

Single Survey

Property address	106 Nelson Street LARGS KA30 9JF
Customer	Christine Stewart
Customer address	As above
Prepared by	Edward Boyd BSc FRICS
Date of Inspection	25 June 2016

Edward Boyd BSc FRICS

Chartered Surveyor

RICS Registered Valuer

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1. Information and scope of inspection

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

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

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

Description	The property is an end terraced house with extensions.
Accommodation	The internal accommodation comprises :- GF: Lounge, Living Room, Kitchen and Shower-Room. FF: Two Bedrooms and Bathroom. AF: Two Bedrooms.
Gross internal floor area (m₂)	121
Neighbourhood and location	The property forms part of an established residential area situated adjacent to properties of similar age and character. There is easy access to the usual facilities.
Age	It is understood the property was built about 1890.
Weather	It was dry at the time of inspection. Immediate past weather conditions were similar.
Chimney Stacks	Visually inspected with the aid of binoculars where appropriate. The chimney head is stone with flashings formed in lead.

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Roofing including roof space	<p>Sloping roofs where visually inspected.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>The main roof is pitched and covered with natural slate over timber sarking.</p> <p>The roof structure is timber.</p> <p>The roof incorporates one rear dormer formation.</p> <p>The attic dormer and ground floor extension have flat felt on timber roof coverings.</p>
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Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater fittings are cast iron and PVC, round section.</p>
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Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are traditional solid stone, rendered externally, with a strap, lath and plaster internal finish.</p> <p>The rear extension is cavity brick.</p> <p>The stone wall thickness approximately is 600mm. and the cavity wall 300mm.</p>
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Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows, with the exception of the shower-room, are UPVC double glazed.</p> <p>The shower-room window is timber casement single glazed.</p> <p>The front entrance door is timber with a single glazed panel and the rear door timber.</p> <p>The fascias are timber and UPVC.</p>
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External decorations	Visually inspected. The cast iron rainwater goods and external timbers are painted. The render to the gable and rear elevations is masonry painted.
Conservatories / porches	Visually inspected. None.
Communal areas	Circulation areas visually inspected. None.
Garages and permanent outbuildings	Visually inspected. The property has a single car detached garage. The walls are timber frame with asbestos sheeting. The roof is corrugated iron clad. Attached to the extension is a brick built store with a pitched and slated roof.
Outside areas and boundaries	Visually inspected. The property has areas of garden to side and rear with site boundaries defined by stone walls and hedging. The paths are laid with brick, stone and concrete slabs. The drive is surfaced with cast concrete.
Ceilings	Visually inspected from floor level. The ceilings appear to be lath and plaster with the exception of the ground floor extension and attic conversion, where ceilings are plasterboard lined.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal partition walls are timber, lath and plaster

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	<p>with the exception of the attic, where partitions are lightweight timber frame with plasterboard linings.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,</p> <p>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.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it 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.</p> <p>The flooring is suspended timber.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The internal pass doors are timber/glazed, timber panel and flush faced timber.</p> <p>The skirting boards and door facings are timber.</p> <p>The kitchen is fitted with base and wall storage units.</p> <p>The stairs giving access to the first floor and attic floor accommodation are closed tread timber.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>The chimney breasts are plastered masonry.</p>
Internal decorations	<p>Visually inspected.</p> <p>Internal decorative finishes are mostly wallpaper and paint.</p>
Cellars	<p>Visually inspected.</p> <p>None.</p>

