

# HOME REPORT

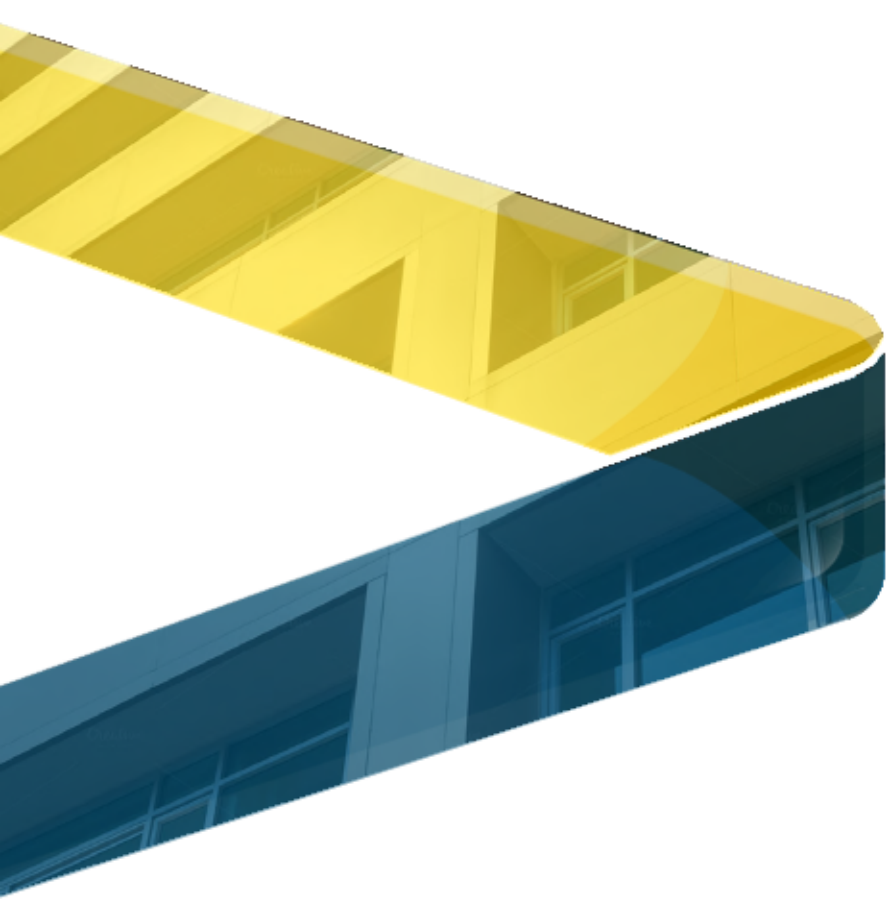
2/0  
24 TAYLORS LANE  
DUNDEE  
DD2 1AQ



**DM HALL**  
CHARTERED SURVEYORS



# ENERGY PERFORMANCE CERTIFICATE



**DM HALL**  
CHARTERED SURVEYORS



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

2/0 , 24 TAYLORS LANE, DUNDEE, DD2 1AQ

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 15 May 2017  
**Date of certificate:** 15 May 2017  
**Total floor area:** 95 m<sup>2</sup>  
**Primary Energy Indicator:** 145 kWh/m<sup>2</sup>/year

**Reference number:** 0110-2055-7150-9693-2055  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

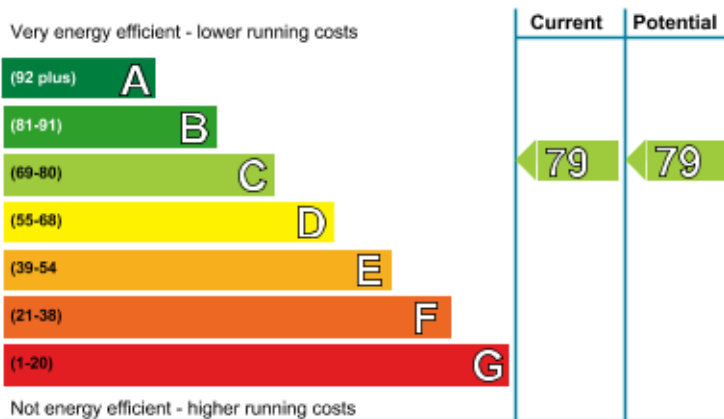
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years\*

