

**Survey Report  
On  
2/2, 3 Lewiston Drive  
Glasgow, G23 5JB**



**Customer:** Mr P & Mrs K Manning

**Customer address:** 11 Proctor Road, Norwich, NR6 7PF

**Date of inspection:** 5<sup>th</sup> April 2016

**Prepared by:** Peter D Wilkinson MRICS – RICS Registered Valuer

## 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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

<b>Description</b>	Mid-terraced flat on the top floor of a three-storey mid-terraced tenement block totalling nine units.
<b>Accommodation</b>	Entrance hallway, living room, dining room, kitchen, bathroom and two bedrooms.
<b>Gross internal floor area (m<sup>2</sup>)</b>	73 sq. m.
<b>Neighbourhood and location</b>	Mixed use, Local Authority residential area. School nearby. Local amenities are not far removed.
<b>Age</b>	Built around 1970.
<b>Weather</b>	Overcast.

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<b>Chimney stacks</b>	None.
<b>Roofing including roof space</b>	The main roof is believed to be timber framed and clad with concrete tiles. No access was possible to the common roof void. Roof slopes visually inspected (where possible) from ground level with the aid of binoculars.
<b>Rainwater fittings</b>	Mixture of original cast iron and replacement PVC half round gutters and downpipes. Visually inspected from ground level.
<b>Main walls</b>	Appears to be of cavity concrete block and brick construction. Roughcast finish with some softwood weather boarded infill panels. Visually inspected. Foundations and concealed parts were not inspected.
<b>Windows, external doors and joinery</b>	Mixture of original softwood framed single glazed and replacement Upvc framed and double glazed windows. Solid timber entrance door. Internal and external door were opened and closed. Random windows were opened and closed where possible. Doors and windows were not forced open.
<b>External decorations</b>	Pointing around openings will require to be kept in good order. Other softwood pertinent will require ongoing maintenance and repainting. Visually inspected.
<b>Conservatories / porches</b>	None.

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<b>Communal areas</b>	Secure close accessed by secure door entry system with close tread concrete staircase.
<b>Garages and permanent outbuildings</b>	Brick communal bin stores. Visually inspected.
<b>Outside areas and boundaries</b>	Communal brick walled and tarmac surfaced drying green to side. Communal formal lawned sections surround. Visually inspected.
<b>Ceilings</b>	In the main replacement plaster board textured painted finish. Visually inspected from floor level.
<b>Internal walls</b>	Mainly timber stud partitions. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness, where access allowed.
<b>Floors including sub floors</b>	Where seen, the floors are of solid concrete. The floors in the flat are mainly clad with carpets or laminates. No carpets or floor coverings were lifted. There is no access to the sub-floor area being a top-floor flat.
<b>Internal joinery and kitchen fittings</b>	Standard modern fittings including modern fitted kitchen units. Stainless steel sink and drainer. Built-in cupboards were looked into but no storage items were moved. Most were utilised for storage. Kitchen fittings were visually inspected excluding appliances.
<b>Chimney breasts and fireplaces</b>	None.

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**Internal decorations**

Walls and ceilings are painted and/or papered. Visually inspected.

**Cellars**

None.

**Electricity**

13 amps wiring to modern sockets, switches and light fittings. Mains supply. Meter/fuse box in hallway cupboard.  
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 meet modern standards.

**Gas**

Mains supply. Meter is within hallway cupboard. Visual inspection does not assess any services to make sure they work properly and meet modern standards.

**Water, plumbing and bathroom fittings**

Mains water supply. We are advised stop cock is adj to boiler in hallway store. Modern piping where seen. The bathroom has standard modern fitments in white and fitted mixer shower head unit to bath.  
Visual inspection of the accessible pipe work and fittings without removing any insulation.  
No tests whatsoever were carried out to the system or appliances.

**Heating and hot water**

Gas fired central heating by means of a Vokera Compact 24 combination wall mounted boiler in the hallway store, feeding radiators; most of which are provided with thermostatic valves.  
The original hot air boiler is still instu but we are advised has been disconnected.  
Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.

