# **HOME REPORT**







# ENERGY PERFORMANCE CERTIFICATE





## **Energy Performance Certificate (EPC)**

# Scotland

Dwellings

(92 plus)

(81-91)

(69-80)

(55-68)

(39-54

(21-38)

(1-20)

B

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

#### 66 STRATHKINNES ROAD, KIRKCALDY, KY2 5PX

Dwelling type:	Ground-floor flat
Date of assessment:	18 March 2024
Date of certificate:	20 March 2024
Total floor area:	70 m²
Primary Energy Indicator:	235 kWh/m <sup>2</sup> /year

#### Reference number: Type of assessment: Approved Organisation: Main heating and fuel:

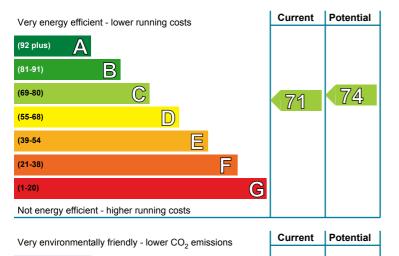
9489-1016-1207-1724-6200 RdSAP, existing dwelling Elmhurst Boiler and radiators, mains gas

#### 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*	£3,579	See your recommendations
Over 3 years you could save*	£495	report for more information

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



### **Energy Efficiency Rating**

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

Your current rating is **band C (71)**. 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.

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

This graph shows the effect of your home on the environment in terms of carbon dioxide  $(CO_2)$  emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (69)**. 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

74

69

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£492.00

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 or contact Home Energy Scotland on 0808 808 2282.

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★☆☆	★★★☆☆
Roof	(another dwelling above)	—	
Floor	Suspended, no insulation (assumed)	—	
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	None	—	_
Hot water	From main system	★★★☆	★★★★☆
Lighting	Low energy lighting in 88% 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 41 kg  $CO_2/m^2/yr$ .

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 2.9 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

# 66 STRATHKINNES ROAD, KIRKCALDY, KY2 5PX 20 March 2024 RRN: 9489-1016-1207-1724-6200

## Estimated energy costs for this home

Estimated energy costs for this nome			
	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,706 over 3 years	£2,211 over 3 years	
Hot water	£534 over 3 years	£534 over 3 years	You could
Lighting	£339 over 3 years	£339 over 3 years	save £495
Tota	ls £3,579	£3,084	over 3 years

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.

Decembra		Indiantics and	Typical saving	Rating after improvement	
Recommend	ed measures	Indicative cost	per year	Energy	Environment
1 Floor insu	ulation (suspended floor)	£800 - £1,200	£164	C 74	C 74

## Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.



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### 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 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

#### 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)	8,193	N/A	N/A	N/A
Water heating (kWh per year)	1,998			

## About this document

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

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

Assessor's name: Assessor membership number: Company name/trading name:	Mrs. Hannah Saunders EES/022806 D M Hall Chartered Surveyors LLP
Address:	13 Wemyssfield
Add(035.	Kirkcaldy
	KY1 1XN
Phone number:	0131 477 6000
Email address:	dmhall@dmhall.co.uk
Related party disclosure:	No related party

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

#### Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at 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.

## Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.





# SINGLE SURVEY





## survey report on:

Property address   66 STRATHKINNES ROAD,     KIRKCALDY,   FIFE,     KY2 5PX
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Customer NICOLA McNAB
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Customer address	66 STRATHKINNES ROAD, KIRKCALDY, FIFE, KY2 5PX
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Prepared by	DM Hall LLP

Date of inspection	18th March 2024
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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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

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

#### 1.2 THE REPORT

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

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

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

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

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

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



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

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

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

## 1.3 LIABILITY

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

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

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

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

#### 1.4 GENERIC MORTGAGE VALUATION REPORT

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

#### 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

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

they assign the same to any other party in writing.

### 1.7 PAYMENT

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

### 1.8 CANCELLATION

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

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

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

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

#### 1.9 PRECEDENCE

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

#### 1.1 DEFINITIONS

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

- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## **PART 2 - DESCRIPTION OF THE REPORT**

### 2.1 THE SERVICE

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

#### 2.2 THE INSPECTION

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

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

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

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

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

### 2.3 THE REPORT

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

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

- 1 <u>Category 3:</u> 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 <u>Category 2:</u> 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" 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

## Terms and Conditions

the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

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

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

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

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

#### 1. Information and scope of inspection

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

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

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

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

Description	PURPOSE BUILT GROUND FLOOR FLAT contained within a two storey block of four properties.
Accommodation	Ground Floor:- Entrance Hall, Living Room, Two Bedrooms, Kitchen and Bathroom.