£1,773

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

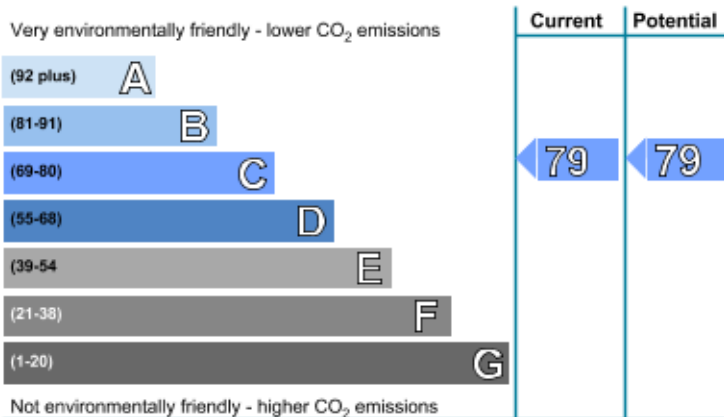


## Energy Efficiency Rating

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 (79)**. 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 (79)**. 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

There are currently no improvement measures recommended for your home.

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, insulated (assumed) | ★★★★☆             | ★★★★☆         |
| Roof                  | (another dwelling above)                   | —                 | —             |
| Floor                 | (another dwelling below)                   | —                 | —             |
| Windows               | Fully double glazed                        | ★★★★☆             | ★★★★☆         |
| Main heating          | Boiler and radiators, mains gas            | ★★★★☆             | ★★★★☆         |
| Main heating controls | Programmer, TRVs and bypass                | ★★★☆☆             | ★★★☆☆         |
| Secondary heating     | None                                       | —                 | —             |
| Hot water             | From main system                           | ★★★★☆             | ★★★★☆         |
| Lighting              | Low energy lighting in all 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 25 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. You could reduce emissions by switching to renewable energy sources.

### Estimated energy costs for this home

|               | Current energy costs | Potential energy costs | Potential future savings |
|---------------|----------------------|------------------------|--------------------------|
| Heating       | £1,104 over 3 years  | £1,104 over 3 years    | Not applicable           |
| Hot water     | £459 over 3 years    | £459 over 3 years      |                          |
| Lighting      | £210 over 3 years    | £210 over 3 years      |                          |
| <b>Totals</b> | <b>£1,773</b>        | <b>£1,773</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

None



## 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) | 5,351             | N/A                       | N/A                              | N/A                             |
| Water heating (kWh per year) | 2,881             |                           |                                  |                                 |

## 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. Joseph Dowie  
Assessor membership number: EES/009364  
Company name/trading name: D M Hall Chartered Surveyors LLP  
Address: Shed 26, Unit 34 City Quay Camperdown Street  
Dundee  
DD1 3JA  
Phone number: 01382 873100  
Email address: [joseph.dowie@dmhall.co.uk](mailto:joseph.dowie@dmhall.co.uk)  
Related party disclosure: No related party

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

## Use of this energy performance information

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



# SINGLE SURVEY



**DM HALL**  
CHARTERED SURVEYORS



# Single Survey

survey report on:

|                           |   |
|---------------------------|---|
| <b>Property address</b>   | 2/0<br>24 TAYLORS LANE<br>DUNDEE<br>DD2 1AQ |
| <b>Customer</b>           | RACHAEL HIGGINS                             |
| <b>Customer address</b>   |   |
| <b>Prepared by</b>        | DM Hall                                     |
| <b>Date of inspection</b> | 15th May 2017                               |

**DM HALL**  
CHARTERED SURVEYORS

## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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

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

### 1.2 THE REPORT

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

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

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

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

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

# Terms and Conditions

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 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