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**Drainage**

Drainage is to the public sewer.  
Drainage covers were not lifted. Neither drains nor the drainage system were tested.

**Fire, smoke and burglar alarms**

Fitted smoke and heat detectors. Not tested. Visually inspected. No test whatsoever was carried to the system or appliances.

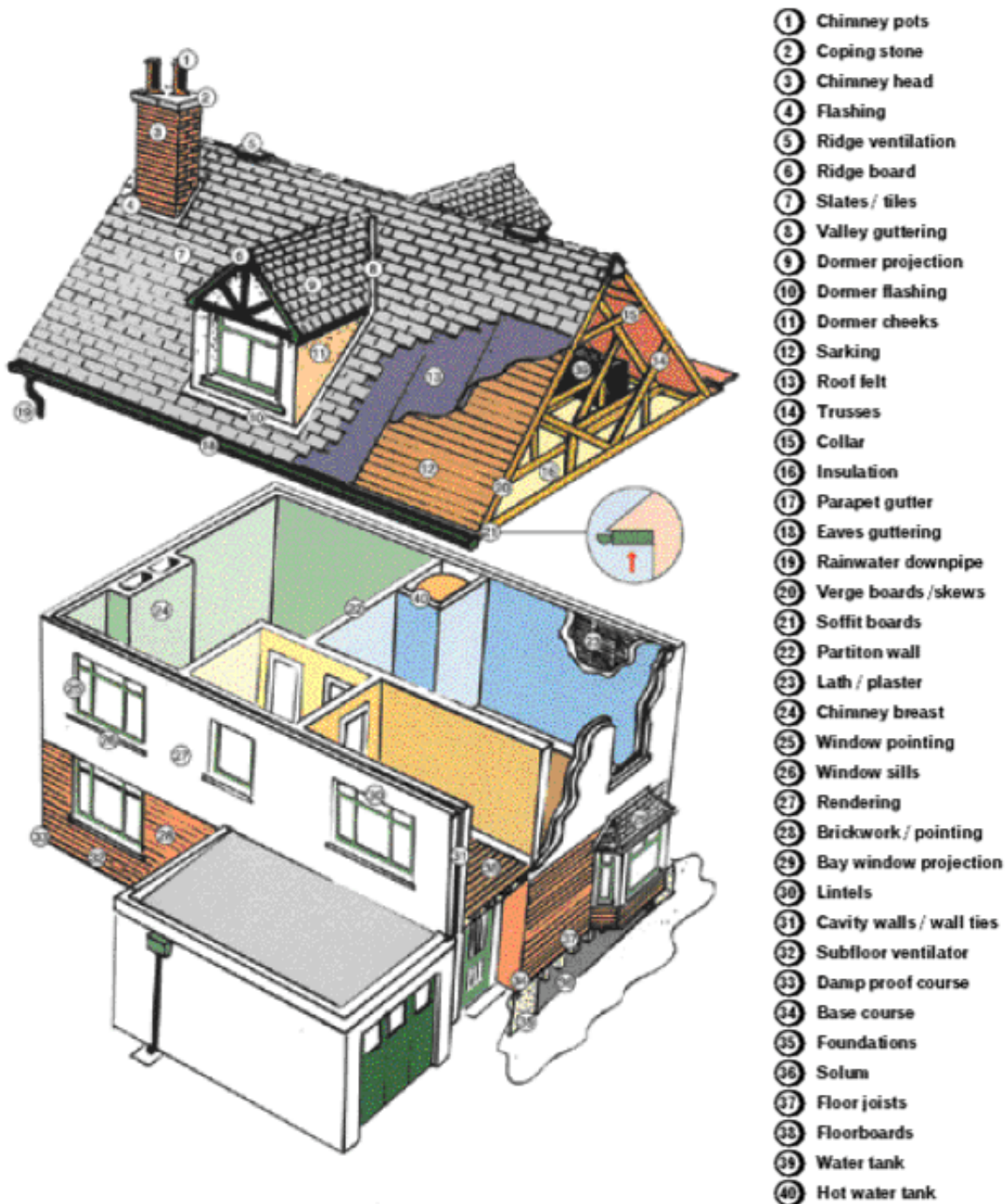
**Any additional limits to inspection:**

Domestic cupboards and wardrobes were utilised for storage. There is no access to sub-floor areas. The flat was vacant and unfurnished, all floors were covered and the inspection was duly restricted.