Gross internal floor area (m²)	70 sq m or thereby.
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Neighbourhood and location	The property forms part of an established residential area originally built by the Local Authority within the town of Kirkcaldy. The surrounding properties in the immediate vicinity are generally of a comparable style and class of construction. A range of typical local amenities can be found nearby.

Age	1935 approximately.
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Weather	Sunny and dry.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate.
	Chimney stacks are in place to the roof ridge at the party wall and to the right most gable wall. The stacks are of brick construction roughcast externally with metal flashings in place at the junction with the roof slope coverings.

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.
	Roof:- The roof is of a pitched/hipped design being overlaid with tiles having suitable ridge and hip tiles.
	Roof Space:- This is a ground floor flat with a property above and

Roofing including roof space	no roof space access was available.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate.
	Half round cast iron gutters are installed which connect to tubular downpipes in similar construction.
Main walls	Visually inspected with the aid of binoculars where appropriate.
	Foundations and concealed parts were not exposed or inspected.
	The property is of traditional cavity brick wall construction with the walls being approximately 0.3 metres thick having a roughcast external finish.

Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available.
	Random windows were opened and closed where possible.
	Doors and windows were not forced open.
	Windows:- Replacement uPVC framed double glazed window units are installed.
	External Doors:- The front access door is of a double glazed uPVC panel design. A double glazed timber door is in place to the rear.

External decorations	Visually inspected.
	The external walls have a masonry painted finish. The cast iron rainwater fittings and rear door are also painted.

Conservatories / porches	There are no conservatories or porches.
Communal areas	Circulation areas visually inspected.
	Shared access paths are in place around the block.
Garages and permanent outbuildings	There are no garages or permanent outbuildings.

Outside areas and boundaries	Visually inspected.
	The property has garden grounds to the front and rear being surfaced in chip stones and paving and bound by timber fencing.

Ceilings	Visually inspected from floor level.	
	The ceilings are of lath/plaster construction.	
Internal walls	Visually inspected from floor level.	
	Using a moisture meter, walls were randomly tested for dampness where considered appropriate.	
	The internal walls and partitions have a plaster on the hard finish.	

Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
	Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.
	Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.
	Floors:- The floors are formed with suspended timber joists being overlaid with timber tongue and grooved boarding. The floor within the kitchen is formed in solid concrete.
	Sub-Floor:- No sub-floor inspection was available due to the presence of floor coverings.

Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved.	
	Kitchen units were visually inspected excluding appliances.	
	The internal doors consist of timber panel units being fitted with flush facings and surrounds.	
	The kitchen is fitted with a range of base and wall units having compatible worktops, integrated appliances and a breakfast bar.	

Chimney breasts and fireplaces	Visually inspected.	
	No testing of the flues or fittings was carried out.	
	The original fireplace openings within the property have been blocked.	

Internal decorations	Visually inspected.	
	The internal walls and ceilings mostly have a papered, painted or texture painted finish.	
	The internal joinery fitments are finished in paint.	

Cellars	There are no cellars.	
Electricity	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.	
	Mains supply installed. The electricity fuse box and meter are located within a living room cupboard.	
Coo.		
Gas	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.	
	Mains supply installed. The gas meter is located within a kitchen cupboard.	
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.	
	No tests whatsoever were carried out to the system or appliances.	