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



## 1.6 INTELLECTUAL PROPERTY

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

## 1.7 PAYMENT

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

## 1.8 CANCELLATION

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

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

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

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

## 1.9 PRECEDENCE

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

## 1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

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

### 2.2 THE INSPECTION

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

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

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

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



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

## 2.3 THE REPORT

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

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

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

### **WARNING:**

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

## 1. Information and scope of inspection

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

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

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

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

|  |   |
|--|---|
| <b>Description</b>                               | Purpose built second floor flat contained within a detached four storey block of four.  |
| <b>Accommodation</b>                             | Entrance Hall, Lounge with Enclosed Balcony Off, Dining Area, Master Bedroom with En Suite Shower Room (with w.c.), Second Bedroom, Kitchen and Bathroom (with w.c.).   |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | Approximately 95 square metres.   |
| <b>Neighbourhood and location</b>                | The property forms part of a good class residential area which lies to the west of Dundee city centre immediately adjacent to Magdalen Green. The location of the property affords excellent views over Magdalen Green and the River Tay to Fife and beyond. Surrounding properties are of mixed, age, size and character and all local amenities are readily accessible within the neighbouring locality.  |
| <b>Age</b>                                       | Circa 1989.   |
| <b>Weather</b>                                   | Cloudy with intermittent heavy showers.   |
| <b>Chimney stacks</b>                            | None.   |
| <b>Roofing including roof space</b>              | <p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and</b></p> |

# Single Survey

|  |  |
|--|--|
|  | <p><b>reasonable to do so.</b></p> <p>The roof is of pitched timber design and is overlaid in concrete interlocking tiles with tiled ridges/hips.</p> <p>The central tower area is overlaid in slates.</p> <p>No access was gained to any communal roof space.</p>   |
| <b>Rainwater fittings</b>                  | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Gutters and downpipes are formed in PVC.</p>   |
| <b>Main walls</b>                          | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>Cavity construction comprising an inner leaf of concrete block and an outer leaf of facing brick.</p>   |
| <b>Windows, external doors and joinery</b> | <p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Access to the subject flat is by a timber and glazed door from the common close/stairwell.</p> <p>The subjects are double glazed throughout being fitted with UPVC framed units.</p> <p>There is also a timber framed patio door leading to the enclosed balcony which has the benefit of UPVC double glazed tilt and turn type windows.</p> <p>Fascia/soffit boarding is formed in timber.</p> |
| <b>External decorations</b>                | <p><b>Visually inspected.</b></p> <p>UPVC elements require no decoration. The external timbers are finished in wood stain.</p>   |
| <b>Conservatories / porches</b>            | <p><b>Visually inspected.</b></p> <p>The original open balcony has been enclosed by the installation of UPVC double glazed windows. This area has a suspended concrete floor.</p>  |



# Single Survey

|   |  |
|---|--|
| <p><b>Communal areas</b></p>                        | <p><b>Circulation areas visually inspected.</b></p> <p>Access to the property is by means of a mutual close and stair which has the benefit of a security entry system. There is also a lift serving all floors.</p>   |
| <p><b>Garages and permanent outbuildings</b></p>    | <p><b>Visually inspected.</b></p> <p>There is a single garage pertaining to the subjects. This is of concrete block construction with a facing brick finish under a pitched tiled roof. The garage is contained within a detached range of four lying to the rear and access is by means of an automatic up and over door.</p>   |
| <p><b>Outside areas and boundaries</b></p>          | <p><b>Visually inspected.</b></p> <p>There is a mutual drying green to the rear of the property. This is laid principally to lawn and is bounded by a combination of brick / stone walls and metal railings.</p>   |
| <p><b>Ceilings</b></p>                              | <p><b>Visually inspected from floor level.</b></p> <p>Dry lined in plasterboard sheets with textured finishes throughout.</p>  |
| <p><b>Internal walls</b></p>                        | <p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>Dry lined in plasterboard sheets.</p>  |
| <p><b>Floors including sub floors</b></p>           | <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>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.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b></p> <p>Suspended timber overlaid with chipboard sheeting.</p> |
| <p><b>Internal joinery and kitchen fittings</b></p> | <p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The kitchen comprises a series of fully fitted wall mounted and floor standing units. These are of modern contemporary design.</p> <p>Internal doors are of panelled timber.</p> <p>There are fitted wardrobes in each of the bedrooms and storage</p>  |