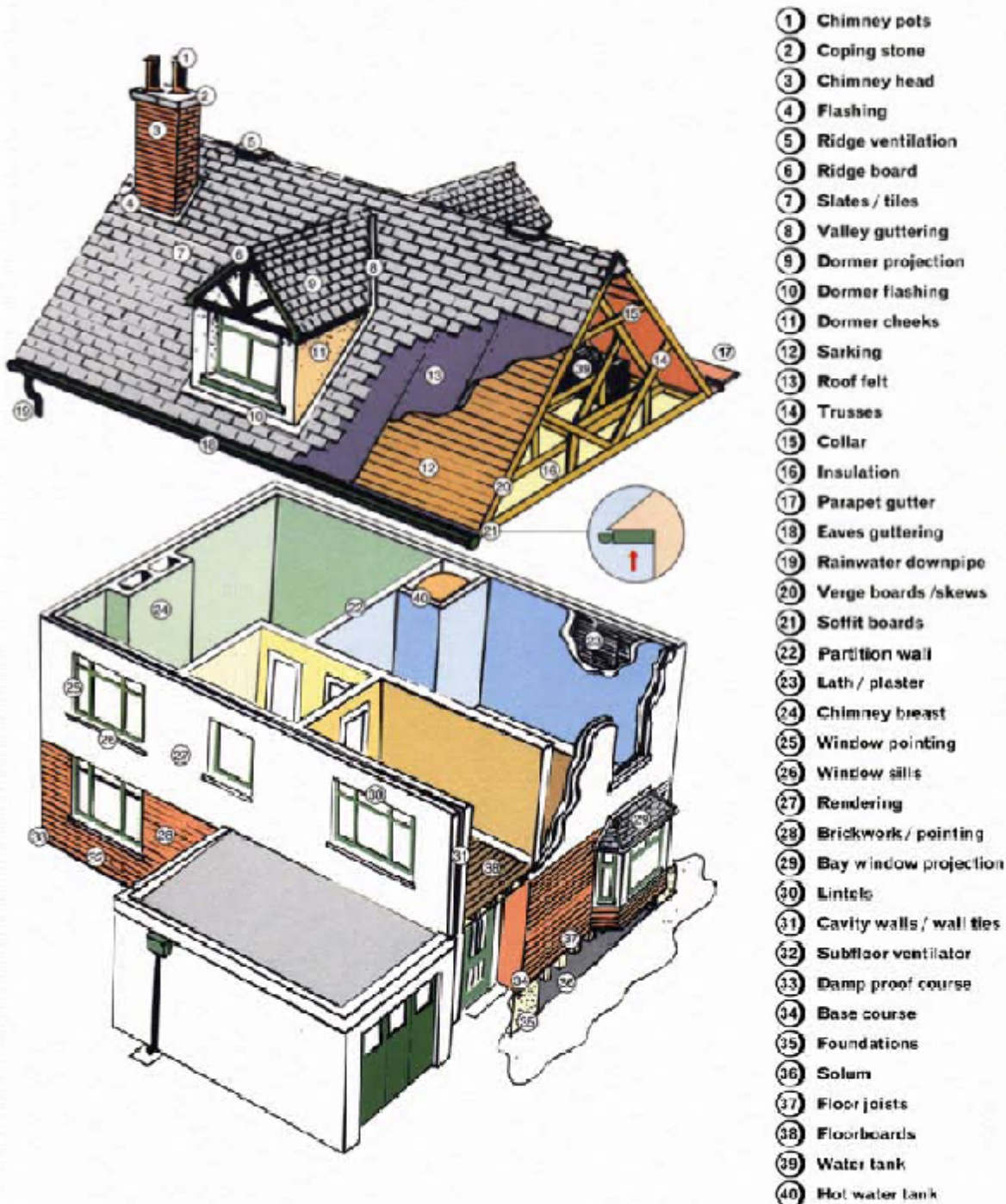
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Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.</p> <p>The property is served by a mains electricity supply.</p> <p>The electric meter and consumer unit are located in the living room.</p> <p>The wiring, where visible, is in PVC insulated cable.</p> <p>The switch and socket outlets are plastic and metal.</p>
Gas	<p>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 off.</p> <p>The property is served by a mains gas supply.</p> <p>The gas meter is located in an external box.</p>
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is served by a mains water supply.</p> <p>The internal distribution pipes, where seen, are mostly copper.</p> <p>Sanitary fittings are modern white fitted with chrome taps and accessories.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Local heating is provided by gas fire in the lounge and electric fire in the living room.</p> <p>Space heating is by a gas fired radiator central heating installation.</p> <p>The boiler is located in the kitchen and is a Sime condensing combination type supplying hot water direct to the taps.</p>

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Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Assumed mains drainage to public sewer.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Smoke detectors are fitted.
Any additional limits to inspection	For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance. The property was occupied, fully furnished and most floors had fitted coverings. Most of the roof space has been developed and only a small section could be inspected from an eaves cupboard within one of the attic bedrooms. Inspection of the eaves area was restricted by flooring and stored items.

Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

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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	Category 1
Notes	Within the limitations of the inspection, no adverse structural movement was noted.
Dampness, rot and infestation	
Repair Category	Category 1
Notes	Damp meter readings have been taken as considered appropriate. No higher than normal moisture content was noted.
Chimney Stacks	
Repair Category	Category 1
Notes	Noted to be in a condition generally consistent with age.
Roofing including roof space	
Repair Category	Category 2
Notes	The slate roof covering is original and will be a source of regular maintenance expenditure to keep the property in a good wind and watertight condition. The flat roof sections covered with felt will have a limited life. By their nature this type of roof covering can fail without warning.
Rainwater Fittings	
Repair Category	Category 1
Notes	The condition is satisfactory.
Main Walls	
Repair Category	Category 1

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Notes	The main walls are in a condition commensurate with type and age with no significant defect noted, and allowing for normal weathering.
Windows, external doors and joinery	
Repair Category	Category 1
Notes	No significant defect noted within the limitations of the inspection.
External decorations	
Repair Category	Category 1
Notes	Some external decorations are beginning to weather.
Conservatories/porches	
Repair Category	N/A
Notes	
Communal areas	
Repair Category	N/A
Notes	No significant defect noted.
Garages and permanent outbuildings	
Repair Category	Category 3
Notes	<p>The external store is in fair general condition although past water ingress was noted.</p> <p>The garage walls are clad with asbestos sheeting.</p> <p>This should not provide a hazard to health provided the wall panels are not disturbed.</p> <p>Asbestos is a controlled material and removal from the site must be carried out by a specialist contractor. This can be expensive.</p>
Outside areas and boundaries	
Repair Category	Category 1
Notes	No significant defect noted.
Ceilings	
Repair Category	Category 1

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Notes	<p>Some of the ceiling finishes are textured which could contain asbestos fibres.</p> <p>Even if the ceiling finish does contain asbestos fibres it is not normally considered to be a health hazard provided it is not disturbed, for example it should not be rubbed down during redecoration.</p> <p>Lath and plaster ceilings can lose their key without warning.</p>
Internal Walls	
Repair Category	Category 1
Notes	No significant defect noted.
Floors including sub-floors	
Repair Category	Category 1
Notes	No significant defect noted within the limitations of the inspection.
Internal joinery and kitchen fittings	
Repair Category	Category 1
Notes	<p>The internal joinery and kitchen fittings have been maintained in satisfactory condition.</p> <p>It is assumed the internal door glazing meets British Safety standards.</p>
Chimney breasts and fireplaces	
Repair Category	Category 1
Notes	No significant defect noted within the limitations of the inspection.
Internal decorations	
Repair Category	Category 1
Notes	Internal decorations are satisfactory.
Cellars	
Repair Category	N/A
Notes	
Electricity	

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Repair Category	Category 2
Notes	All electrical apparatus should be safety checked on a regular basis or when a property changes hands. Electrical regulations are updated periodically and an older installation, whilst complying with regulations in force at the time, may no longer comply with modern regulations. The consumer unit has rewirable fuses.
Gas	
Repair Category	Category 1
Notes	All gas appliances should be safety checked annually. If no recent Gas Safety check has been undertaken, it would be prudent to have a check carried out by a suitably qualified person.
Water, plumbing and bathroom fittings	
Repair Category	Category 1
Notes	All items appear to be in satisfactory condition commensurate with type, quality and age. No immediate action or repair appears necessary. Properties of this age can have concealed lead piping.
Heating and hot water	
Repair Category	Category 1
Notes	The system was not running at the time of inspection and therefore no assessment can be made on its performance or serviceability. It is assumed the system has been properly installed, updated and maintained to meet current regulations with particular regard to fluing and ventilation requirements.
Drainage	
Repair Category	Category 1
Notes	The system was not tested. No blockages or flooding were noted on site.

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

Structural Movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	3
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	N/A
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 for 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
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
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?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

Matters for a solicitor or licensed conveyancer

The tenure is assumed Absolute Ownership.