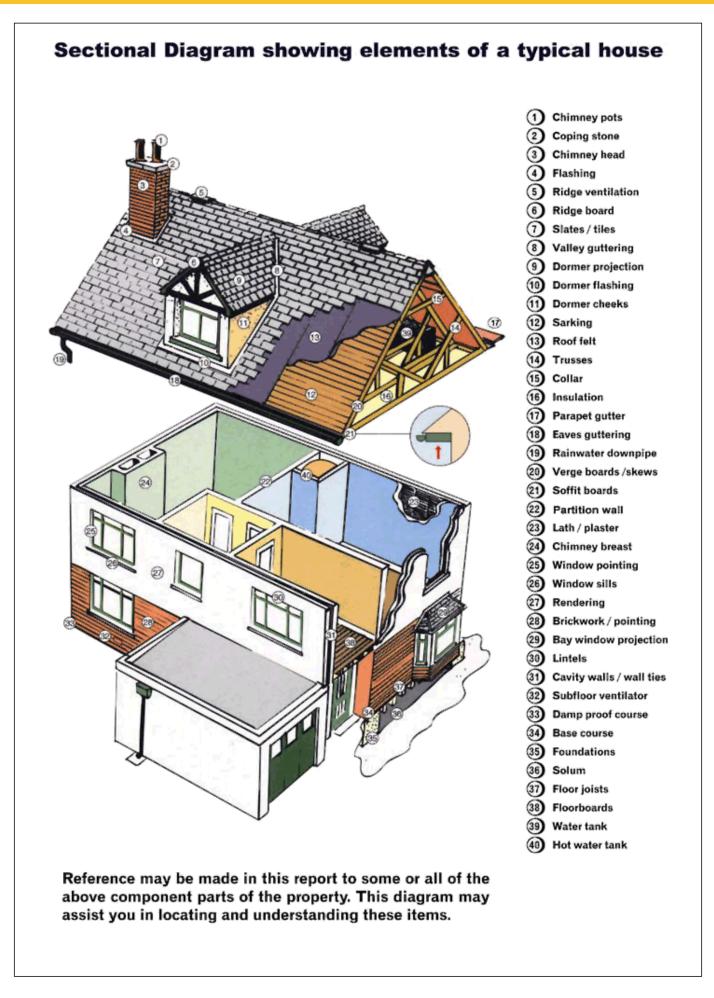
Mains supply installed. The bathroom is fitted with a white suite. There is a stainless steel sink unit with side drainer fitted within the kitchen and visible pipework is in copper or PVC materials.

Heating and hot water	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.	
	No tests whatsoever were carried out to the system or appliances.	
	A wall mounted gas fired Potterton boiler within a kitchen cupboard provides a system of filled radiators and also provides the domestic hot water.	
Drainage	Drainage covers etc were not lifted.	
	Neither drains nor drainage systems were tested.	
	Drainage is connected to the main sewer.	

Fire, smoke and burglar alarms	Visually inspected.	
	No tests whatsoever were carried out to the system or appliances.	
	There is a provision of smoke alarms within the property.	
	Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.	

Only the subject flat ar	
access to the flat were	nd internal communal areas giving inspected.
reasonable and safe ad inspection was possible was possible, the surve	der-building / basement is communal, ccess is not always possible. If no le, this will be stated. If no inspection eyor will assume that there are no a material effect on the valuation.
communal areas, was	g the flat, including any external visually inspected only to the extent le to give an opinion on the general d of maintenance.
furnished/stored and the space or sub-floor acces was conducted from gro restricted and I would un	tion, the property was occupied, fully e floors were coved throughout. No roof as was available. Externally my inspection und level. My inspection was consequently inderline that it is outwith the scope of my rvices within the property.
	nich are covered, unexposed or guaranteed to be free from defect.
unless otherwise stated, assumed that there is no	inspection for Japanese Knotweed and for the purposes of the valuation I have Japanese Knotweed or other invasive ries of the property or in neighbouring
asbestos was widely use 2000, when it became a asbestos based products	ude an asbestos inspection. However ed in the building industry until around banned substance. If the possibility of s has been reported within the limitations u have concerns you should engage a syor.
	pness was undertaken internally with the where accessible and considered
disturbed insulation, furn	th and Safety guidelines I have not hiture or personal effects (particularly in ings have not been moved.
66 STRATHKINNES ROAD.	oards and fitted wardrobes were not moved ction.

Any additional limits to inspection	Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.
	The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.
	Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.



## 2. Condition

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

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

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

Dampness, rot and infestation	
Repair category	1
Notes	No obvious evidence of significant dampness, rot or wood boring insect infestation.

Chimney stacks	
Repair category	2
Notes	The chimney stacks have a generally stained/weathered appearance with cracked and bossed render being noted. The coping stone at the party wall stack is cracked. Metal flashings are now of an older installation and should be ensured watertight. All unused outlets should be capped to prevent the ingress of moisture.