# Single Survey

|   |   |
|---|---|
|   | cupboards within the hallway.   |
| <b>Chimney breasts and fireplaces</b>     | None.   |
| <b>Internal decorations</b>               | <p><b>Visually inspected.</b></p> <p>Mainly emulsion on plasterboard with tiling in the sanitary apartments and wet wall finishes in the kitchen.</p>   |
| <b>Cellars</b>                            | None.   |
| <b>Electricity</b>                        | <p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Mains supply. There is a modern circuit breaker consumer unit located within the cupboard in the hallway. Visible wiring is of PVC coated cabling with 13 amp sockets throughout. The meter is contained within an external box.</p> |
| <b>Gas</b>                                | <p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Mains supply. The meter is contained within the hall cupboard.</p>   |
| <b>Water, plumbing, bathroom fittings</b> | <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains supply. Where seen visible pipework is formed in copper and PVC materials.</p> <p>The main bathroom comprises a three piece coloured suite with instantaneous electric shower over the bath. Whilst the en suite shower room comprises a tiled cubicle with instantaneous electric shower, low level, w.c., bidet and wash hand basin.</p> <p>The sanitary fittings appear to be original.</p>                  |

|   |   |
|---|---|
| <p><b>Heating and hot water</b></p>               | <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Space heating is provided by means of a gas fired central heating system with radiators throughout the main apartments. The system is fired by means of the Worcester Greenstar boiler which is located within the hall cupboard. In addition to servicing the radiators this also provides domestic hot water and is supplemented by means of an electric immersion heater. There is a hot water storage cylinder located within the cupboard in the hall.</p>  |
| <p><b>Drainage</b></p>                            | <p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is assumed to be connected to the main sewer.</p>  |
| <p><b>Fire, smoke and burglar alarms</b></p>      | <p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Smoke alarms are installed.</p>  |
| <p><b>Any additional limits to inspection</b></p> | <p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</b></p> <p><b>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</b></p> <p>The property was occupied, fully furnished and a variety of fitted and fixed floor coverings were in place. Furniture, personal effects, particularly in cupboards and floor coverings have not been moved.</p> <p>No access was gained to the communal roof space.</p> <p>My inspection of the roof slopes was restricted due to the height of the property and the proximity of neighbouring properties/boundaries.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties.</p> |



## Sectional Diagram showing elements of a typical house





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


## 2. Condition


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


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

|  Structural movement |  |
|---|--|
| <b>Repair category</b>  | 1  |
| <b>Notes</b>  | No evidence of subsidence , settlement or landslip is noted. |

|  Dampness, rot and infestation |   |
|--|---|
| <b>Repair category</b>   | 1   |
| <b>Notes</b>   | No evidence of dampness, rot or infestation was apparent. |

|  Chimney stacks |                 |
|--|-----------------|
| <b>Repair category</b>   | -               |
| <b>Notes</b>   | Not applicable. |

|  Roofing including roof space |  |
|--|--|
| <b>Repair category</b>   | 1  |
| <b>Notes</b>   | From ground level the roof coverings were found to be in fair order and sensibly level with no apparent evidence of disrepair. |

|  Rainwater fittings |  |
|--|--|
| <b>Repair category</b>   | 1  |
| <b>Notes</b>   | The system appeared watertight with no apparent evidence of leakage or staining to the external faces of the building. |

# Single Survey



## Main walls

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | No immediate action or repair is needed. |



## Windows, external doors and joinery

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | There is a degree of general wear and tear consistent with the age of the window installation. It should be appreciated that UPVC double glazed replacement windows can be problematic and over time the operations can be affected and the opening mechanisms damaged. Future maintenance in this connection should be anticipated. |