It was not possible to view all sections of the subject block's roof pitch from ground level. No access was gained to the communal block roof.

Access to the subject flat's roof void was restricted due to insulation and position of access hatch.






**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 terms.








## 2. CONDITION






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


 <b>Structural movement</b>	
Repair category	1
Notes:	None noted.
 <b>Dampness, rot and infestation</b>	
Repair category	1
Notes:	Accessible walls tested showed normal readings.
 <b>Chimney stacks</b>	
Repair category:	N/A
Notes:	None.
 <b>Roofing including roof space</b>	
Repair category:	1
Notes:	Large sections of the communal roof covering area are affected by moss growth. Also severe weathering to ridge tile pointing and gable cement tifting. Some tiles are cracked. Not all sections could be viewed from ground level. We have assumed that there may be costs arising for communal maintenance.
 <b>Rainwater fittings</b>	
Repair category:	1
Notes:	Some original cast iron sections are weathered. Other sections are dislodged. We have assumed that there may be costs arising for communal maintenance.



 <b>Main walls</b>	
Repair category:	1
Notes:	Some sections have damaged roughcasting exposing brick facings beneath. Some sections have been poorly repaired. We have assumed that there may be costs arising for communal maintenance.
 <b>Windows, external doors and joinery</b>	
Repair category:	1
Notes:	General weathering was noted, especially to the original softwood framed units and infill weather boarded panels.
 <b>External decorations</b>	
Repair category:	1
Notes:	General weathering noted. We have assumed that there may be costs arising for communal maintenance.
 <b>Conservatories / porches</b>	
Repair category:	N/A
Notes:	None
 <b>Communal areas</b>	
Repair category:	1
Notes:	General wear and tear noted. We have assumed that there may be costs arising for communal maintenance.
 <b>Garages and permanent outbuildings</b>	
Repair category:	1
Notes:	General weathering and wear and tear noted was noted. We have assumed that there may be costs arising for communal maintenance.

 <b>Outside areas and boundaries</b>	
Repair category:	1
Notes:	General weathering and wear and tear noted was noted. We have assumed that there may be costs arising for communal maintenance.
 <b>Ceilings</b>	
Repair category:	1
Notes:	No immediate action or repair is needed. Generally found to be in an acceptable condition.
 <b>Internal walls</b>	
Repair category:	1
Notes:	No immediate action or repair is needed. Generally found to be in an acceptable condition.
 <b>Floors including sub-floors</b>	
Repair category:	1
Notes:	The flooring was not inspected due to fitted claddings and coverings throughout.
 <b>Internal joinery and kitchen fittings</b>	
Repair category:	1
Notes:	No immediate action or repair is needed. Generally found to be in an acceptable condition.
 <b>Chimney breasts and fireplaces</b>	
Repair category:	N/A
Notes:	None.
 <b>Internal decorations</b>	
Repair category:	1
Notes:	It is appreciated that internal decoration is a matter for personal taste. Internally, the flat is generally of average appearance. (Recently re-decorated).

 <b>Cellars</b>	
Repair category:	N/A
Notes:	There is no cellar.
 <b>Electricity</b>	
Repair category:	1
Notes:	The electrical installation is modern. Electrical systems should be checked every five years or so, by an NCEIC contractor.
 <b>Gas</b>	
Repair category:	1
Notes:	It is advisable to have a maintenance contract for the heating system and appliances including the combination boiler.
 <b>Water, plumbing and bathroom fittings</b>	
Repair category:	1
Notes:	No immediate action or repair is needed.
 <b>Heating and hot water</b>	
Repair category:	1
Notes:	<p>It should be noted the original hot air heating system is still instu. We have been advised this has been disconnected.</p> <p>The access door to the cupboard housing the original boiler appears to be asbestos clad. There are also service pipes in the same cupboard which also possibly could contain asbestos material. Current advice is the same doe's not pose a health risk if left undisturbed. However should they be required to be removed specialist contractors will be required.</p>

	<b>Drainage</b>
Repair category:	1
	No immediate action or repair is needed. There is no obvious evidence of chokage or leakage.