Roofing including roof space	
Repair category	2
Notes	The roof coverings are of an old/original installation showing signs of general ageing with a missing hip tile being identified. A reputable roofing contractor can be asked to inspect the roof structure to advise on all necessary repairs to ensure wind and water tightness. Inspection at close quarters may reveal further deterioration/damage to roofing materials, especially where these are original. Regular maintenance is anticipated until replacement.

Rainwater fittings	
Repair category	2
Notes	Metal rainwater fittings are corroded in places. These should be treated and redecorated. Metal rainwater fittings require regular maintenance.

Main walls	
Repair category	2
Notes	The rendering of outer walls is cracked and damaged in places and can be repaired or replaced by a competent local builder.

Windows, external doors and joinery	
Repair category	2
Notes	The render units are now of an old installation and should be monitored for ruptured double glazed seals which can become apparent during certain weather conditions.
	Random windows and doors are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fitments are functional.

External decorations	
Repair category	2
Notes	Outside paintwork has deteriorated at parts and redecoration is now required.

Conservatories/porches	
Repair category	-
Notes	Not applicable.

Communal areas	
Repair category	1
Notes	All ownership, access rights of way and maintenance liabilities should be clarified.

Garages and permanent outbuildings	
Repair category	-
Notes	Not applicable.

Outside areas and boundaries	
Repair category	1
Notes	The garden areas are currently suitably attended to. Boundary fence repairs may be required in the short to medium term.

Ceilings	
Repair category	1
Notes	No significant defects evident.

Internal walls	
Repair category	1
Notes	No significant defects evident.

Floors including sub-floors	
Repair category	1
Notes	It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.

Internal joinery and kitchen fittings	
Repair category	1
Notes	The kitchen fittings are of an older installation however have been generally well kept. Some minor wear and tear was noted.

Chimney breasts and fireplaces	
Repair category	1
Notes	It is good practice to suitably ventilate blocked fireplace openings.

Internal decorations	
Repair category	1
Notes	Redecoration may be required in accordance with personal taste. Textured finishes may contain asbestos and checks should be made prior to disturbance. See information on asbestos in the Limitations to Inspection section above.

Cellars	
Repair category	-
Notes	Not applicable.

Electricity	
Repair category	2
Notes	The electrical installation is now of an old style. It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.

Gas	
Repair category	1
Notes	Not tested. Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	No significant defects evident.

Heating and hot water	
Repair category	1
Notes	The central heating boiler is of an older design. Informed opinion suggests that boilers have a life expectancy between 10 and 20 years depending on the quality of the boiler and whether or not regular maintenance has been carried out. Future repair or replacement should be anticipated.
	It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.
	It is assumed that the central heating system has been properly installed and maintained to meet with all relevant regulations, particularly in respect of flue and ventilation requirements.
	Boilers and central heating systems should be tested and serviced by a Gas Safe registered contractor on an annual basis to ensure their safe and efficient operation.

Drainage	
Repair category	1
Notes	There are no obvious blocked or choked drains on site.

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	1
Dampness, rot and infestation	
	1
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	-
Communal areas	1
Garages and permanent outbuildings	-
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

#### **Category 3**

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

#### Category 2

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

#### Category 1

No immediate action or repair is needed.

#### Remember

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

#### Warning

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

### 3. Accessibility information

#### Guidance notes on accessibility information

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

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

#### Unrestricted parking within 25 metres:

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

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

#### 4. Valuation and conveyancer issues

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

#### Matters for a solicitor or licensed conveyancer

The 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.

All ownership, access rights of way and maintenance liabilities should be clarified.

#### Estimated reinstatement cost for insurance purposes

The current cost of reinstating the property for insurance purposes would be fairly stated at £190,000

It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

#### Valuation and market comments

Market Value: NINETY THOUSAND POUNDS (£90,000) STERLING

Following buoyant market conditions over a prolonged period through the Covid 19 pandemic, there are now indications of a return to a more balanced level of supply and demand.