## External decorations

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | No immediate action or repair is needed. |



## Conservatories/porches

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | The enclosed balcony area was found to be in satisfactory order. |



## Communal areas

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | These areas appear to have been adequately maintained. |



## Garages and permanent outbuildings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | No immediate action or repair is needed, however, there is a degree of moss growth on the roof tiling. |



## Outside areas and boundaries

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | These areas appear to have been adequately maintained. |

# Single Survey



## Ceilings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Shrinkage/thermal cracking and surface damage was noted. |



## Internal walls

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Shrinkage/thermal cracking and surface damage was noted. |



## Floors including sub-floors

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Sections of loose/uneven flooring were noted. This is common in properties where chipboard sheeting has been utilised. |



## Internal joinery and kitchen fittings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | No immediate action or repair is needed. |



## Chimney breasts and fireplaces

|                        |                 |
|------------------------|-----------------|
| <b>Repair category</b> | -               |
| <b>Notes</b>           | Not applicable. |



## Internal decorations

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | It would not be unreasonable to assume that a prospective purchaser would undertake a programme of redecoration in accordance with personal taste and requirement. |



## Cellars

|                        |                 |
|------------------------|-----------------|
| <b>Repair category</b> | -               |
| <b>Notes</b>           | Not applicable. |

# Single Survey



## Electricity

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Ideally, all electrical installations should be inspected on a regular basis and on change of occupancy in order to keep up to date with frequent changes in safety regulations. Further information in this regard can be obtained from a suitably qualified Electrical Contractor. |



## Gas

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | All gas appliances should be tested/serviced by a Gas Safe Registered Engineer prior to their re-commissioning. |



## Water, plumbing and bathroom fittings

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | <p>Sanitary fittings were found to be in generally satisfactory order consistent with their age and use. Some spillage was, however, noted adjacent to the shower tray within the en-suite shower room. It should be appreciated that seals around baths/shower areas and sanitary fittings are troublesome and require regular maintenance. Failure of seals can result in dampness/decay to adjoining/underlying areas.</p> <p>The vendor confirms that the shower over the bath within the main bathroom will be replaced.</p> |



## Heating and hot water

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | All central heating systems should be serviced annually to ensure that they run efficiently and safely. |



## Drainage

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | There is no obvious surface evidence of blockage or leakage. |



# Single Survey

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

|                                       |   |
|---------------------------------------|---|
| Structural movement                   | 1 |
| Dampness, rot and infestation         | 1 |
| Chimney stacks                        | - |
| Roofing including roof space          | 1 |
| Rainwater fittings                    | 1 |
| Main walls                            | 1 |
| Windows, external doors and joinery   | 1 |
| External decorations                  | 1 |
| Conservatories/porches                | 1 |
| 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        | - |
| Internal decorations                  | 1 |
| Cellars                               | - |
| Electricity                           | 1 |
| Gas                                   | 1 |
| Water, plumbing and bathroom fittings | 1 |
| Heating and hot water                 | 1 |
| Drainage                              | 1 |

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

# Single Survey

## 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?                                      | Second Floor:   |
| 2. Are there three steps or fewer to a main entrance door of the property?             | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 3. Is there a lift to the main entrance door of the property?                          | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 4. Are all door openings greater than 750mm?   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 5. Is there a toilet on the same level as the living room and kitchen?                 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 6. Is there a toilet on the same level as a bedroom?                                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 7. Are all rooms on the same level with no internal steps or stairs?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 8. Is there unrestricted parking within 25 metres of an entrance door to the building? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |



## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

The purchasing Solicitor should ensure that all necessary consents in connection with the original construction of the property have been obtained.

It is understood that there may be a factoring arrangement within this development and the exact liabilities and financial outlays in this regard should be confirmed.

The Title Deeds will require to be examined to ascertain the exact liabilities that exist in respect of maintenance of the common parts.

At some point in the past an original internal stud partition has been removed to form an open plan dining room/study area from an original third bedroom.