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

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

**Repair Categories**

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

#### 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 re-instatement cost for insurance purposes.

##### **Matters for a solicitor or licensed conveyancer**

We understand the subject block is factored.

We have assumed an equal 1/9<sup>th</sup> share of communal repairs to both the grounds, communal car park and subject building and insurance. Also no major planned expenditure in the short to medium term of the subject block.

The property has been purchased in the past from the Local Authority via the Right To Buy legislation.

**Estimated re-instatement cost for insurance purposes  
£85,000 (Eighty Five Thousand Pounds Sterling)**

##### **Valuation and market comments**

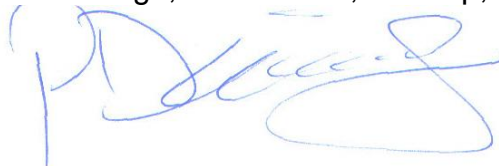
**Market Value with vacant possession in the region of  
£65,000 (Sixty Five Thousand Pounds Sterling)**

The property is considered to be a reasonable proposition for purchase at or around the above noted price. Provided the property is well maintained, there is no reason why there should be any special difficulties on re-sale in normal market conditions.

**Report author:** Peter D Wilkinson MRICS – RICS Registered Valuer

**Address:** Wilkinson & Co, Chartered Surveyors  
Loaf Cottage, Main Street, Inverkip, PA16 0AS

**Signed:**



**Date of report:** 7<sup>th</sup> April 2016

## **SINGLE SURVEY TERMS AND CONDITIONS**

### **PART 1 - GENERAL**

#### **1.1 THE SURVEYORS**

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

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

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report 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 to the Seller. It is the responsibility of the Seller to ensure that the amended Report is transmitted to every prospective Purchaser.

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

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

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

#### **1.2 THE REPORT**

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

Which shall be in accordance with the 2014 edition of the RICS Valuation – Professional Standards (Global and UK) Incorporating the IVSC – International Valuation Standards and RICS Codes of Conduct



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

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

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

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property. If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

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

### **1.3 LIABILITY**

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors. The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to

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

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

In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

#### **1.4 INTELLECTUAL PROPERTY**

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

#### **1.5 PAYMENT**

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

#### **1.6 CANCELLATION**

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

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

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

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

#### **1.7 PRECEDENCE**

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

#### **1.8 DEFINITIONS**

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*

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

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

### **2.1 THE SERVICE**

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

### **2.2 THE INSPECTION**

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.* All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property. The Inspection is carried out with the Seller’s permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

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

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of

Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

## 2.3 THE REPORT

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

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

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

## **Residential EPC's - Standard Terms of Business**

### **1 Services**

**1.1** These terms of business and attached Schedule ("Terms") are the sole defining document governing the provision of the Services (as defined in Clause 2) by Wilkinson & Co, Chartered Surveyors ("the Surveyor") to the seller ("Client") of the property to be inspected ("Premises") The Terms supersedes any purchase order issued by the Client and all proposals, terms & conditions, statements, representations or warranties made by or between the surveyor and the Client ("Parties") relating to the Services. No variation is valid unless agreed in writing by the Parties.

**1.2** Full details of the Client, the Services, the Premises, the appointment time, timetable & method of delivery of any report will be detailed in the Schedule which will be attached to these Terms and form part of the contract between the Parties.

### **2 The Services**

**2.1** The Services shall consist of any inspection of the Premises by the surveyor and subsequent submission of an Energy Performance Certificate & Recommendation Report ("EPC").

