
|--------------|--|-----------|------------|-------------------|-------------------------|--------------------------|
| 14. | Guarantees | | | | | |
| a. | Are there any guarantees or warranties for any of the following: | | | | | |
| (i) | Electrical work | No | Yes | Don't know | With title deeds | Lost |
| (ii) | Roofing | No | Yes | Don't know | With title deeds | Lost |
| (iii) | Central heating | No | Yes | Don't know | With title deeds | Lost |
| (iv) | National House Building Council (NHBC) | No | Yes | Don't know | With title deeds | Lost |
| (v) | Damp course | No | Yes | Don't know | With title deeds | Lost |
| (vi) | Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy) | No | Yes | Don't know | With title deeds | Lost |
| b. | <u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u> | | | | | |
| c. | Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes, please give details:</u> | | | | | Yes/No |
| 15. | Boundaries | | | | | |
| | So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes, please give details:</u> | | | | | Yes/No/Don't know |

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

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

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

Signature(s) : _____

Date: _____