Signed	Security Print Code [547795 = 4986 ]		
	Electronically signed		

Report author	Hannah Saunders

Company name	DM Hall LLP

Address	13 Wemyssfield, Kirkcaldy, KY1 1XN

Date of report	20th March 2024

## Mortgage Valuation Report



Property Address	
Address Seller's Name Date of Inspection	66 STRATHKINNES ROAD, KIRKCALDY, FIFE, KY2 5PX NICOLA McNAB 18th March 2024
Property Details	
Property Type	House   Bungalow   Chalet   Purpose built maisonette     Coach   Studio   Converted maisonette   X 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   X Low rise block   Other (specify in General Remarks)
Does the surveyor be e.g. local authority, m	lieve that the property was built for the public sector, X Yes No ilitary, police?
Flats/Maisonettes only	y Floor(s) on which located <u>Ground</u> No. of floors in block <u>2</u> Lift provided? <u>Yes</u> X No No. of units in block <u>4</u>
Approximate Year of (	Construction 1900
Tenure	
X Absolute Ownership	Leasehold Ground rent £ Unexpired years
Accommodation	
Number of Rooms	1   Living room(s)   2   Bedroom(s)   1   Kitchen(s)     1   Bathroom(s)   0   WC(s)   0   Other (Specify in General remarks)
	Cluding garages and outbuildings) 70 m² (Internal) m² (External)
Garage / Parking / Garage / Garage / Parking / Parking / Garage / Parking	Outbuildings
Single garage Available on site?	Double garage   Parking space   X No garage / garage space / parking space     Yes   No
Permanent outbuilding	gs:
None.	

# Mortgage Valuation Report

Construction							
Walls	X Brick	Stone	Concrete	Timber frame	Other	(specify in Gen	eral Remarks)
Roof	X Tile	Slate	Asphalt Artificial sla	Felt	Other	(specify in Gen	eral Remarks)
Special Risks							
Has the property s	suffered struc	tural movem	ent?			Yes	X No
If Yes, is this rece	nt or progress	sive?				Yes	No
Is there evidence, immediate vicinity		ason to antic	ipate subsidence,	heave, landslip o	r flood in the	Yes	X No
If Yes to any of the	e above, prov	ide details in	General Remarks	S.			
Service Connec	tion						
Based on visual ir of the supply in G			ces appear to be	non-mains, please	e comment o	n the type ar	nd location
Drainage	X Mains	Private	None	Water	X Mains	Private	None
Electricity	X Mains	Private	None	Gas	X Mains	Private	None
Central Heating	X Yes	Partial	None				
Brief description of	of Central Hea	iting:					
Gas fired radiato	or system.						
Site							
Apparent legal iss	ues to be ver	ified by the c	onvevancer Plea	se provide a brief	description in	General R	emarks
X Rights of way	X Shared driv	-		amenities on separate	·	ed service conn	
Agricultural land in			Ill-defined bounda				neral Remarks)
Location							
Residential suburb	X Re	sidential within t	own / city 📃 Mixed	d residential / commer	cial 🗌 Mainl	y commercial	
Commuter village	Re	mote village	Solat	ed rural property	Other	r (specify in Ge	neral Remarks)
Planning Issues	S						
Has the property b	been extende	d / converted	l / altered?	es X No			
If Yes provide deta	ails in Genera	al Remarks.					
Roads							
Made up road	Unmade roa	d Partly	completed new road	Pedestrian ac	ccess only	X Adopted	Unadopted

#### General Remarks

The property forms part of an established residential area originally built by the Local Authority within the town of Kirkcaldy. The surrounding properties in the immediate vicinity are generally of a comparable style and class of construction. A range of typical local amenities can be found nearby.

In general terms, the property was found to have been adequately maintained having regard to its age and type. Whilst some items of typical/ongoing maintenance works are to be anticipated, these may be generally attended to during the course of routine works.

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.

All ownership, access rights of way and maintenance liabilities should be clarified.

#### **Essential Repairs**

None apparent for mortgage purposes.

Estimated cost of essential repairs £ [

Retention recommended? Yes

X No Amount £

### Mortgage Valuation Report

#### **Comment on Mortgageability**

The property forms suitable security for mortgage purposes subject to individual lenders criteria being met.