**2.2** The Surveyor will not provide:

a) a survey, condition report or property valuation.

b) Professional services other than related to the provision of an EPC. Any such additional services will be dealt with by a separate contract.

**2.3** The Surveyor will undertake a visual inspection and will not look at parts of the Premises which are covered, unexposed or inaccessible The Surveyor will not pull up carpets or floor boards Lofts will only be visually inspected if it is safe to do so, access is within 3 metres of floor level & it will not damage the Premises.

### **3 Statutory Terms for the Preparation of an EPC ("Statutory Terms")**

**3.1** The EPC will be prepared with reasonable skill and care.

### **4 Fees & Payment Terms**

**4.1** The Fees payable for the Services will be as detailed in the Schedule. Fees are to be paid in full (without any deduction or set-off) immediately upon/within 14 days of submission of invoice and before release of the final EPC.

**4.2** The Surveyor may charge interest on any outstanding Fees from the due date for payment until the date payment is made at the rate of 2% per annum above the base rate from time to time of the RBS Bank.

### **5 Cancellations or Postponement**

**5.1** If the appointment is cancelled by the Client on the day of the appointment for whatever reason, 80% of the Fees will be payable to the Surveyor.

**5.2** If the Surveyor is required to postpone the Services on the day of the appointment due to the failure of the Client to abide by his or her obligations under the Terms, the Fees may at the Surveyor's entire discretion be increased by up to 100%.

**5.3** The Surveyor may terminate the Terms if there is a conflict of interest.

## **6 Warranty & Complaints**

**6.1** The Surveyor warrants that the Services will be performed in accordance with all legal requirements and the requirements of the Surveyor's Accreditation Scheme & any relevant Code of Practice.

**6.2** Except as expressly set out in Clauses 3.1 and 6.1, all warranties, terms & conditions, whether oral or written, express or implied by statute or otherwise which might have imposed obligations on the Surveyor in relation to the Services will be excluded to the fullest extent permitted by law.

**6.3** The Surveyor will provide a high level of customer care at all times. In the unlikely event of any complaint, the Surveyor will seek to resolve any initial complaint by telephone, email or in person as quickly as possible. Should the Client be unhappy with this response they should write to the Surveyor setting out full details of the complaint within 5 working days. The Surveyor will usually respond within no more than 15 working days to allow for holidays. If the Client is dissatisfied with this response the matter can be escalated to the Surveyor's Accreditation Scheme. A copy of the complaints handling process is available on request. This does not affect the Client's legal rights.

## **7 Client Obligations**

**7.1** The Client will at his or her own expense provide all such information & co-operation as is reasonably required to enable the Surveyor to provide the Services. This shall include

- a) provision of clear and safe access to all of the Premises,
- b) ensuring that no child under the age of 16 is left alone to supervise the inspection;

**8 Insurance** -The Surveyor will maintain insurance cover in accordance with the requirements of the DEA's Accreditation Scheme and the minimum terms set by Department of Communities & Local Government.

## **9 Confidentiality & Data Protection**

**9.1** An EPC prepared by the DEA must be entered onto the Register of EPCs.

**9.2** Subject to Clause 10.1 and any other contrary legal obligation:

- a) All personal information received from the Client will be treated as private & confidential, and will not be disclosed to any other parties without consent, and
- b) The Surveyor comply with his or her obligations under the Data Protection Act 1998, and the Client is entitled to see any Personal Data held by the Surveyor in respect of the Client.
- c) How the Client's Personal Data will be used by the Surveyor will be detailed in the Special Conditions in the Schedule.

**10 Force Majeure** - Except for any payment obligation imposed on the Client, neither party will be liable for a delay in performing, or for a failure to perform, obligations if that delay or failure is caused by circumstances beyond the reasonable control of that party.

## **11 Third Party Contractual Rights**

**11.1** The Client and a potential or actual buyer of the Premises may enforce the Statutory Term in Clause 3.1.

**11.2** In relation to any other Terms, a person who is not a party to the Terms has no rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any of these Terms. This does not affect any right or remedy of a third party that exists, or is available, apart from that Act.