### Estimated reinstatement cost for insurance purposes

The subjects should be covered for a sum of not less than £190,000 (ONE HUNDRED AND NINETY THOUSAND POUNDS STERLING).

### Valuation and market comments

In my opinion the market value of the non feudal interest in the property with the benefit of vacant possession and all as above described would be fairly stated in the order of £220,000 (TWO HUNDRED AND TWENTY THOUSAND POUNDS STERLING).

|                       |  |
|-----------------------|--|
| <b>Signed</b>         | Security Print Code [510983 = 6405 ]<br>Electronically signed  |
| <b>Report author</b>  | Joseph Dowie   |
| <b>Company name</b>   | DM Hall  |
| <b>Address</b>        | Shed 26, Unit 34 City Quay, Camperdown Street, Dundee, DD1 3JA |
| <b>Date of report</b> | 23rd May 2017  |

# Mortgage Valuation Report



## Property Address

Address 2/0, 24 TAYLORS LANE, DUNDEE, DD2 1AQ  
Seller's Name RACHAEL HIGGINS  
Date of Inspection 15th May 2017

## Property Details

Property Type  House  Bungalow  Purpose built maisonette  Converted maisonette  
 Purpose built flat  Converted flat  Tenement flat  Flat over non-residential use  
 Other (specify in General Remarks)

Property Style  Detached  Semi detached  Mid terrace  End terrace  
 Back to back  High rise block  Low rise block  Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?  Yes  No

Flats/Maisonettes only Floor(s) on which located  No. of floors in block  Lift provided?  Yes  No  
No. of units in block

Approximate Year of Construction

## Tenure

Absolute Ownership  Leasehold Ground rent £  Unexpired years

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

Residential Element (greater than 40%)  Yes  No

## Garage / Parking / Outbuildings

Single garage  Double garage  Parking space  No garage / garage space / parking space  
Available on site?  Yes  No

Permanent outbuildings:

Concrete block/facing brick and tiled garage contained within a range of four to the rear.

# Mortgage Valuation Report

## Construction

Walls  Brick  Stone  Concrete  Timber frame  Other (specify in General Remarks)  
Roof  Tile  Slate  Asphalt  Felt  Other (specify in General Remarks)

## Special Risks

Has the property suffered structural movement?  Yes  No

If Yes, is this recent or progressive?  Yes  No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?  Yes  No

If Yes to any of the above, provide details in General Remarks.

## Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage  Mains  Private  None  
Electricity  Mains  Private  None  
Central Heating  Yes  Partial  None  
Water  Mains  Private  None  
Gas  Mains  Private  None

Brief description of Central Heating:

Gas fired boiler to radiators.

## Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way  Shared drives / access  Garage or other amenities on separate site  Shared service connections  
 Ill-defined boundaries  Agricultural land included with property  Other (specify in General Remarks)

## Location

Residential suburb  Residential within town / city  Mixed residential / commercial  Mainly commercial  
 Commuter village  Remote village  Isolated rural property  Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered?  Yes  No

If Yes provide details in General Remarks.

## Roads

Made up road  Unmade road  Partly completed new road  Pedestrian access only  Adopted  Unadopted

# Mortgage Valuation Report

## General Remarks

The subjects under report form part of a good class residential area which lies to the west of Dundee city centre. Surrounding properties are of mixed age, size and character and all local amenities can be found within the immediate area. The location of the property affords excellent views over Magdalen Green and the River Tay to Fife and beyond.

From our limited inspection, the subjects were found to have been adequately maintained having regard to their age and character. Whilst there are a variety of works requiring attention, these are of a type commonly found in properties of this age and should be capable of remedy by routine maintenance.

The purchasing Solicitor should ensure that all necessary consents in connection with the original construction of the property have been obtained.

It is understood that a factoring arrangement is involved within this development and the exact liabilities and financial outlays in this regard should be confirmed.

Since the date of original construction, an internal partition has been removed to form a dining room/study area from what was originally a third bedroom.

## Essential Repairs

None apparent.

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

# Mortgage Valuation Report

## Comment on Mortgageability

Satisfactory security for mortgage lending.