Valuations	
Market value in present condition	£ 90,000
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)	£ 190,000
Is a reinspection necessary?	Yes X No
Buy To Let Cases	
What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£
Is the property in an area where there is a steady demand for rented accommodation of this type?	Yes No
Declaration	

Signed	Security Print Code [547795 = 4986 ] Electronically signed by:-
Surveyor's name	Hannah Saunders
Professional qualifications	MRICS
Company name	DM Hall LLP
Address	13 Wemyssfield, Kirkcaldy, KY1 1XN
Telephone	01592 598200
Fax	
Report date	20th March 2024

# **PROPERTY QUESTIONNAIRE**





### **Property address**

66 Strathkinnes Road Kirkcaldy Fife KY25PX

Seller(S)		MortonNapier
-----------	--	--------------

Completion date of property	17/03/24
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? 17 years

### 2. Council tax

Which Council Tax band is your property in? (Please tick one)

А	В	С	D	Е	F	G	Н

3.	Parking
	What are the arrangements for parking at your property?
	(Please tick all that apply)
	• Garage
	Allocated parking space
	• Driveway
	Shared parking
	On street
	Resident permit
	Metered parking

• Other (please specify):

### 4. Conservation area

Is your property in a designated Conservation Area (that is an area	Yes
of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No
	Don't know

### 5. Listed buildings

Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)? Yes

### 6. Alterations/additions/extensions

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

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

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

### 7. Central heating

a.	Is there a central heating system in your property?	Yes
	(Note: a partial central heating system is one which does not heat all	No
	the main rooms of the property —	Partial
	the main living room, the bedroom(s), the hall and the bathroom).	
	<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).	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating	g system installed?
	2014	

(ii)	Do you have a maintenance contract for the central heating	Yes
systen	n?	No
If you	have answered yes, please give details of the company with	
which	you have a maintenance contract:	

(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	Yes
less than 10 years old?	No
	Don't Know

### 9. Issues that may have affected your property

a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?		
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	Yes No	
b.	Are you aware of the existence of asbestos in your property?	Yes	

If you have answered yes, please give details:

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

**Octopus Energy** 

Water mains or private water supply

Scottish Water?

Electricity

**Octopus Energy** 

Mains drainage

Telephone

Vodaphone

Cable TV or satellite

Broadband

Vodaphone fibre

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

### 11. Responsibilities for shared or common areas

	If you have answered yes, please give details:	
	part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately- owned.)	No
f.	As far as you are aware, is there a public right of way across any	Yes
	If you have answered yes, please give details:	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?	Yes No
	Shared walkway from my back garden to main front gate.	
	If you have answered yes, please give details:	
	— for example to put out your rubbish bin or to maintain your boundaries?	No
d.	Do you have the right to walk over any of your neighbours' property	Yes
	roof during the time you have owned the property?	No
c.	Has there been any major repair or replacement of any part of the	Yes
	Title deeds states there is shared responsibility for roof.	
	If you have answered yes, please give details:	Not applicable
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	Yes No
	<u>If you have answered yes</u> , please give details:	
	road, boundary, or garden area?	Don't Know
	anything used jointly, such as the repair of a shared drive, private	No
a.	Are you aware of any responsibility to contribute to the cost of	Yes

a.	Is there a factor or property manager for your property?	Yes
	If you have answered yes, please provide the name and address,	No
	and give details of any deposit held and approximate charges:	

b.	Is there a common buildings insurance policy?	Yes
		No
		Don't Know
	If you have answered yes, is the cost of the insurance included in	Yes
	your monthly/annual factor's charges?	No
		Don't Know

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

#### 13. Specialist works

a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? <u>If you have answered yes</u> , please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? If you have answered yes, please give details:	Yes No
с.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below</u> who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.	Yes No

Guarantees are held by:

#### 14. Guarantees

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

		No	Yes	Don't know	With title deeds	Lost
(i)	Electrical work	Х				
(ii)	Roofing	Х				
(iii)	Central heating	Х				
(iv)	National House Building Council (NHBC)			Х		
(v)	Damp course	х				
(vi)	Any other work or installations? E(for example, cavity wall insulation, underpinning, indemnity policy)	X				
b.	If you have answered 'yes' or 'with title deed installations to which the guarantee(s) relate		se give d	details of	the work or	
с.	Are there any outstanding claims under any or above? If you have answered yes, please give details		juarante	es listed	Yes No	
15.	<b>Boundaries</b> So far as you are aware, has any boundary o	of your	property	, been	Yes	
	moved in the last 10 years?			No		
	If you have answered yes, please give detail	э.			Don't knov	W

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	Yes
	planning application?	No
b.	that affects your property in some other way?	Yes
		No
c.	that requires you to do any maintenance, repairs or improvements	Yes
	to your property?	No

If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.



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