**12 Applicable Law** - The laws of Scotland will govern the Terms, and the Parties submit to the exclusive jurisdiction of the Scottish courts.

**13 Regulation**

**13.1** The Surveyor is licensed under licence number

- Peter D Wilkinson MRICS IRRV, B263-0001

**14.2** To prepare EPCs under the provisions of the Housing (Scotland) Act 2006. The Surveyor(s) License is administered by the following Accreditation Scheme:

Elmhurst Energy Systems Ltd

Unit 16, St Johns Business Park, Lutterworth, Leicestershire, LE17 4HB Tel: 08700 850490 Fax: 08700

850491 [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

FLAT 2/2 , 3 LEWISTON DRIVE, GLASGOW, G23 5JB

**Dwelling type:** Top-floor flat  
**Date of assessment:** 05 April 2016  
**Date of certificate:** 07 April 2016  
**Total floor area:** 73 m<sup>2</sup>  
**Primary Energy Indicator:** 184 kWh/m<sup>2</sup>/year

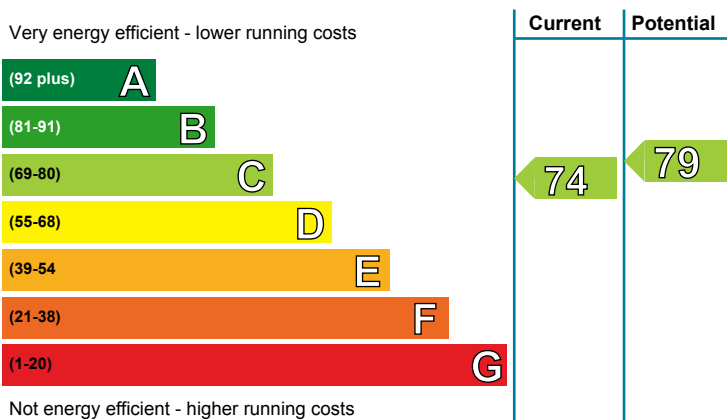
**Reference number:** 2400-6251-0329-0106-1463  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£1,788</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£405</b>	

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

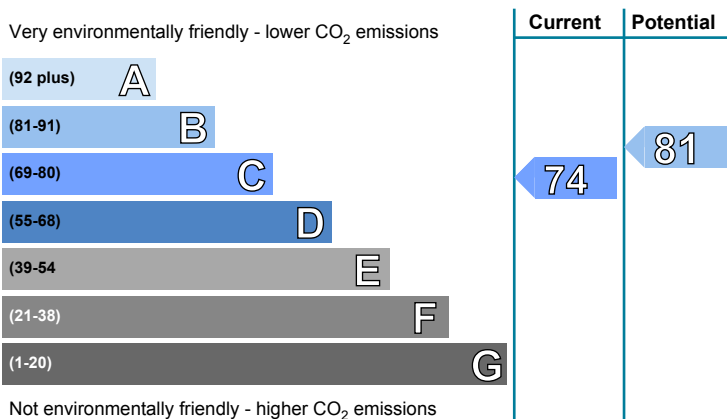


## Energy Efficiency Rating

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 (74)**. 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<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (74)**. The average rating for EPCs in Scotland is **band D (59)**.

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

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£276.00	✓
2 Low energy lighting	£15	£33.00	
3 Condensing boiler	£2,200 - £3,000	£96.00	✓

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.



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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 300 mm loft insulation	★★★★★	★★★★★
Floor	(another dwelling below)	—	—
Windows	Mostly double glazing	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 75% 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 32 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.4 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 0.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,251 over 3 years	£918 over 3 years	
Hot water	£345 over 3 years	£312 over 3 years	
Lighting	£192 over 3 years	£153 over 3 years	
<b>Totals</b>	<b>£1,788</b>	<b>£1,383</b>	

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

## Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement		Green Deal
			Energy	Environment	
1 Cavity wall insulation	£500 - £1,500	£92	C 78	C 79	✓
2 Low energy lighting for all fixed outlets	£15	£11	C 78	C 79	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£32	C 79	B 81	✓

Measures which have a green deal tick ✓ are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick ✓ may need additional finance. To find out how you could use Green Deal finance to improve your property, visit [www.greenerscotland.org](http://www.greenerscotland.org) or contact the Home Energy Scotland hotline on 0808 808 2282.

### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- External insulation with cavity wall insulation
- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

## 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](http://www.greenerscotland.org).

## 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 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the Building Standards Division's section of the Scottish Government website ([www.scotland.gov.uk/Topics/Built-Environment/Building/Building-standards/publications/pubguide/cavitywallinsul](http://www.scotland.gov.uk/Topics/Built-Environment/Building/Building-standards/publications/pubguide/cavitywallinsul)) or the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 2 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

### 3 Condensing boiler

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

## 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

You could receive Renewable Heat Incentive (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 and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to [www.energysavingtrust.org.uk/scotland/rhi](http://www.energysavingtrust.org.uk/scotland/rhi).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	5,574	N/A	(1,750)	N/A
Water heating (kWh per year)	2,034			

## Addendum

## About this document

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

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

Assessor's name:	Mr. Peter Wilkinson
Assessor membership number:	EES/009252
Company name/trading name:	Wilkinson & Co Chartered Surveyors
Address:	Loaf Cottage Main Street Inverkip Inverclyde Greenock PA16 0AS
Phone number:	01475 529074
Email address:	<a href="mailto:peterw@wilkiandco.com">peterw@wilkiandco.com</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

This Certificate and Recommendations Report will be available to view online by any party with access to the report reference number (RRN) and to organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK Governments. If you are the current owner or occupier of this building and do not wish this data to be used by these organisations to contact you in relation to such initiatives, please opt out by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and your data will be restricted accordingly. Further information on this and on Energy Performance Certificates in general can be found at [www.scotland.gov.uk/epc](http://www.scotland.gov.uk/epc).

## **Opportunity to benefit from a Green Deal on this property**

Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

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

To find out more, visit [www.greenerscotland.org](http://www.greenerscotland.org) or call **0808 808 2282**.



# property questionnaire

Property address	Flat 2/2, 3 Lewiston Drive Glasgow G23 5JB
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Seller(s)	Paul Manning and Karen Manning
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Completion date of property questionnaire	5th April 2016.
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# 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.	<b>Length of ownership</b>
	How long have you owned the property? <i>Since 12<sup>th</sup> February 2016</i>
2.	<b>Council tax</b>
	Which Council Tax band is your property in? (Please circle) A B <b>C</b> D E F G H
3.	<b>Parking</b>
	What are the arrangements for parking at your property? (Please tick all that apply) <ul style="list-style-type: none"><li>• Garage <input type="checkbox"/></li><li>• Allocated parking space <input type="checkbox"/></li><li>• Driveway <input type="checkbox"/></li><li>• Shared parking <input checked="" type="checkbox"/></li><li>• On street <input checked="" type="checkbox"/></li><li>• Resident permit <input type="checkbox"/></li><li>• Metered parking <input type="checkbox"/></li><li>• Other (please specify): <input type="text"/></li></ul>
4.	<b>Conservation area</b>
	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 <i>NO</i>



# property questionnaire

5.	<b>Listed buildings</b>	
	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/No  NO
6.	<b>Alterations/additions/extensions</b>	
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)?  <b>If you have answered yes, please describe below the changes which you have made:</b>	Yes/No  NO
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?  <b>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.</b>  <b>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>	Yes/No  N/A
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property?  <b>If you have answered yes, please answer the three questions below:</b>	Yes/No  NO
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes/No  N/A
	(ii) Did this work involve any changes to the window or door openings?	Yes/No  N/A
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):  <b>Please give any guarantees which you received for this work to your solicitor or estate agent.</b>	