## Valuations

Market value in present condition £ 220,000  
Market value on completion of essential repairs £  
Insurance reinstatement value £ 190,000  
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)  
Is a reinspection necessary?  Yes  No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £  
Is the property in an area where there is a steady demand for rented accommodation of this type?  Yes  No

## Declaration

Signed Security Print Code [510983 = 6405 ]  
Electronically signed by:-  
Surveyor's name Joseph Dowie  
Professional qualifications BSc MRICS  
Company name DM Hall  
Address Shed 26, Unit 34 City Quay, Camperdown Street, Dundee, DD1 3JA  
Telephone 01382 873100  
Fax 01382 873 109  
Report date 23rd May 2017

# PROPERTY QUESTIONNAIRE



**DM HALL**  
CHARTERED SURVEYORS





# Property Questionnaire

|  |  |
|--|--|
| <b>Property address</b>                          | 2/0; C,<br>24 TAYLOR'S LANE,<br>DUNDEE,<br>DD2 1AQ |
| <b>Seller(s)</b>                                 | Rachael Higgins                                    |
| <b>Completion date of property questionnaire</b> | 29 May 2017  |

# 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?      Since December 2015   |
| 2. | <b>Council tax</b>   |
|    | Which Council Tax band is your property in? (Please circle)<br>A    B    C    D    E <b>F</b> G    H   |
| 3. | <b>Parking</b>   |
|    | What are the arrangements for parking at your property?<br>(Please tick all that apply) <ul style="list-style-type: none"><li>• Garage <input checked="" type="checkbox"/></li><li>• Allocated parking space <input checked="" type="checkbox"/></li><li>• Driveway <input type="checkbox"/></li><li>• Shared parking <input type="checkbox"/></li><li>• On street <input 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 (i.e. an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?  |
|    | Yes / <del>No</del> / <del>Don't know</del>  |

# Property Questionnaire

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

# Property Questionnaire

|   |   |  |
|---|---|--|
| <b>7. Central heating</b>                             |   |  |
| 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><b>If you have answered yes / partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</b></p> <p>Gas fired</p> <p><b>If you have answered yes, please answer the three questions below:</b></p> | <b>Yes / <del>No</del> / <del>Partial</del></b>              |
| b.  | When was your central heating system or partial central heating system installed?   | circa 1989?  |
| c.  | <p>Do you have a maintenance contract for the central heating system?</p> <p><b>If you have answered yes, please give details of the company with which you have a maintenance contract:</b></p>  | <b><del>Yes</del> / No</b>                                   |
| d.  | When was your maintenance agreement last renewed? (Please provide the month and year).  |  |
| <b>8. Energy Performance Certificate</b>              |   |  |
|   | Does your property have an Energy Performance Certificate which is less than 10 years old?  | <b>Yes / <del>No</del></b>                                   |
| <b>9. Issues that may have affected your property</b> |   |  |
| a.  | <p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><b>If you have answered yes, is the damage the subject of any outstanding insurance claim?</b></p>   | <b><del>Yes</del> / No</b><br><br><b><del>Yes</del> / No</b> |
| b.  | <p>Are you aware of the existence of asbestos in your property?</p> <p><b>If you have answered yes, please give details:</b></p>  | <b><del>Yes</del> / No</b>                                   |
|   |   |  |

# Property Questionnaire

| 10. Services |   |  |                 |
|--------------|---|--|-----------------|
| a.           | Please tick which services are connected to your property and give details of the supplier:   |  |                 |
|              | <b>Services</b>   | <b>Connected</b>                                       | <b>Supplier</b> |
|              | Gas / liquid petroleum gas  | ✓  | British Gas     |
|              | Water mains / private water supply  | ✓  | Scottish Water  |
|              | Electricity   | ✓  | British Gas     |
|              | Mains drainage  | ✓  | Scottish Water  |
|              | Telephone   | ✓  | BT              |
|              | Cable TV / satellite  | ✓  | BT              |
|              | Broadband   | ✓  | BT              |
| b.           | Is there a septic tank system at your property?<br>If you have answered yes, please answer the two questions below:   | <del>Yes</del> / No                                    |                 |
| c.           | (i) Do you have appropriate consents for the discharge from your septic tank?   | <del>Yes</del> / <del>No</del> / <del>Don't know</del> |                 |
| d.           | (ii) Do you have a maintenance contract for your septic tank?<br>If you have answered yes, please give details of the company with which you have a maintenance contract: | <del>Yes</del> / <del>No</del>                         |                 |
|              |   |  |                 |