It is assumed there are no unduly onerous conditions or restrictions in Title.

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

The road and footpath bounding the property are made up and assumed to be adopted by the local authority.

Historical alterations to the property include the construction of a ground floor extension and development of the attic.

Estimated reinstatement cost for insurance purposes

£350,000.

Valuation and market comments

It is my opinion the value of the property in the condition found at the time of inspection and under current market conditions is fairly stated at **£145,000** (One Hundred and Forty Five Thousand pounds).

For the purposes of valuation I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. The identification of Japanese knotweed should be made by a specialist contractor. It must be removed by specialist contractors and removal may be expensive.

Where defects are identified, irrespective of Repair Category, it is strongly advised that full investigation be undertaken and repair estimates be obtained prior to submitting an offer for purchase.

Signed

E Boyd.

Report author

Edward Boyd BSc FRICS

Address

12 Sorbie Road Ardrossan KA22 8AQ

Tel : 07769321852

Email : edwardboydhomereports@gmail.com

Date of report

27 June 2016



Energy Performance Certificate (EPC)

Scotland

Dwellings

106 NELSON STREET, LARGS, KA30 9JF

Dwelling type: End-terrace house
Date of assessment: 25 June 2016
Date of certificate: 26 June 2016
Total floor area: 121 m²
Primary Energy Indicator: 431 kWh/m²/year

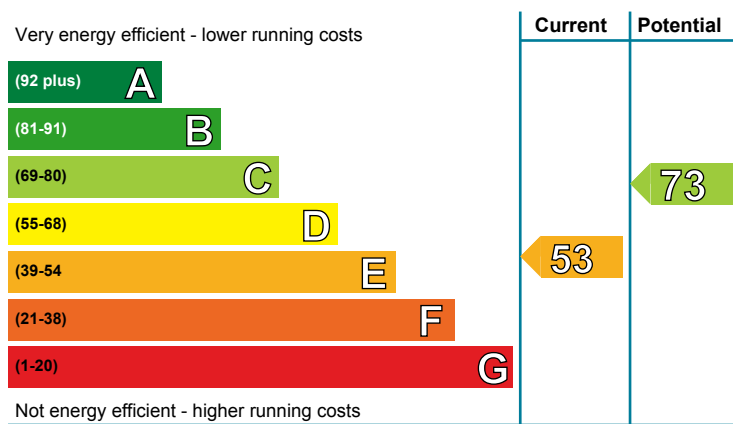
Reference number: 8200-8454-0929-7027-1663
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£5,940	See your recommendations report for more information
Over 3 years you could save*	£1,485	

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

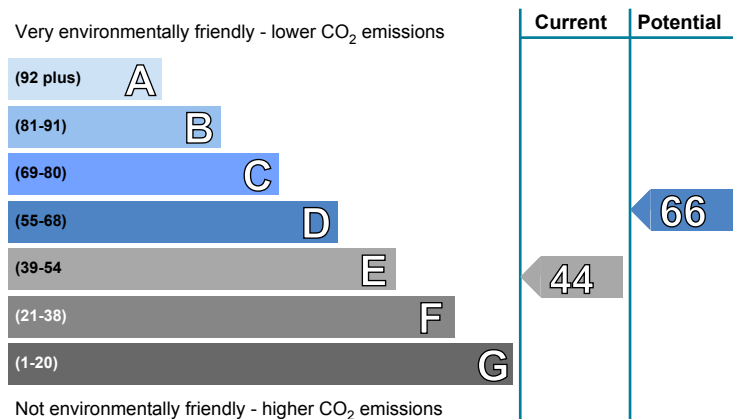


Energy Efficiency Rating

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 E (53)**. 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 (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (44)**. 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 Internal or external wall insulation	£4,000 - £14,000	£951.00	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£216.00	✓
3 Heating controls (room thermostat)	£350 - £450	£201.00	✓

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.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