# property questionnaire

<b>7.</b>	<b>Central heating</b>	
<b>a.</b>	<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>	<p>Yes/No/ Partial</p> <p>Yes</p> <p>Gas-fired</p>
	<b>i) When was your central heating system or partial central heating system installed?</b>	Don't Know
	<p><b>(ii) Do you have a maintenance contract for the central heating system?</b></p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	<p>Yes/No</p> <p>NO</p>
	<b>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</b>	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	<b>Does your property have an Energy Performance Certificate which is less than 10 years old?</b>	<p>Yes/No</p> <p>NO</p>
<b>9.</b>	<b>Issues that may have affected your property</b>	
<b>a.</b>	<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>	<p>Yes/No</p> <p>NO</p> <p>Yes/No</p>
<b>b.</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>	<p>Yes/No</p> <p>NO</p>

# property questionnaire

<b>10.</b>	<b>Services</b>																									
<b>a.</b>	<b>Please tick which services are connected to your property and give details of the supplier:</b>																									
	<table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td>✓</td> <td>E-ON</td> </tr> <tr> <td>Water mains or private water supply</td> <td>✓</td> <td>Scottish Water</td> </tr> <tr> <td>Electricity</td> <td>✓</td> <td>E-ON</td> </tr> <tr> <td>Mains drainage</td> <td>✓</td> <td>SCOTTISH WATER not sure</td> </tr> <tr> <td>Telephone</td> <td></td> <td></td> </tr> <tr> <td>Cable TV or satellite</td> <td></td> <td></td> </tr> <tr> <td>Broadband</td> <td></td> <td></td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	✓	E-ON	Water mains or private water supply	✓	Scottish Water	Electricity	✓	E-ON	Mains drainage	✓	SCOTTISH WATER not sure	Telephone			Cable TV or satellite			Broadband			
Services	Connected	Supplier																								
Gas or liquid petroleum gas	✓	E-ON																								
Water mains or private water supply	✓	Scottish Water																								
Electricity	✓	E-ON																								
Mains drainage	✓	SCOTTISH WATER not sure																								
Telephone																										
Cable TV or satellite																										
Broadband																										
<b>b.</b>	<p><b>Is there a septic tank system at your property?</b></p> <p><b><u>If you have answered yes, please answer the two questions below:</u></b></p> <p><b>(i) Do you have appropriate consents for the discharge from your septic tank?</b></p> <p><b>(ii) Do you have a maintenance contract for your septic tank?</b></p> <p><b><u>If you have answered yes, please give details of the company with which you have a maintenance contract:</u></b></p>	<p><b>Yes/No</b></p> <p>NO</p> <p><b>Yes/No/Don't know</b></p> <p>N/A</p> <p><b>Yes/No</b></p> <p>N/A</p>																								

# property questionnaire

<b>11. Responsibilities for shared or common areas</b>		
a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>Yes/No/ Don't know</p> <p>NO</p>
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>	<p>Yes/No/ Not applicable</p> <p>Yes GHA (Glasgow housing Association)</p>
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<p>Yes/No</p> <p>NO</p>
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>	<p>Yes/No</p> <p>NO</p>
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>	<p>Yes/No</p> <p>NO</p>
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>	<p>Yes/No</p> <p>NO</p>
<b>12. Charges associated with your property</b>		
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> <p>Your-Place, Granite House, 177 Trongate, Glasgow G1 5HF - Common Charge Deposit</p>	<p>Yes/No</p> <p>YES</p> <p>£50.00</p>

£82.07 per quarter

# 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 Yes Yes/No/ Don't know Yes</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><b>13. Specialist works</b></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  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  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  N/A</p>

# property questionnaire

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

# property questionnaire

<b>16.</b>	<b>Notices that affect your property</b>	
<b>In the past three years have you ever received a notice:</b>		
<b>a.</b>	<b>advising that the owner of a neighbouring property has made a planning application?</b>	<b>Yes/No</b> NO
<b>b.</b>	<b>that affects your property in some other way?</b>	<b>Yes/No</b> NO
<b>c.</b>	<b>that requires you to do any maintenance, repairs or improvements to your property?</b>	<b>Yes/No</b> NO
<b>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.</b>		

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

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

**Signature(s) :** 

R Manning

**Date:** 5th APR 16.