# Property Questionnaire

|  |   |   |
|--|---|---|
| <b>11. Responsibilities for Shared or Common Areas</b> |   |   |
| a.   | <p><b>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?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p> <p>All owners pay an annual maintenance fee which covers maintenance of all communal areas and any minor repairs required.</p>                | Yes / <del>No</del> / <del>Don't Know</del>     |
| b.   | <p><b>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p> <p>All owners pay an annual maintenance fee which covers maintenance of all communal areas and any minor repairs required.</p>   | Yes / <del>No</del> / <del>Not applicable</del> |
| c.   | <p><b>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</b></p>   | <del>Yes</del> / No                             |
| d.   | <p><b>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?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p> <p>Not applicable as it is a block of 4 flats. Communal access is available to external shared areas (garden; drying patio; bin recess)</p>                           | Yes / <del>No</del>                             |
| e.   | <p><b>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?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p> <p>Not applicable as it is a block of 4 flats. Communal access is available to external shared areas (garden; drying patio; bin recess)</p> | Yes / <del>No</del>                             |
| f.   | <p><b>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.)</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p>   | <del>Yes</del> / No                             |
| <b>12. Charges associated with your property</b>       |   |   |
| a.   | <p><b>Is there a factor or property manager for your property?</b></p> <p><b><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></b></p> <p>Ross and Liddell 19, City Quay, Camperdown St, Dundee DD1 3JA Phone: 01382 201535. Approximate monthly fee for maintenance and building insurance: £130.</p>              | Yes / <del>No</del>                             |
|  |   |   |

# Property Questionnaire

|                                    |   |   |
|------------------------------------|---|---|
| b.                                 | <p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>   | <p>Yes / No / Don't Know</p> <p>Yes / No / Don't Know</p> |
| c.                                 | <p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> <p>Owners have to pay their share for any additional costs required for repairs such as lift repairs. Costs depend on nature of repair.</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><del>Yes</del> / 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><del>Yes</del> / 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 please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p> | <p><del>Yes</del> / No</p>                                |
|                                    |   |   |

# Property Questionnaire

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

# Property Questionnaire

|            |  |                              |
|------------|--|------------------------------|
| <b>16.</b> | <b>Notices that affect your property</b>   |                              |
|            | In the past 3 years have you ever received a notice:   |                              |
| a.         | advising that the owner of a neighbouring property has made a planning application?  | <b>Yes / No / Don't know</b> |
| b.         | that affects your property in some other way?  | <b>Yes / No / Don't know</b> |
| c.         | that requires you to do any maintenance, repairs or improvements to your property?   | <b>Yes / No / Don't know</b> |
|            | If you have answered <b>yes</b> 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. |                              |

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

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

Signature(s): \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_







# DM Hall Offices

Aberdeen

01224 594172

Ayr

01292 286974

Cumbernauld

01236 618900

Cupar

01334 844826

Dumfries

01387 254318

Dundee

01382 873100

Dunfermline

01383 621262

Edinburgh

0131 477 6000

Elgin

01343 548501

Falkirk

01324 628321

Galashiels

01896 752009

Glasgow (North)

0141 332 8615

Glasgow (South)

0141 636 4141

Hamilton

01698 284939

Inverness

01463 241077

Inverurie

01467 624393

Irvine

01294 311070

Kirkcaldy

01592 598200

Livingston

01506 490404

Musselburgh

0131 665 6782

Oban

01631 564225

Paisley

0141 887 7700

Perth

01738 562100

Peterhead

01779 470220

Stirling

01786 475785

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