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	Sandstone or limestone, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Cavity wall, as built, partial insulation (assumed)	★★★★☆☆	★★★★☆☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Flat, limited insulation (assumed)	★★☆☆☆☆	★★☆☆☆☆
	Roof room(s), limited insulation (assumed)	★★★★☆☆	★★★★☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Mostly double glazing	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★★☆☆	★★★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆☆☆☆	★★★★☆☆☆☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	★★★★★☆☆	★★★★★☆☆
Lighting	Low energy lighting in 78% 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, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 76 kg CO₂/m²/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 9.2 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 3.3 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	£5,313 over 3 years	£3,945 over 3 years	
Hot water	£369 over 3 years	£252 over 3 years	
Lighting	£258 over 3 years	£258 over 3 years	
Totals	£5,940	£4,455	

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 Internal or external wall insulation	£4,000 - £14,000	£317	D 61	E 53	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£72	D 63	D 55	✓
3 Upgrade heating controls	£350 - £450	£67	D 64	D 57	✓
4 Solar water heating	£4,000 - £6,000	£39	D 65	D 59	✓
5 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£257	C 73	D 66	✓

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 or contact the Home Energy Scotland hotline on 0808 808 2282.

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.

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 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that planning permission might be required and that building regulations apply to this work so it is best to check with your local authority whether a building warrant or planning permission will be required.

2 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 this with your local authority building standards department.

3 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. 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.

4 Solar water heating

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

5 Solar photovoltaic (PV) panels

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

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.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	27,414	(1,289)	(591)	(5,356)
Water heating (kWh per year)	2,292			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

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:	Mr. Edward Boyd
Assessor membership number:	EES/015834
Company name/trading name:	Edward Boyd
Address:	12 Sorbie Road Ardrossan KA22 8AQ
Phone number:	07769 321 852
Email address:	edwardboydhomeports@gmail.com
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.

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 or call 0808 808 2282.



Property Questionnaire

Property address 106 nelson street, largs, Ayrshire. KA30 9jf	
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Seller(s) Christine Stewart	
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Completion date of property questionnaire	28.07.2016
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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?	Since 2005
2.	Council Tax	
	Which Council Tax Band is your property in? E	
3.	Parking	
	<p>What are the arrangements for parking at your property?</p> <p>(Please tick all that apply)</p> <ul style="list-style-type: none"> • Garage <input type="checkbox" value="y"/> • Allocated parking space <input type="checkbox"/> • Driveway <input type="checkbox" value="y"/> • Shared parking <input type="checkbox"/> • On street <input type="checkbox"/> • Resident permit <input type="checkbox"/> • Metered parking <input type="checkbox"/> • Other (please specify): <input style="width: 300px; height: 20px;" type="text"/> 	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	no

5.	Listed Buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	Alterations/additions/extensions yes	
a.	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p> <p>Extra shower room with W.C. and wash basin. Window in 1st floor gable end</p>	yes
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</p>	yes
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	no
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Window in gable end for sea views and westerly light</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	

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

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	Yes	My Green Energy
Water mains or private water supply	mains	
Electricity	yes	My Green Energy
Mains Drainage	yes	
Telephone	yes	bt
Cable TV or satellite	no	
Broadband	yes	bt

b.

Is there a septic tank system at your property?

no

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

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

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

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

11.	Responsibilities for shared or common areas	
a.	<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</u>, please give details:</p>	no
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</u>, please give details:</p>	no
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	no
d.	<p>Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	no
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	no
f.	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>	no
12.	Charges associated with your property	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>	no

b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	no
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p>	
<p>13. Specialist Works</p>		
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p>	no
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>	no
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>	

14.	Guarantees					
a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical Work	No no	Yes	Don't know	With title deeds	Lost
(ii)	Roofing	No no	Yes	Don't know	With title deeds	Lost
(iii)	Central Heating	No no	Yes	Don't know	With title deeds	Lost
(iv)	National House Building Council (NHBC)	No no	Yes	Don't know	With title deeds	Lost
(v)	Damp Course	No no	Yes	Don't know	With title deeds	Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No no	Yes	Don't know	With title deeds	Lost
b.	<u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u>					
c.	Are there any outstanding claims under any of the guarantees listed above?					
	<u>If you have answered yes, please give details:</u>					
15.	Boundaries					

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

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.

Signed Christine Stewart	
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Date 28th June 2016	
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